

## **EAST AYRSHIRE COUNCIL**

**CABINET – 24 APRIL 2013**

### **EAST AYRSHIRE COUNCIL – A LEARNING COMMUNITY: PROPOSAL DOCUMENT ON THE FUTURE EDUCATION PROVISION AT JAMES HAMILTON ACADEMY, KILMARNOCK ACADEMY, NEW FARM PRIMARY SCHOOL AND EARLY CHILDHOOD CENTRE AND SILVERWOOD PRIMARY SCHOOL**

#### **Report by the Executive Director of Educational and Social Services**

#### **INTRODUCTION**

1. The purpose of this report is to seek Cabinet approval to issue the Proposal Document on the future of education provision at James Hamilton Academy, Kilmarnock Academy, New Farm Primary School and Early Childhood Centre and Silverwood Primary School

#### **BACKGROUND**

2. In considering the bid to the Scottish Government under the Scotland's Schools for the Future –Phase 3 programme, the Council supported the bid which would maximise the number of children and young people who would benefit from any new build project. It also supported the objective of ensuring that all secondary aged pupils in the Kilmarnock area were educated in buildings which match the Council's objectives for the delivery of Curriculum for Excellence and could be used for the delivery of services to the Council area.
3. This resulted in Cabinet agreeing at its meeting of 4 July 2012, to submit a bid for funding support to the Scottish Government under the Scotland's Schools for the Future – Phase 3 programme. The bid document saw three proposals being submitted, which related to the above educational establishments:
  - A 3-18 campus, incorporating a new secondary school, a new primary school with preschool provision and community facilities (this was the Council's preferred submission); or
  - A new secondary school; or
  - A new primary school with preschool provision.
4. Then context of the bid development was set in the objectives of the School Estate Management Plan 2012, approved by Cabinet on 27 June 2012, and which were to:
  - achieve an overall occupancy level of 85% of capacity;
  - address maintenance issues and condition;
  - meet statutory requirements including DDA legislation
  - improve property flexibility; and
  - supporting Curriculum for Excellence.

5. The Transformation Strategy, approved by the Council on 28 February 2012, confirmed the target to achieve an overall target occupancy in schools of 85% capacity and to reduce the Council's building stock by 25%.
6. Cabinet were advised at their meeting of 24 October 2012, that funding had been approved for the new secondary school element. Following the announcement from the Scottish Government, officers have been assessing possible sites for a new secondary school, and the feasibility of the Council allocating capital resources to create its favoured bid submission.

## **PROPOSAL DOCUMENT**

7. The Proposal Document is attached as Annex A of this report, and subject to Cabinet approval will be issued to all relevant stakeholders.
8. The report of 4 July 2012 set out the rationale of why these four schools were chosen for the original build submission. In summary, these reasons were:
  - Addressing schools with a building condition or suitability rating of "C" or "D";
  - Tackling those schools with major capital investment requirements, and between them these four establishments require £10.0 million to address condition issues, without addressing suitability for the modern curriculum;
  - Moving as many pupils into "A" rated buildings and the preferred option would result in upto 1,900 young people being educated in state of the art educational facilities; and
  - Meeting the objectives of the Council's Transformation Strategy and School Estate Management Plan
9. The Proposal Document is seeking responses on two aspects. The first is on the principal of merging James Hamilton Academy and Kilmarnock Academy, and the second is on the on the location of the new secondary school. Two locations have been identified as being suitable for the location of the new secondary. These are:
  - The existing James Hamilton Academy campus site, on Sutherland Drive, Kilmarnock; and
  - The site of the former Diageo plant, on Hill Street, Kilmarnock.
10. If following the outcome of the consultation exercise, the new secondary is to be located on the existing James Hamilton Academy site, the Council wishes to receive comment on whether it should create a 3-18 campus. This would involve an integrated new primary school with Early Childhood Centre, arising from the proposed merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School.
11. The Early Childhood Centre located within the primary school would be a merger of the service delivered by the Councils' partner provider at Silverwood Primary School, the Woodlands Nursery, and the Early Childhood

Centre within New Farm Primary School. Consideration will be given at a later time whether the preschool education would be delivered in-house or commissioned through a partner provider.

12. In total, comments are being sought on four options:

**OPTION 1**

13. To retain the existing establishments James Hamilton Academy and Kilmarnock Academy, rejecting the offer of Scottish Government financial support. This is included as the base line, as for comparison of the options it is essential to have the “status quo” option. Consequently, Option 1 shows the baseline position.

**OPTION 2**

14. The creation of a new secondary school campus, comprising:

- A new secondary school, arising from the merger of James Hamilton Academy and Kilmarnock Academy; and
- Community facilities.

That the new secondary school campus be located on land at the existing James Hamilton Academy site.

**OPTION 3**

15. The creation of a new secondary school campus, comprising:

- A new secondary school, arising from the merger of James Hamilton Academy and Kilmarnock Academy; and
- Community facilities.

That the new secondary campus be located on land, which housed the former Diageo site at Hill Street, Kilmarnock.

**OPTION 4 - ADDED VALUE**

16. The original submission to the Scottish Government in July 2012 envisaged the creation of a 3-18 Campus. Should Option 2 be chosen as the site of the new secondary school, there would also be the possibility of adding value by creating a 3-18 campus. This could include the creation of a new primary school, with Early Childhood Centre, arising from the merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School. The Proposal document takes the opportunity of offering this possibility to the Council and community at this stage

17. Acceptance of the value added option would result in:

The creation of a new 3-18 campus, comprising:

- A new secondary school, arising from the proposed merger of James Hamilton Academy and Kilmarnock Academy;

- A new primary school, with an Early Childhood Centre, arising from the proposed merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School; and
  - Community facilities
18. A further, statutory consultation exercise would be required for New Farm Primary School and Early Childhood Centre and Silverwood Primary School if the outcome of this consultation do not include a new integrated Primary School and Early Childhood Centre within the build project.
  19. Following the statutory consultation, should the decision be taken to locate the secondary school on the existing James Hamilton Academy campus site, the Council seeks comment on whether it should develop a 3-18 campus on the site, which could incorporate a new primary school with Early Childhood Centre, from the proposed merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School. This was the preferred bid submission made to the Scottish Government in July 2012, under the Scotland's Schools for the Future – Phase 3 programme.
  20. If the new educational establishment(s) are located at Sutherland Drive, it would be proposed to include new community facilities within the campus and close the existing New Farm Community Centre. This would facilitate the closer integration of service delivery and promote wider community use of the new building.
  21. The location of the school at either site would have many positive aspects, and these are discussed in detail within the Educational Benefits Statement of the Proposal Document (sections 5.2 to 5.6).
  22. The Council is aware that that Diageo plc have entered into an Exclusivity Agreement with a third party in relation to approximately 23 acres of land, forming part of the former Diageo plc site at Hill Street and Balmoral Road to allow the potential development of the site for the benefit of the local community. It has been identified by both Diageo plc and the third party that part of this benefit would include the allocation of part of that site for the construction of a new build secondary school, should the Council choose this location as the site of that school, following the statutory consultation.
  23. A summary of the Proposal Document has been prepared and will be issued to all relevant stakeholders. Included within the summary will be detail advising of where a full copy of the Proposal Document can be obtained.

#### **INDICATIVE TIMESCALE**

24. The table below details the indicative milestones and timescale from the start of the consultation process to the construction of a new build school.

**TABLE 1: INDICATIVE MILESTONES AND TIMESCALE**

<b>MILESTONES</b>		<b>TIMESCALE</b>
1	Consultation period starts	3 May 2013
2	Consultation period ends	28 June 2013
3	Review of consultation responses	July – August 2013
4	Consultation Report published	August 2013
5	Consideration by Cabinet	September – October 2013
6	Referral to Scottish Ministers	October – November 2013
7	Development of School Design and Business Case	January 2014 – January 2015
8	Construction Starts	February 2015
9	Construction Completion	May 2017
10	New School(s) Open	August 2017

**LEGAL IMPLICATIONS**

25. Any public consultation must comply with the legislative requirements of the Schools (Consultation) (Scotland) Act 2010. If Cabinet approve the issue of the Proposal Document, the consultation period will formally start on Friday 3 May 2013 and end on Friday 28 June 2013. It is anticipated that a Consultation Report will be prepared for Cabinet consideration in September 2013.

**FINANCIAL IMPLICATIONS**

26. The cost of any consultation process will be met from existing Departmental budgets.

**HUMAN RESOURCE IMPLICATIONS**

27. There are no human resource implications at this stage.

**COMMUNITY PLANNING IMPLICATIONS**

28. By undertaking this consultation exercise the Council is seeking views on the future of education provision at which will promote lifelong learning.

**RISK MANAGEMENT ISSUES**

29. By undertaking a formal consultation process the Council will comply with the legislative requirements. Subject to the outcome of the process, and if the proposal is implemented, the Council will be able to deliver the significant educational benefits outlined in sections 5.2 to 5.6 of the Proposal Document.

**RECOMMENDATIONS**

30. Cabinet is asked to approve:
- (i) The Proposal Document attached as Annex A of this report;

- (ii) That the Executive Director of Educational and Social Services issues the Proposal Document for public consultation in line with legislative requirements;
- (iii) That the Executive Director of Educational and Social Services gathers and analyses comments and feedback obtained during the consultation period and prepares a Consultation Report to be submitted to a future Cabinet in September 2013; and
- (iv) Otherwise note the contents of this report.

**Graham Short**  
**Executive Director of Educational and Social Services**

EC / 18 April 2013

## **BACKGROUND PAPERS**

1. Cabinet Report – School Estate Management Plan 2012 (27 June 2012, Agenda Item 5E)
2. Council Report – Transformation Strategy (28 June 2012, Agenda Item 7)
3. Cabinet Report - Scotland's Schools for the Future - Phase 3 (4 July 2012, Agenda Item 1E)
4. Cabinet Report - Scotland's Schools for the Future Phase 3 - Update (24 October 2012, Agenda Item 4E)

Any members requiring further information should contact Graham Short, Executive Director of Educational and Social Services on 01563 576017, or Euan Couperwhite, Head of Service: Projects on 01563 576090

**IMPLEMENTATION OFFICER – EUAN COUPERWHITE**

# **EAST AYRSHIRE COUNCIL**

**DEPARTMENT OF EDUCATIONAL AND SOCIAL SERVICES**

## **A PROPOSAL DOCUMENT**

**The following schools are affected by this Proposal Document:**

**JAMES HAMILTON ACADEMY**

**KILMARNOCK ACADEMY**

**NEW FARM PRIMARY SCHOOL AND EARLY CHILDHOOD CENTRE**

**SILVERWOOD PRIMARY SCHOOL**

**In addition the following Primary Schools are affected by this Proposal Document:**

**HILLHEAD PRIMARY SCHOOL**

**KIRKSTYLE PRIMARY SCHOOL**

**LOANHEAD PRIMARY SCHOOL**

**ONTHANK PRIMARY SCHOOL AND EARLY CHILDHOOD CENTRE**

**There may also be implications for New Farm Community Centre**

**This document has been issued by East Ayrshire Council for Proposal in terms of the Schools (Consultation)(Scotland) Act 2010.**

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## DISTRIBUTION

A copy of this document, and its summary version, are available on the East Ayrshire Council web-site:

[www.east-ayrshire.gov.uk](http://www.east-ayrshire.gov.uk)

A summary copy of this document will be provided to:

- The Parent Councils of the affected schools
- The parents of the pupils at the affected schools and their associated Primary Schools
- Parents of children expected to attend an affected school within 2 years of the date of publication of this Proposal Document
- The pupils at the affected schools
- The teaching and ancillary staff, at the affected schools
- The trade unions representatives of the above staff
- The Community Councils
- Relevant users of the affected schools
- Relevant Community Associations
- The constituency MSP
- List MSPs for the area
- The Constituency MP
- Sub-Divisional Commander, Police Scotland
- Chief Executive, NHS Ayrshire and Arran
- Chief Executive Strathclyde Partnership for Transport (SPT)
- Area Commander, Scottish Fire and Rescue Service
- Executive Director of Neighbourhood Services, East Ayrshire Council
- Executive Director of Finance and Corporate Support, East Ayrshire Council
- South Ayrshire Council
- North Ayrshire Council
- Skills Development Scotland
- Community Planning Partnership Board
- Acting Principal of Kilmarnock College
- Acting Principal of Ayr College
- Principal Designate of Ayrshire College

A copy of this document is also available from:

- Council Headquarters, London Road, Kilmarnock, KA3 7BU
- Public libraries in the vicinity of the schools affected
- Local area offices in the vicinity of the schools affected
- The schools affected by the proposal

This document is also available in alternative formats or in translated form for readers whose first language is not English. Please apply in writing to the Department of Educational and Social Services, Council Headquarters, London Road, Kilmarnock, KA3 7BU, by telephone on 01563-576585; or by e-mail: [education.consultation@east-ayrshire.gov.uk](mailto:education.consultation@east-ayrshire.gov.uk)

## **SUMMARY OF PROCESS FOR THIS PROPOSAL DOCUMENT**

### **1. Consideration by the Cabinet (Education)**

This Proposal Document has been issued as a result of a decision by the Cabinet (Education) of East Ayrshire Council. This is to seek views on the proposals in this paper.

### **2. Proposal Document issued to consultees and published on Council Web-site**

A summary copy of this document will be issued free of charge to the consultees listed on the preceding page. Advice on where the complete Proposal Document can be obtained will be included and both the full version and summarised version will be published on the Council website: [www.east-ayrshire.gov.uk](http://www.east-ayrshire.gov.uk). If requested, copies of both the full and summary versions will also be made available in alternative formats or in translated form for readers whose first language is not English.

### **3. Publication of advertisement in local newspapers**

An advertisement will be placed in the relevant local newspapers and if necessary any national newspaper. In addition, there may be announcements related to the Proposal process on the local radio station, West Sound / West FM.

### **4. Length of Consultation period**

An advertisement will be placed in local newspapers on **Friday, 3 May 2013**. The consultation will thereafter run until close of business on **Friday, 28 June 2013**, which includes a period of 30 school days.

### **5. Public meeting**

A public meeting will be held, the details of which are set out below.

### **6. Involvement of Education Scotland**

When the Proposal Document is published, a copy will also be sent to Education Scotland by East Ayrshire Council. Education Scotland will also receive a copy of any relevant written representations that are received by the Council from any person during the consultation period or, if Education Scotland agree, a summary of them. Education Scotland will further receive a summary of any oral representations made to the Council at the public meeting that will be held and, as available (and so far as otherwise practicable), a copy of any other relevant documentation. Education Scotland will then prepare a report on the educational aspects of the proposal not later than 3 weeks after the Council has sent them all representations and documents mentioned above. However, for the avoidance of doubt, the 3 week period will not start until after the consultation period has ended. In

preparing their report, Education Scotland may enter the affected school and make such reasonable enquiries of such people there as they consider appropriate and may make such reasonable enquiries of such other people as they consider appropriate.

## **7. Preparation of Consultation Report**

The Council will review the proposal having regard to the Education Scotland Report, written representations that it has received and oral representations made to it by any person at the public meeting. It will then prepare a Consultation Report. This report will be published in electronic and printed formats and will be advertised in local newspapers and, if necessary, any national newspaper. It will be available on the Council web-site and from Council Headquarters, public libraries in the vicinity of the affected schools, local offices in the vicinity of the affected schools as well as the affected schools, free of charge. Anyone who made written representations during the consultation period will also be informed about the report. The report will include a record of the total number of written representations made during the consultation period, a summary of the written representations, a summary of the oral representations made at the public meeting, the Authority's response to the Education Scotland Report as well as any written or oral representations it has received, together with a copy of the Education Scotland Report and any other relevant information, including details of any alleged inaccuracies and how these have been handled. The Report will also contain a statement explaining how it complied with the requirement to review the proposal in light of the Education Scotland Report and representations (both written and oral) that it received. The Consultation Report will be published and available for further consideration for a period of 3 weeks.

## **8. Decision**

This report together with any other relevant documentation will be considered by the Cabinet (Education) who will come to a decision. This decision is then subject to the Council's call-in procedures.

## **9. Scottish Ministers Call-in**

In the event that the proposal is approved, the Council is required in terms of the Schools (Consultation)(Scotland) Act 2010 to notify the Scottish Ministers of that decision and provide them with a copy of the Proposal Document and Consultation Report. The Scottish Ministers have a 6 week period from the date of that final decision to decide if they will call-in the proposal. Within the first 3 weeks of that 6 week period, the Scottish Ministers will take account of any relevant representations made to them by any person. Until the outcome of the 6 week call-in process has been notified to the Council, they will not proceed to implement the proposal approved at stage 8 above. If the Scottish Ministers call-in the proposal they may refuse to consent to the proposal or may grant their consent to the proposal either subject to conditions or unconditionally. Until the outcome of the call-in has been notified to the Council, they are unable to proceed to implement the proposal.

## **Note on Corrections**

If any inaccuracy or omission is discovered in this Proposal Document either by the Council or any person, the Council will determine if relevant information has been omitted or, there has been an inaccuracy. It may then take appropriate action which may include the issue of a correction or the reissuing of the Proposal paper or the revision of the timescale for the consultation period if appropriate. In that event, relevant consultees and Education Scotland will be advised.

## **PUBLIC MEETINGS**

Formal public meetings will be held to discuss these proposals. Anyone wishing to attend the public meetings is invited to do so. The meetings, which will be convened by East Ayrshire Council in consultation with the Parent Councils of James Hamilton Academy, Kilmarnock Academy, New Farm Primary School and Early Childhood Centre and Silverwood Primary School and will be addressed by the Executive Director of Educational and Social Services, and other senior officers of the Council.

The meeting will be an opportunity to:

- Hear more about the proposal
- Ask questions about the proposal
- Have your views recorded so that they can be taken into account as part of the Proposal process.

The meetings will be held on:

**James Hamilton Academy**  
**14 May 2013**  
**7pm – 9pm**

**Kilmarnock Academy**  
**21 May 2013**  
**7pm – 9pm**

**New Farm Primary School and  
Early Childhood Centre**  
**15 May 2013**  
**7pm – 9pm**

**Silverwood Primary School**  
**23 May 2013**  
**7pm – 9pm**

A note will be taken at all meetings of comments, questions and officer responses. These notes will be published on the Council website, and a copy will be made available on request. These notes will also be forwarded to Education Scotland along with all other submissions and comments that are received by the Council during the consultation process.

In addition to the formal meetings, the Council will contact the Parent Councils of all associated Primary Schools of James Hamilton Academy and Kilmarnock Academy to extend an offer of meetings with Council officials to discuss how the proposals will impact upon each school community. The Council will also contact New Farm Loch Community Association to discuss how the proposals will impact on the existing Community Centre.

**EAST AYRSHIRE COUNCIL  
DEPARTMENT OF EDUCATIONAL & SOCIAL SERVICES**

**THIS IS A PROPOSAL DOCUMENT**

**Proposal :**

That subject to the outcome of this consultation exercise:

- Education provision at James Hamilton Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;
- Education provision at Kilmarnock Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and
- That the young people attending these establishments transfer to a new build secondary school, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, to be sited on ground at either:
  - The existing James Hamilton Academy site on Sutherland Drive, Kilmarnock; or
  - The former Diageo site on Hill Street, Kilmarnock

Further:

- That the delineated area of the new secondary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of James Hamilton Academy and Kilmarnock Academy.

Further, in the alternative:

- That if the new secondary school is sited at the existing James Hamilton Academy site then:
  - Education provision at New Farm Primary School and Early Childhood Centre be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;
  - Education provision at Silverwood Primary School be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and
  - That the young people attending these establishments transfer to a new Primary School within an integrated new build Secondary, Primary and Early

Childhood Centre campus on the present James Hamilton Academy campus site, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter.

Further:

- That the delineated area of the new primary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of New Farm Primary School and Early Childhood Centre and Silverwood Primary School.

There may also be implications for New Farm Community Centre

## **1. BACKGROUND**

### **1.1 East Ayrshire Council Vision for Education**

Community Planning is about a range of partners in the public and voluntary sectors working together to better plan, resource and deliver quality services that meet the needs of people who live and work in East Ayrshire.

The Community Plan is recognised by all partners as the sovereign strategic planning document for the delivery of public services in East Ayrshire over the 12 years from 2003 to 2015 and sets out the overall vision for the local area.

*East Ayrshire will be a place with strong, vibrant communities where everyone has a good quality of life and access to opportunities, choices and high quality services which are sustainable, accessible and meet people's needs*

#### **Promoting Life Long Learning**

Recognising the importance of education to the young people and adult learners, Promotion of Lifelong Learning is one of the four Community Plan themes. Key strategic objectives for the Education Service of East Ayrshire Council are:

- Improved literacy and numeracy skills for children, young people and adults;
- Positive and sustained destinations for learners; and
- Improved community capacity, spirit and cohesion is developed.

The provision of education is fundamental to economic regeneration of East Ayrshire and raising individual aspirations. East Ayrshire Council strives to ensure that all its citizens are equipped with the appropriate skills for life and the work place and to achieve these objectives the Council has raising educational attainment as one of its strategic priorities.

### **1.2 Delivery of Curriculum for Excellence in East Ayrshire**

Curriculum for Excellence is well embedded within all East Ayrshire schools and seeks to achieve a transformation in education by providing a coherent, more flexible and enriched curriculum from 3 to 18. The curriculum includes the totality of experiences that are planned for children and young people through their education, wherever they are being educated.

Curriculum for Excellence aims to ensure that all young people develop knowledge, skills and attributes for learning, life and work, which are encapsulated in the four capacities:

- successful learners;
- confident individuals;
- responsible citizens; and
- effective contributors.

At its meeting of 4 May 2011, the Cabinet of East Ayrshire agreed the priorities for the development of Curriculum for Excellence in East Ayrshire between 2011 and 2015. In summary, these are:

- Learning and Teaching (Pedagogy)
- Assessment and Moderation, Recording and Reporting
- Experiences and Outcomes
- Literacy, Numeracy and Health and Wellbeing
- Curriculum Structure
- Senior Phase

### 1.3 National and Local Influences

#### (i) Scottish Government Commitment for the National School Estate

The Scottish Government commitment and vision for national school estate was expressed jointly with COSLA, and resulted in the development of a new school estate strategy that was published in 2009.

This document, *Building Better Schools: Investing in Scotland's Future*, sets out national and local government's shared vision, aspirations and principles for the efficient and effective management of the school estate and the key aspirations for the school estate state:

- "All children and young people will be educated in, and community users will use, schools that are 'fit for purpose' in terms of condition, suitability and sufficiency;
- Schools are well-designed, accessible, inclusive learning environments that inspire and drive new thinking and change and which support the delivery of high quality educational experiences through *Curriculum for Excellence*;
- Schools are integral parts of the communities they serve, with pupils making use of community facilities and communities accessing school facilities;
- Schools accommodate and provide a range of services, activities and facilities that make a difference to people's health and well being, to sustaining economic growth and to the strength and vibrancy of communities;
- A sustainable school estate whose design, construction and operation is environmentally and energy efficient; contributes directly to delivering the year-on-year reductions in greenhouse gas emissions introduced by the Climate Change (Scotland) Act 2009, which is resilient to the

impact of climate change and which leads by example in matters of environmental performance;

- A school estate that is efficiently run and that delivers maximum value for money;
- A school estate which is flexible and responsive - both to changes in demand for school places and to learners' and teachers' requirements and wishes, and where the beneficial impact of change is maximised by thorough engagement with users and stakeholders.

This document has been framed taking account of these Scottish Government aspirations.

(ii) **Local Factors**

(a) **Pupil Rolls**

The primary and secondary pupil roll within East Ayrshire has fallen by 2,515 13.5% in the last decade. According to the General Registrar's Office the number of children, aged 0-15 in East Ayrshire is projected to fall by 4% between 2010 and 2035. It is recognised that this reduction is not evenly spread across the Council area, with significant housing developments increasing rolls in nearby schools, however it clear that the overall trend in projected pupil rolls is downwards.

Taking the most recent information available Table 1 (below) highlights the number of surplus spaces in the primary school and secondary school estate.

**Table 1: Primary and Secondary Pupil Rolls and School Capacities as at September 2012**

	(A) School Planning Capacity	(B) Usable Spaces	(C) Pupil Roll	(D) = (B)- (C) Surplus Capacity
<b>Primary</b>	14,424	14,530	8,749	5,781
<b>Secondary</b>	15,341	9,882	7,105	2,777
<b>Total</b>	<b>29,765</b>	<b>24,412</b>	<b>15,854</b>	<b>8,558</b>

The table highlights that there are 8,558 surplus spaces in the school estate and this equates to 12 two-stream primary schools, with 14 classes and a pupil roll of 480, and 3 secondary schools with a pupil roll of 900. In order to improve building efficiency and reduce un-necessary expenditure the number of surplus spaces must be reduced.

(b) **School Estate Suitability and Condition**

The Cabinet of East Ayrshire Council approved the established vision for its school estate on 27 June 2012. This vision will ensure the delivery of Curriculum for Excellence in school buildings, which are suitable for that purpose. This vision further states:

*East Ayrshire Council's Department of Educational and Social Services : committed to providing choice, maximising opportunity for all, developing the potential of individuals and meeting needs through inclusion"*

This statement covers every aspect of the Department's work including the management and development of educational establishments. The Council's School Estate Management Plan states that development and improvement in the fabric of school buildings is a key component in the facilitation of the learning and teaching process. Section 1.2 of the document also sets out a summary of the Council's vision for our school estate. These are:

*"To not only provide facilities that meet the practicalities of good buildings but also to create a positive impact on the learning experience and the value to the community through:*

- *Developing the ethos of inclusion;*
- *Creating welcoming places for both students and staff;*
- *Facilitating a modern curriculum and learning experience;*
- *Encouraging enhanced community use; and*
- *Inspiring pride and ownership by communities*

*However, in meeting these principles and aims the practicalities of the estate and determining investment strategies in line with the Council's Asset Management Plan the Council also requires to:*

- *Achieve an average occupancy level of 85% of capacity;*
- *Address maintenance issues and condition;*
- *Meet statutory requirements including DDA legislation;*
- *Consider security implications; and*
- *Improve property flexibility and extended use."*

The continued upgrading of the school estate is seen as being essential in meeting the key strategic theme of raising educational attainment and preparing our young people for the world of work.

East Ayrshire Council is proud of the work undertaken to ensure that young people are educated in excellent school buildings, however there is more which needs to be done to further improve our school estate and ensure all young people are given the opportunity to learn in a building which meets the Council's objectives.

(c) **East Ayrshire Council's Transformation Plan**

The Council of East Ayrshire agreed the Transformation Strategy at its meeting of 28 June 2012. Paragraph 19 of the covering report set out the 10 key strategic imperatives and stated:

*“ix **Asset Management** – A significant element of the cost of council services relates to the use of physical assets. These need to be employed to maximum effect and surplus and underperforming assets disposed of. The Asset Management Strategy needs to be reviewed to ensure that it is appropriately re-aligned to reflect changes to strategic priorities. Target occupancy, usage, accessibility levels and unit costs should be established for each category of building and the Transformation Strategy should thereafter include actions to achieve these targets.*

*The Schools Estate Management Plan has already set a total school occupancy target of 85%. The Scottish Futures Trust is working on an initial target reduction of 25% of the national estate. These targets should be adopted by the Council and pursued relentlessly with regular reports to Cabinet on their achievement. New capital projects should be expected to demonstrate net revenue savings over the lifetime of the asset.”*

The proposal contained within this document meets the stated objectives in relation to the Council's Transformation Strategy as it relates to buildings.

The extensive public engagement exercise that followed the launch of the Transformation Plan was reported to Cabinet on 05 December 2012. Specifically in relation to the management of the school estate reported that school rationalisation could contribute £2.246M towards the overall savings target of £34.1M. Additionally, the report noted on page 47 that 86.6% of the respondents agreed that school buildings should be available for community use outside of school hours and during school holidays, compared to 6.2% who disagreed. Further, although 29.2% of respondents disagreed that the Council should improve school occupancy levels to ensure the effective and efficient delivery of education by reducing the number of educational buildings, 50.1% agreed with this strategy. (The total number of respondents was 1,558, which is thought to be a representative sample). Therefore, on balance more East Ayrshire residents support school rationalisation than oppose it, and a significant majority wish to see school buildings available for community use.

(d) **Scottish Schools for the Future, Phase 3**

At its meeting of 4 July 2012, the Cabinet of East Ayrshire agreed that proposals for a new build non-denominational 3-18 campus, incorporating a new primary School and Nursery Class and Secondary School in Kilmarnock, should be submitted to the Scottish Government for consideration for financial support from the Scottish Futures Trust (Phase 3) programme. In October 2012, the Council received notification that funding would only be available to support the secondary school element of the bid. As a consequence, this proposal is mainly concerned with the secondary school element of the submission, bringing forward proposals for Kilmarnock Academy and James Hamilton Academy.

However, recognising that the Council's preferred bid submission was for a 3-18 campus that would include an integrated new primary school, with Early Childhood Centre, which would be created from the proposed merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School it is also seeking comments on this value added option.

The proposal to create a new secondary school, at either of the two identified sites from the proposed merger of James Hamilton Academy and Kilmarnock Academy, or a 3-18 campus from the proposed merger of the two secondary schools and a new primary school from the proposed merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School on the site of the existing James Hamilton Academy campus will assist in reducing the Council's property estate and carbon footprint.

(e) **New Farm Community Centre**

If the new secondary school or 3-18 campus is located on ground at the exiting James Hamilton Academy campus consideration will be given to incorporating community facilities and replacing the existing New Farm Community Centre. This will create a true community asset which can be used all year round by the local communities and become the hub for Council service delivery.

## 2. PROPOSAL

2.1 Taking the context set out in section 1 (above), it is therefore proposed that:

### Proposal :

That subject to the outcome of this consultation exercise:

- Education provision at James Hamilton Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;
- Education provision at Kilmarnock Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and
- That the young people attending these establishments transfer to a new build secondary school, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, to be sited on ground at either:
  - The existing James Hamilton Academy site on Sutherland Drive, Kilmarnock; or
  - The former Diageo site on Hill Street, Kilmarnock

Further:

- That the delineated area of the new secondary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of James Hamilton Academy and Kilmarnock Academy.

Further, in the alternative:

- That if the new secondary school is sited at the existing James Hamilton Academy site then:
  - Education provision at New Farm Primary School and Early Childhood Centre be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;
  - Education provision at Silverwood Primary School be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and
  - That the young people attending these establishments transfer to a new

Primary School within an integrated new build Secondary, Primary and Early Childhood Centre campus on the present James Hamilton Academy campus site, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter.

Further:

- That the delineated area of the new primary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of New Farm Primary School and Early Childhood Centre and Silverwood Primary School.

There may also be implications for New Farm Community Centre

### **3. PRESENT POSITION**

#### **3.1 JAMES HAMILTON ACADEMY**

##### **(a) Delineated Area and Building Description**

James Hamilton Academy provides non denominational secondary education to pupils from the Crookedholm, New Farm, Onthank and Southcraigs areas of Kilmarnock and surrounding areas.

The catchment area and school site for James Hamilton Academy are attached as Appendices 1 and 2.

James Hamilton Academy was originally located on London Road, in the building now used as East Ayrshire Council Headquarters. The present James Hamilton Academy / New Farm Primary School campus was constructed in the early 1970s, and consists of four buildings. The main teaching blocks, which comprise of 2 buildings with 3 storeys and a two storey building are connected by a series of elevated walkways, with the fourth block which houses the PE facilities, music and dining areas is unconnected to the rest of the campus buildings.

Originally, the campus was built to house the secondary school, however, prior to local government re-organisation in August 1994, New Farm Primary School was re-located into surplus accommodation within the James Hamilton Academy buildings. This allocation of space was later expanded when Crookedholm Primary School was closed. The Primary School was then specially adapted with the addition of a nursery class.

(b) **Building data - Capacity**

The planning capacity of a secondary school is calculated by dividing the total area of teaching rooms by the space allocation per student. The space allocation varies depending on the subject concerned, for example, the space per student for a general classroom to teach English or Mathematics is 1.5 square metres per student, while for an Art room it is 3.0 square metres per student. As not all rooms can be used at the same time, the planning capacity is reduced to take account of constraints such as timetabling. This creates the functional capacity which is calculated by multiplying the planning capacity by 76% and deducting a further 150.

Therefore, the planning capacity of James Hamilton Academy is 1,604 students and its functional capacity is 1,069. As at September 2012, there were 676 pupils enrolled and therefore the school has an occupancy rate of 63.2%.

(c) **Building data – Condition and Suitability**

Table 2 includes data from the latest School Estate Management Plan, presented to Cabinet in June 2012, which classifies the school's physical condition and suitability for delivering a modern curriculum as follows:

**Table 2: School Condition and Suitability Rating**

	<b>Condition (A-D)*</b>
Physical Condition	B
Suitability for delivering a modern education	C

The condition and suitability ratings are based on those devised by the Scottish Government using the following criteria:

**Condition**

A : Good	Performing well and operating efficiently
B : Satisfactory	Performing adequately but showing minor deterioration
C : Poor	Showing major defects and/or not operating adequately
D : Bad	Economic life expired and/or risk of failure

**Suitability**

A: Good	Performing well and operating efficiently (the school buildings support the delivery of services to children and communities)
B: Satisfactory	Performing well but with minor problems (the school buildings generally support the delivery of services to children and communities)
C: Poor	Showing major problems and/or not operating optimally (the school buildings impede the delivery of activities)

that are needed for children and communities in the school)

D: Bad

Does not support the delivery of services to children and communities (the school buildings seriously impede the delivery of activities that are needed for children and communities in the school).

Data held on the asset management system identifies that £3.2 million is required to address the elemental components within James Hamilton Academy and a further £0.8 million for New Farm Primary School. This total spend of £4.0 million on the campus will not improve the building's suitability to deliver a modern curriculum to the 676 secondary aged pupils. The photographs below provide examples of the current conditions at the James Hamilton Academy campus, which also accommodates New Farm Primary School and Early Childhood Centre.



East Elevation from Sutherland Drive



View to the Games Hall and Dining Block



Games Hall from the viewing Gallery



Home Economics lab



**(d) Historic and Current Pupil Roll Data**

At the annual pupil census in September 2012, there were 676 pupils attending James Hamilton Academy. Table 3 (below) shows the historic pupil roll since 1999.

**Table 3: Historic Pupil Rolls for James Hamilton Academy**

	<b>Annual S1 – S6 Pupil Roll at Census</b>
Census 1999	801
Census 2000	801
Census 2001	786
Census 2002	810
Census 2003	820
Census 2004	804
Census 2005	787
Census 2006	789
Census 2007	771
Census 2008	737
Census 2009	687
Census 2010	701
Census 2011	690
Census 2012	676

The table highlights a 15.6% drop in pupils attending James Hamilton Academy from 1999 to 2012. The paragraph below highlights the projected roll for the school, taking all available information into account.

**(e) Projected Pupil Rolls**

The Council takes a number of factors into account when projecting pupil rolls, gathering information from Community Planning Partners such as NHS Ayrshire and Arran, the Planning Service, Ayrshire Joint Planning Unit, General Registers of Scotland and information held on the Education Service Management Information System. The main factors included in pupil roll projections include:

- The birth rate for the East Ayrshire area;
- The number of children living in a school catchment area aged 0-1, 1-2, 2-3, 3-4 and 4-5;
- The number of houses planned to be built in a school's catchment area; and
- The number of placing requests into and out of a school.

In 2012 the Council revised its approach to calculating school roll projections based on best current practice in Scotland and to take account of the most recent available information.

The projected pupil rolls for James Hamilton Academy are detailed in Table 4 (below) <sup>1</sup>:

**Table 4: Projected Pupil Rolls for James Hamilton Academy**

	<b>PROJECTED PUPIL ROLLS</b>
September 2013	673
September 2014	686
September 2015	714
September 2016	731
September 2017	764
September 2018	782
September 2019	789

**(f) Attainment Levels**

The 2011 James Hamilton Academy S4 cohort produced the best Standard Grade results the school had produced in the previous five years. As a result there has been a slight deterioration in James Hamilton Academy S4 results in 2012 for SCQF Level 3 (-1%), SCQF Level 4 (-3%) and SCQF Level 5 (-5%). However, performance for 2012 is consistent with performance between 2007 and 2010, and remains in line with the East Ayrshire average for 2012. At Higher level there has been a 12 percentage point increase in the percentage of pupils achieving one Higher or more, an 8 percentage point increase in the percentage of pupils achieving three Highers or more, and a 1 percentage point increase in the percentage of pupils achieving five Highers or more. The 2012 Higher results for James Hamilton are the best reported in the last six years.

**(g) Education Scotland**

James Hamilton Academy was last inspected in April 2009. Education Scotland (then HMIE) found the following strengths within the school:

- The positive attitude of young people to their learning.
- Staff commitment to continuous improvement, leading to better teaching and learning.
- The inclusion of all young people in the life of the school.

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<sup>1</sup> The projected pupil rolls are a best estimate that take account of all of the information presently available and population trends. The Council acknowledges that it is difficult to accurately predict school rolls over a long timespan.

- The work with agencies outside the school to support young people and improve their achievements.
- Leadership opportunities taken up by young people in S5/S6.
- Leadership of the headteacher and deputies in taking forward planning for *Curriculum for Excellence*.

The following examples of good practice were reported:

- Ensuring young people can make progress through a relevant curriculum.
- Making effective links with local business.
- Developing skills which help young people to take part in society.

The following areas for improvement were identified:

- Increase opportunities for young people to achieve widely and for their achievements to be recognised.
- Continue to spread the good practice of acting on the views of young people about learning and teaching.

(h) **Community Use of School Buildings – James Hamilton Academy**

Historic community use of James Hamilton Academy campus buildings, including New Farm Primary School and Early Childhood Centre, is detailed in Table 5 below. This table shows the number of lets each year since 2011/12.

**Table 5: Community Use of James Hamilton Academy**

Let taken by	2011/12	2012/13
The Jimmy Youth Club	19	6
Disco Divas	6	13
Head Teacher – James Hamilton Academy	21	32
Head Teacher – New Farm Primary School	3	15
Kilmarnock Table Tennis Club	1	-
Education Service	19	16
Community Learning and Development	49	14
Bellfield Boys Club	22	-
Dean Thistle 1999s	58	41
Kilmarnock Basketball Club	64	60
Kilmarnock Tae Kwon Do Club	7	-
FC Kilmarnock Ladies	67	50
Grange Badminton Club	33	33
New Farm Badminton Club	35	35
SFA / Kilmarnock FC	-	2
Active Schools	4	
<b>Total</b>	<b>408</b>	<b>317</b>

The above table shows that a wide range of community groups and leisure clubs make frequent use of the James Hamilton Academy buildings. It is the

Council's intention that the specification of facilities in the new building will further enhance its use by the groups.

### 3.4 **KILMARNOCK ACADEMY**

#### (a) **Delineated Area and Building Description**

Kilmarnock Academy provides non denominational secondary education to pupils from the Altonhill, Longpark, Central, and Kirkstyle areas of Kilmarnock.

The catchment area and school site for Kilmarnock Academy are attached as Appendices 3 and 4.

The original Kilmarnock Academy was situated on ground now occupied by the Grand Hall and subsequently moved to a site on North Hamilton Street, which is now occupied by Willowbank School (the former Woodstock School). The current Kilmarnock Academy buildings incorporate a late Victorian, three storey sandstone building which was constructed in the 1890s and which has been extended in the 1960s and 1990s. Historic Scotland have rated the original building and boundary walls as "B" listed.

As at the September 2012 census, Kilmarnock Academy had a pupil roll of 601.

#### (b) **Building data - Capacity**

The planning capacity of a secondary school is calculated by dividing the total area of teaching rooms by the space allocation per student. The space allocation varies depending on the subject concerned, for example, the space per student for a general classroom to teach English or Mathematics is 1.5 m<sup>2</sup> per student, while for an Art room it is 3.0 m<sup>2</sup> per student. As not all rooms can be used at the same time, the planning capacity is reduced to take account of constraints such as timetabling. This creates the functional capacity, which is calculated by multiplying the planning capacity by 76% and deducting a further 150.

Therefore, the planning capacity of Kilmarnock Academy is 1,640 students and its functional capacity is 1,096. As at September 2012, there were 601 pupils enrolled and therefore the school has an occupancy rate of 54.8%.

#### (c) **Building data – Condition and Suitability**

Table 6 includes data from the latest School Estate Management Plan, presented to Cabinet in June 2012, which classifies the school's physical condition and suitability for delivering a modern curriculum as follows:

**Table 6: School Condition and Suitability Rating**

	<b>Condition (A-D)*</b>
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Physical Condition	C
Suitability for delivering a modern education	C

The condition and suitability ratings are based on those devised by the Scottish Government using the following criteria:

### Condition

A : Good	Performing well and operating efficiently
B : Satisfactory	Performing adequately but showing minor deterioration
C : Poor	Showing major defects and/or not operating adequately
D : Bad	Economic life expired and/or risk of failure

### Suitability

A: Good	Performing well and operating efficiently (the school buildings support the delivery of services to children and communities)
B: Satisfactory	Performing well but with minor problems (the school buildings generally support the delivery of services to children and communities)
C: Poor	Showing major problems and/or not operating optimally (the school buildings impede the delivery of activities that are needed for children and communities in the school)
D: Bad	Does not support the delivery of services to children and communities (the school buildings seriously impede the delivery of activities that are needed for children and communities in the school).

A property survey undertaken by external consultants has identified the need to spend £4.4 million to bring the building infrastructure into an acceptable standard, and that this will not address the suitability of the building to best deliver Curriculum for Excellence. All areas of the building require to be upgraded to address existing conditions, including roof, external and internal wall repairs, replacement heating system, and structural works. The photographs below provide examples of the current conditions at Kilmarnock Academy.



Front elevation from Elmbank Drive



Kilmarnock Academy Games Hall

View of the school buildings from the Clock Tower



General Classroom – Old Block



Science Lab in the extension



Circulation Space

(d) **Historic and Current Pupil Roll Data**

At the annual pupil census in September 2012, there were 601 pupils attending Kilmarnock Academy. Table 7 (below) shows the historic pupil roll since 1999.

**Table 7: Historic Pupil Rolls for Kilmarnock Academy**

	<b>Annual S1 – S6 Pupil Roll at Census</b>
Census 1999	864
Census 2000	872
Census 2001	847
Census 2002	859
Census 2003	816
Census 2004	813
Census 2005	820
Census 2006	770
Census 2007	746
Census 2008	719
Census 2009	708
Census 2010	673
Census 2011	612
Census 2012	601

The table highlights a 30.4% drop in pupils attending Kilmarnock Academy from 1999 to 2012. The paragraph below highlights the projected roll for the school, taking all available information into account.

**(e) Projected Pupil Rolls**

The Council takes a number of factors into account when projecting pupil rolls, gathering information from Community Planning Partners such as NHS Ayrshire and Arran, the Planning Service, Ayrshire Joint Planning Unit, General Registers of Scotland and information held on the Education Service Management Information System. The main factors included in pupil roll projections include:

- The birth rate for the East Ayrshire area;
- The number of children living in a school catchment area aged 0-1, 1-2, 2-3, 3-4 and 4-5;
- The number of houses planned to be built in a school's catchment area; and
- The number of placing requests into and out of a school.

In 2012 the Council revised its approach to calculating school roll projections based on best current practice in Scotland and to take account of the most recent available information.

The projected pupil rolls for Kilmarnock Academy are detailed in Table 8 (below) <sup>2</sup>:

**Table 8: Projected Pupil Rolls for Kilmarnock Academy**

	<b>PROJECTED PUPIL ROLLS</b>
September 2013	570
September 2014	527
September 2015	494
September 2016	470
September 2017	471
September 2018	457
September 2019	478

**(f) Attainment Levels**

By the end of S4 91% of pupils at Kilmarnock Academy in 2012 achieved five or more awards at SCQF Level 3, an improvement from 84% in 2011 and the best results reported in the last six years. Similarly, Kilmarnock Academy report a 13% improvement in the percentage of pupils achieving five or more awards at SCQF level 4 from 63% in 2011 to 76% in 2012, the best results recorded in the last six years. At higher level there has been a 19 percentage point increase in the percentage of pupils achieving one higher or more, a 15 percentage point increase in the percentage of pupils achieving three Highers or more, and a 3 percentage point increase in the percentage of pupils achieving five highers or more. The 2012 higher results for Kilmarnock Academy are the best reported in the last six years.

**(g) Education Scotland**

Kilmarnock Academy was last inspected in April 2011. Education Scotland (then HMIE) found the following strengths within the school:

- Highly quality support from skilled and committed pastoral care, learning support staff and the core support team to meet young people's needs.
- Well-mannered and courteous young people.
- The commitment of staff to improving young people's learning experiences.
- The leadership of the headteacher in directing improvements.

The following areas for improvement were identified:

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<sup>2</sup> The projected pupil rolls are a best estimate that take account of all of the information presently available and population trends. The Council acknowledges that it is difficult to accurately predict school rolls over a long timespan.

- Continue to develop the curriculum in line with Curriculum for Excellence.
- Continue to raise attainment at S1 to S4.
- Continue to ensure that self-evaluation approaches are fully embedded and used consistently across the school.

(h) **Community Use of School Buildings – Kilmarnock Academy**

Historic community use of Kilmarnock Academy is detailed in Table 9 below. This table shows the number of lets in 2011/12 and 2012/13 to 31 August 2012.

**Table 9: Community Use of Kilmarnock Academy**

Let taken by	2011/12	2012/13
Ayrshire Association of Burns Club	1	-
Kilmarnock Concert Brass Band	2	-
Ayrshire Amateur FA	21	22
Dance Addiction	26	37
Head Teacher – Kilmarnock Academy	59	64
Enable Scotland	-	5
Head Teacher – Loanhead Primary	3	4
Kilmarnock & District Childminding Association	6	2
Kilmarnock Angling Club	26	16
Kilmarnock Folk Club	-	20
Kilmarnock Art Club	17	41
KLAEA	54	
Education Service	14	32
Active Schools	4	4
Community Learning and Development	1	-
Early Education and Childcare	1	-
East Ayrshire EIS	1	-
Ayrshire Federation of Historical Societies	1	-
East Ayrshire Council – Remembrance Sunday	1	-
Boys Brigade	1	2
Kilmarnock Tae Kwon Do Club	83	92
Bellfield Royals	22	78
Dean Thistle	19	19
Kilmarnock Cricket Club	19	3
Kilmarnock Football Club - Youth	1	42
Kilmarnock Harriers	97	27
Kilmarnock Netball Club	33	37
Kilmarnock Cross Training Club		40
Leisure Development		3
<b>Total</b>	<b>513</b>	<b>590</b>

The above table shows that a wide range of community groups and leisure clubs make frequent use of the Kilmarnock Academy buildings. It is the

Council's intention that the specification of facilities in the new building will further enhance its use by the groups.

### 3.5 **NEW FARM PRIMARY SCHOOL AND EARLY CHILDHOOD CENTRE**

#### (a) **Delineated Area and Building Description**

New Farm Primary School and Early Childhood Centre provides non denominational primary education to pupils from the New Farm area of Kilmarnock. The primary school was accommodated within the James Hamilton Academy campus prior to local government re-organisation in 1996.

The catchment area and school site for New Farm Primary School and Early Childhood Centre are attached as Appendices 1 and 2.

New Farm Primary School and Early Childhood Centre is situated within the James Hamilton Academy campus on Sutherland Drive, Kilmarnock. The Primary School and its Early Childhood Centre occupy a two storey element in the campus and share dining and assembly facilities with the secondary school.

As at the September 2012 census, New Farm Primary School and Early Childhood Centre had a roll of 226 pupils. Within the primary accommodation is a Council provided pre-school provision, with space for 30 children aged 3 – 5 in both morning and afternoon sessions.

#### (b) **Building data - Capacity**

The planning capacity of a primary school is calculated by dividing the total area of teaching rooms by the space allocation per child (1.7m<sup>2</sup>). The working capacity takes account of maximum class sizes, for example, composite classes which are limited to 25 pupils. Based on the Council's space allocation the classrooms could accommodate 363 pupils; however, due to maximum class sizes for Primary 1, 2 and 3 classes and composite classes the capacity of these rooms is limited to 25 or 30 each. Therefore, while the planning capacity of the school is 363, the working capacity is 325. As at census in September 2012, there were 226 pupils enrolled and therefore the school has an occupancy rate of 62.3%

The school structure, as at 8 April 2013 had a pupil roll of 225, and is presently made up of classes as follows :

P1A	18 pupils
P1B	18 pupils
P2	25 pupils
P3	26 pupils
P4	32 pupils
P4/5	23 pupils
P5/6	24 pupils
P6	30 pupils
P7	29 pupils

The year stage breakdown is:

- P1 - 36
- P2 - 25
- P3 - 26
- P4 - 36
- P5 - 31
- P6 - 42
- P7 - 29

(c) **Building data – Condition and Suitability**

Table 10 includes data from the latest School Estate Management Plan, presented to Cabinet in June 2012, which classifies the school’s physical condition and suitability for delivering a modern curriculum as follows:

**Table 10: School Condition and Suitability Rating**

	<b>Condition (A-D)*</b>
Physical Condition	B
Suitability for delivering a modern education	C

The condition and suitability ratings are based on those devised by the Scottish Government using the following criteria:

**Condition**

- A : Good                      Performing well and operating efficiently
- B : Satisfactory            Performing adequately but showing minor deterioration
- C : Poor                        Showing major defects and/or not operating adequately
- D : Bad                         Economic life expired and/or risk of failure

**Suitability**

- A: Good                      Performing well and operating efficiently (the school buildings support the delivery of services to children and communities)
- B: Satisfactory            Performing well but with minor problems (the school buildings generally support the delivery of services to children and communities)
- C: Poor                        Showing major problems and/or not operating optimally (the school buildings impede the delivery of activities that are needed for children and communities in the school)
- D: Bad                         Does not support the delivery of services to children and communities (the school buildings seriously impede the

delivery of activities that are needed for children and communities in the school).

Data held on the asset management system identifies that £3.2 million is required to address the elemental components within James Hamilton Academy and a further £0.8 million for New Farm Primary School and Early Childhood Centre. This total spend of £4.0 million on the campus will not improve the building's suitability to deliver a modern curriculum.

(d) **Historic and Current Pupil Roll Data**

At the annual pupil census in September 2012, there were 226 pupils attending New Farm Primary School and Early Childhood Centre. Table 11 (below) shows the historic pupil roll since 1999.

**Table 11 : Historic Pupil Rolls for New Farm Primary School and Early Childhood Centre**

	<b>Annual P1 – P7 Pupil Roll at Census</b>
Census 1999	260
Census 2000	258
Census 2001	267
Census 2002	262
Census 2003	250
Census 2004	254
Census 2005	255
Census 2006	242
Census 2007	252
Census 2008	225
Census 2009	226
Census 2010	218
Census 2011	217
Census 2012	226

The table highlights a 13.1% drop in pupils attending New Farm Primary School and Early Childhood Centre from 1999 to 2012. The paragraph below highlights the projected roll for the school, taking all available information into account.

(e) **Projected Pupil Rolls**

The Council takes a number of factors into account when projecting pupil rolls, gathering information from Community Planning Partners such as NHS Ayrshire and Arran, the Planning Service, Ayrshire Joint Planning Unit, General Registers of Scotland and information held on the Education Service Management Information System. The main factors included in pupil roll projections include:

- The birth rate for the East Ayrshire area;
- The number of children living in a school catchment area aged 0-1, 1-2, 2-3, 3-4 and 4-5;
- The number of houses planned to be built in a school's catchment area; and
- The number of placing requests into and out of a school.

In 2012 the Council revised its approach to calculating school roll projections based on best current practice in Scotland and to take account of the most recent available information.

The projected pupil rolls for New Farm Primary School and Nursery Class are detailed in Table 12 (below) <sup>3</sup>:

**Table 12: Projected Pupil Rolls for New Farm Primary School and Nursery Class**

	<b>PROJECTED PUPIL ROLLS</b>
September 2013	221
September 2014	206
September 2015	192
September 2016	183
September 2017	183
September 2018	186

(f) **Education Scotland**

New Farm Primary School and Early Childhood Centre was last inspected in June 2010. Education Scotland (then HMIE) found the following strengths within the school:

- Happy, confident children who take pride in their achievements;
- Children's enthusiasm and high levels of motivation to learn in science;

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<sup>3</sup> The projected pupil rolls are a best estimate that take account of all of the information presently available and population trends. The Council acknowledges that it is difficult to accurately predict school rolls over a long timespan.

- The supportive learning environment and commitment of staff to improving children's learning.
- The headteacher's leadership for learning.

Education Scotland identified the following areas for improvement with the school:

- Develop children's writing skills;
- Continue to develop the curriculum, taking account of the principles of *Curriculum for Excellence*; and
- Strengthen staff approaches to self-evaluation, particularly to improve the use of information about children's progress to plan their next steps in learning.

(g) **Community Use of School Buildings – New Farm Primary School and Early Childhood Centre**

Historic community use of New Farm Primary School and Early Childhood Centre is detailed in Table 5 above

3.6 **SILVERWOOD PRIMARY SCHOOL**

(a) **Delineated Area and Building Description**

Silverwood Primary School provides non denominational primary education to pupils from the area of New Farm to the north and west of Grassyards Road and the area surrounding the Dean Castle Country Park. The Woodlands Nursery, which is a partner provider for pre-school education, is based within a classroom in Silverwood Primary School and delivers a pre-school provision for 3-5 year old children, with 20 places available in the morning and 20 places available in the afternoon sessions.

The catchment area and school site for Silverwood Primary School are attached as Appendices 1 and 5.

Silverwood Primary School is accommodated in a late 1960's, early 1970's design and build. Although a single storey building there are 3 levels within the building which limits access to those staff, pupils or parents with mobility issues.

The building fabric has seen significant repair work carried out in the recent past to address structural issues, particularly in the gym hall area. Independent consultants have estimated that a further £1.6 million is required to address component renewal issues.

As at the September 2012 census, Silverwood Primary School had a pupil roll of 231.

(b) **Building data - Capacity**

The planning capacity of a primary school is calculated by dividing the total area of teaching rooms by the space allocation per child (1.7m<sup>2</sup>). The working capacity takes account of maximum class sizes, for example, composite classes which are limited to 25 pupils. Based on the Council's space allocation the classrooms could accommodate 469 pupils; however, due to maximum class sizes for Primary 1, 2 and 3 classes and composite classes the capacity of these rooms is limited to 25 or 30 each. Therefore, while the planning capacity of the school is 469, the working capacity is 419. As at census in September 2012, there were 231 pupils enrolled and therefore the school has an occupancy rate of 49.3%

The school structure presently is made up of classes as follows :

P1	18 pupils
P1/2	24 pupils
P2/3	25 pupils
P3	24 pupils
P4	26 pupils
P5	24 pupils
P5/6	21 pupils
P6	21 pupils
P6/7	24 pupils
P7	24 pupils

The year stage breakdown is:

P1 - 24
P2 - 34
P3 - 33
P4 - 26
P5 - 38
P6 - 42
P7 - 34

(c) **Building data – Condition and Suitability**

Table 13 includes data from the latest School Estate Management Plan, presented to Cabinet in June 2012, which classifies the school's physical condition and suitability for delivering a modern curriculum as follows:

**Table 13: School Condition and Suitability Rating**

	Condition (A-D)*
Physical Condition	C
Suitability for delivering a modern education	C

The condition and suitability ratings are based on those devised by the Scottish Government using the following criteria:

**Condition**

- A : Good                      Performing well and operating efficiently
- B : Satisfactory            Performing adequately but showing minor deterioration
- C : Poor                      Showing major defects and/or not operating adequately
- D : Bad                        Economic life expired and/or risk of failure

**Suitability**

- A: Good                      Performing well and operating efficiently (the school buildings support the delivery of services to children and communities)
- B: Satisfactory            Performing well but with minor problems (the school buildings generally support the delivery of services to children and communities)
- C: Poor                      Showing major problems and/or not operating optimally (the school buildings impede the delivery of activities that are needed for children and communities in the school)
- D: Bad                        Does not support the delivery of services to children and communities (the school buildings seriously impede the delivery of activities that are needed for children and communities in the school).

The following photographs detail the buildings of Silverwood Primary School



Silverwood Primary School – Main Entrance



Upper School Block and Playground



Open area



Gym Hall

(d) **Historic and Current Pupil Roll Data**

At the annual pupil census in September 2012, there were 231 pupils attending Silverwood Primary School. Table 14 (below) shows the historic pupil roll since 1999.

**Table 14: Historic Pupil Rolls for Silverwood Primary School**

	<b>Annual P1 – P7 Pupil Roll at Census</b>
Census 1999	334
Census 2000	332
Census 2001	333
Census 2002	328
Census 2003	311
Census 2004	305
Census 2005	293
Census 2006	288
Census 2007	289
Census 2008	267
Census 2009	249
Census 2010	251
Census 2011	253
Census 2012	231

The table highlights a 30.8% drop in pupils attending Silverwood Primary School from 1999 to 2012. The paragraph below highlights the projected roll for the school, taking all available information into account.

(e) **Projected Pupil Rolls**

The Council takes a number of factors into account when projecting pupil rolls, gathering information from Community Planning Partners such as NHS Ayrshire and Arran, the Planning Service, Ayrshire Joint Planning Unit,

General Registers of Scotland and information held on the Education Service Management Information System. The main factors included in pupil roll projections include:

- The birth rate for the East Ayrshire area;
- The number of children living in a school catchment area aged 0-1, 1-2, 2-3, 3-4 and 4-5;
- The number of houses planned to be built in a school's catchment area; and
- The number of placing requests into and out of a school.

In 2012 the Council revised its approach to calculating school roll projections based on best current practice in Scotland and to take account of the most recent available information.

The projected pupil rolls for Silverwood Primary School are detailed in Table 15 (below) <sup>4</sup>:

**Table 15: Projected Pupil Rolls for Silverwood Primary School**

	<b>PROJECTED PUPIL ROLLS</b>
September 2013	217
September 2014	192
September 2015	167
September 2016	153
September 2017	133
September 2018	112

**(f) Education Scotland**

Silverwood Primary School was last inspected in January 2003, with a follow up report in February 2005. The findings of Education Scotland's inspection are therefore of limited value, however the following strengths were identified:

- The caring and welcoming environment for pupils, parents and visitors to the school;
- The sense of equality and fairness for all demonstrated throughout the school;
- The very good levels of staffing;
- The high quality pastoral care provided by the headteacher and staff;

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<sup>4</sup> The projected pupil rolls are a best estimate that take account of all of the information presently available and population trends. The Council acknowledges that it is difficult to accurately predict school rolls over a long timespan.

- The very effective implementation of legislation and placement of pupils with special educational needs in the school.

The following areas for improvement were also identified:

- In taking steps to raise pupils' attainment, the school should improve the programmes for English language and mathematics;
- The school should develop its procedures for assessing and recording pupil's progress;
- To meet the needs of pupils' more effectively, the school should review the organisation of teaching groups within classes, especially in mathematics;
- Teachers should provide more challenging activities and a quicker pace of learning for some pupils;
- The headteacher should work with staff to improve the school's approaches to monitoring and evaluating the quality of learning, teaching and pupils' progress and attainment; and
- The headteacher should improve approaches to planning for improvement as indicated in this report.

In its follow up report, education Scotland identified that the school had made very good progress overall towards meeting the main points for action in this report.

#### (h) **Community Use of School Buildings – Silverwood Primary School**

Use of Silverwood Primary School outside of the school day has been limited to the following in 2012/13;

- 10 Councillor surgeries;
- 42 School, Parent Council meetings or school activities; and
- 7 Home and School Association meetings

As stated in paragraph 3.6 (a) above Woodlands Nursery also let a room in the school to provide pre school provision.

## **4. ACCOMMODATION REQUIREMENTS AND SITE OPTIONS**

### **4.1 ACCOMMODATION REQUIREMENTS**

(i) Using the School Premises (General Requirements and Standards) (Scotland) Regulations 1967, a primary school with a roll of 480 pupils would require:

- A site not less than 1.2 hectares; and
- Playing fields comprising 0.6 hectares

- (ii) A secondary school with a capacity for 1,400 pupils would require:
  - A site not less than 2.8 hectares; and
  - Playing fields comprising 4.0 hectares.
- (iii) Using the space metrics approved by the Scottish Futures Trust, if the schools were constructed separately they would require an internal floor area of 3,600 metres squared and 14,000 metres squared respectively. If the establishments are built as a shared campus they would require an internal floor area of 16,600 metres squared, which reflects economies of scale and shared facilities such as dining halls, and games halls.
- (iv) Using the Grange Campus as a suitable template the shared campus would require one full sized synthetic pitch, two full sized grass pitches, one 7-aside pitch and playground area, estimated to be 32,000 metres squared. Car parking (including disabled spaces), bus spaces and drop-off areas would require approximately 10,000 metres squared.

#### **4.2 THE SITES CONSIDERED FOR A NEW A NEW SECONDARY SCHOOL OR A 3 – 18 CAMPUS**

- (a) Officers have reviewed the Council's property in Kilmarnock, and other possible sites that could be used to locate a new secondary school or a 3 -18 campus. This search identified the following sites as being potentially suitable:
  - Land in north west Kilmarnock identified as 319H in the 2010 East Ayrshire Local Plan;
  - Scott Ellis playingfields;
  - Land at Townholm, Kilmarnock;
  - Land at Riccarton Road, Kilmarnock, held by the Buchanan Bequest;
  - Land formerly occupied by Diageo plc on Hill Street, Kilmarnock;
  - Land currently occupied by Kilmarnock College on Holehouse Road, Kilmarnock
  - Existing James Hamilton Academy site; and
  - Existing Kilmarnock Academy site;
- (b) Appendix 5 shows where each of these sites lie in Kilmarnock. Commentary on each of the sites is detailed in the paragraphs below.

#### **4.3 LAND IDENTIFIED AS 319H IN THE 2010 EAST AYRSHIRE LOCAL PLAN**

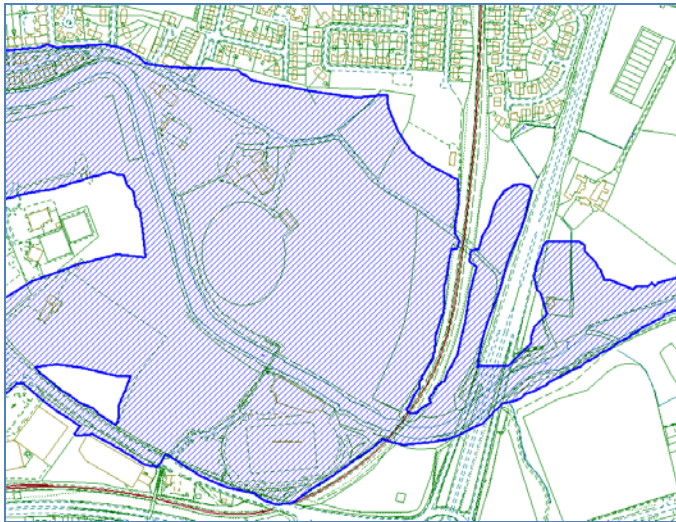
- (a) This ground which lies at the very north west area of Kilmarnock comprises 36.85 hectares, is owned by a private company. Within the 2010 East Ayrshire Local Plan the ground had been identified for residential development and outline planning had previously been granted for the majority of the site, with full planning recently submitted for roads into the area.
- (b) It is likely that any purchase of this ground would be conducted on a commercial basis which would add to the cost of the new build secondary school and which would require to be met in full by the Council. It is for this

reason that it is recommended not to include this ground as a potential future location for the new secondary school.

#### 4.4 SCOTT ELLIS PLAYINGFIELDS

- (a) The area of land available for development is potentially 17.36 hectares and lies within the 1 in 200 year flood plain (as shown on the SEPA Flood Map below).

**Figure 1: Flood Plain at Scott Ellis Playingfield**



- (b) Geotechnical maps also indicate an area of infilled ground running across the site, adjacent to the River Irvine that could affect foundation design and add additional cost to the school development.
- (c) In addition to the comments in the previous paragraphs, the land at Scott Ellis Playingfields is in the ownership of East Ayrshire Council, and is held as part of the Common Good Fund on the basis that the land should be used for all time coming as a place of recreation and for sporting activity and that the rights to the use of the land for these purposes should not be restricted.
- (d) The land at Scott Ellis playingfields is within the Common Good and if this site were to be included for the proposal, it would require the land to be appropriated by the Council for this purpose. However, given the nature of the proposal, the extent of the land that would require to be appropriated and the legal basis upon which the Council holds the land, the Council Legal Services do not believe that it could successfully appropriate said land for this purpose.
- (e) It is for the above reasons that it is recommended not to site the new secondary school on this ground.

#### 4.5 LAND AT TOWNHOLM, KILMARNOCK

- (a) The Council owns approximately 4.6 hectares of land in the Townholm area of Kilmarnock. This area of ground would not be able to accommodate the requirements for the new secondary school as set out in paragraph 4.1 above,

however there are playingfields on the opposite of this land which accommodates two full size football pitches. There would have to be a bridge constructed to cross the river to make use of these pitches which are also unprotected from other public access at the present time.

- (b) The site has been identified as having a high risk of mine workings which would require substantial and costly ground stabilisation works. This additional work would require to be met in full by the Council.
- (c) Vehicular access to this site is only possible from the existing Townholm access located on Willie Mair's Brae (Strawberrybank Road). This access is only 70m from the existing signalised junction at the bottom of Dean Lane. The access junction would be unsuitable in its current form and would require a major re-design and signalisation to accommodate the level of trips likely to be generated by a large school campus at this location.

It is likely that improved pedestrian connections would be required between the site and the town centre including new footways and pedestrian crossing facilities to ensure a safe walking route.

- (d) For the above reasons it is recommended that this site is not included as an option to site the new secondary school in the Proposal Document.

#### **4.6 LAND AT RICCARTON ROAD, KILMARNOCK**

- (a) An area of land, comprising 4.0 hectares, is held by the Buchanan Bequest at Riccarton Road and is therefore not able to accommodate the needs of the new secondary school as detailed in paragraph 4.1 above. The land is currently used for agricultural purposes and the construction of a school would be contrary to the 2010 Local Plan.
- (b) This land is located within the current Loudoun Academy catchment area and to locate a new secondary school on this site would require a change in secondary school catchment areas, which would require a statutory public consultation. Moreover, it would be poorly situated in relation to the overall catchment area it will serve.
- (c) It is for these reasons that it is recommended not to consider this ground for the location of the new secondary school.

#### **4.7 LAND CURRENTLY OCCUPIED BY KILMARNOCK COLLEGE ON HOLEHOUSE ROAD, KILMARNOCK**

- (a) The current Kilmarnock College buildings on Holehouse Road, are located on a site of 2.79 hectares. This is considered to be insufficient for the needs of a 1,400 pupil secondary school.
- (b) Even if the site was a suitable size, the Council would have to purchase the ground at market value and in addition, it is unlikely that the ground occupied by Kilmarnock College will be vacated in time for construction to be completed before the proposed scheduled opening of the new school in August 2017.

- (c) It is for these reasons that it is recommended not to consider this ground for the location of the new secondary school.

#### 4.8 EXISTING KILMARNOCK ACADEMY SITE

- (a) The existing Kilmarnock Academy site is 1.588 hectares in area. This is insufficient for the needs of a 1,400 pupil secondary school.
- (b) Site restrictions would require additional space to be created by building vertically which may contribute to additional construction costs. However, even with the scope to build vertically it is not possible for all of the base school requirements in terms of external areas parking / drop-off etc to be accommodated within the confines of the site.
- (c) The site has insufficient space to allow building works to take place while the school is in session. Therefore, there would be a need to decant from the existing Kilmarnock Academy buildings during the construction of the new secondary school on this site. This additional cost would require to be met in full by the Council.
- (d) The existing Kilmarnock Academy site is constrained at present in terms of vehicular access. Access at present is only possible from London Road via Braeside Street, and from Old Mill Road via Dick Road. Braeside Street is one-way from London Road and a one-way system operates on Rennie Street and Elmbank Drive. Dick Road is therefore the only exit route for vehicles. Streets in this area are also used for parking by town centre commuters. Dick Road also provides access to the Dick Institute.

Traffic counts undertaken between 8am and 9am on 16 January 2013 observed:

Braeside Street	197 vehicles in
Dick Road	168 vehicles in; 177 vehicles out

It is not possible to differentiate how many vehicles were staff or parents associated with Kilmarnock Academy and Loanhead PS respectively.

There is traffic congestion on Dick Road due to the volume of traffic and parked cars on both sides of the road. The road often operates as a single file due to the amount of parking. There have been complaints over the years about traffic congestion though the situation has improved since the closure of St Columba's PS. Queues were observed to build up on Dick Road and it can be difficult for traffic to exit onto Old Mill Road due to the high traffic volume on that road. Traffic queuing to exit Dick Road coupled with parked cars regularly impedes traffic trying to enter the road at school times.

The residential properties on Dick Road do not have off-street parking and it is likely that there would be objections by residents to the promotion of a Traffic Order to introduce waiting restrictions on the road to ease traffic flow.

Kilmarnock Academy is relatively well served by public transport with bus stops on London Road and Old Mill Road and is located 160m from Kilmarnock bus station.

A combined school campus at Elmbank Drive would be likely to result in a substantial number (possibly doubling) of new car trips to the site and a consequent increase in traffic congestion in the area. It is envisaged that this traffic congestion would be exacerbated by the number of buses that would be required to take the young people to the new school development. At present there are no young people attending Kilmarnock Academy who are transported to the school by commissioned buses.

Should the site be considered, it may be necessary to consider a parking exclusion zone for school related traffic (except staff) on Dick Road, Elmbank Avenue, Elmbank Drive, Rennie Street and Braeside Street. However, a parking exclusion zone would be difficult to enforce and may have implications for Loanhead Primary School.

An additional road access to the area could be considered by opening up the junction of Elmbank Avenue at London Road. However, any permanent opening up of road access to London Road would need to be carefully assessed and may not be desirable as it could lead to a likely significant volume of traffic using this route as a method of avoiding the town centre one-way system.

In summary, the traffic management issues are a very substantial disadvantage at the Elmbank Drive site.

- (e) It is for these reasons that it is recommended not to consider this ground for the location of the new secondary school.

4.9 It is therefore proposed that comments are sought on the following sites:

- Land formerly occupied by Diageo plc on Hill Street, Kilmarnock; and
- Existing James Hamilton Academy site.

Information on these two sites is provided in the following sections.

4.10 **LAND FORMERLY OCCUPIED BY DIAGEO PLC ON HILL STREET, KILMARNOCK**

i. **Location**

The land at Hill Street, formerly occupied by Diageo, is 0.3 miles from the Town Centre of Kilmarnock, as represented by the Burns Mall.

It is 1.9 miles from the extreme south of the proposed merged catchment area, 2.7 miles from the extreme north of the proposed merged catchment area, 1.2 miles from the extreme west of the proposed merged catchment area and 3.5 miles from the extreme east of the proposed catchment area.

ii. **Area**

The site comprises of two sections one adjacent to the proposed location of the new Kilmarnock College campus, and the other located to the north of Balmoral Road, adjacent to the Council's Balmoral Road Day Centre and offices. The land available adjacent to the proposed Kilmarnock College site is approximately 5.3 hectares, and the ground north of Balmoral Road is approximately 3.8 hectares.

The base school requirements identified, including all external areas and parking / drop-off etc could therefore be accommodated within the confines of the identified site whilst still keeping the present buildings open for use. This is the same method that was used at Grange and St Joseph's campuses.

iii. **Topography**

The site rises as towards the north of Hill Street and it may require some cut and fill to accommodate a new school. However, site specific design would aim to minimise the extent of soil movement and also take into consideration the location of underground services. The full extent of this will be subject to further survey and design work.

The area of ground at Balmoral Road is flat and has been used as playingfields in the past.

iv. **External and Adjacent Facilities**

The site is extremely spacious and would offer direct access to playing fields. The development of the site may require the disposal of any land contamination as a result of previous industrial activities, however the extent, if any, of such work could only be determined when site investigations are completed.

v. **Flood Risk**

The site is not in a 1 in 200 year floodplain, or a 1 in 1,000 year floodplain and there is therefore no assessed flood risk, nor costs associated with flood attenuation. This is a substantial advantage of this site.

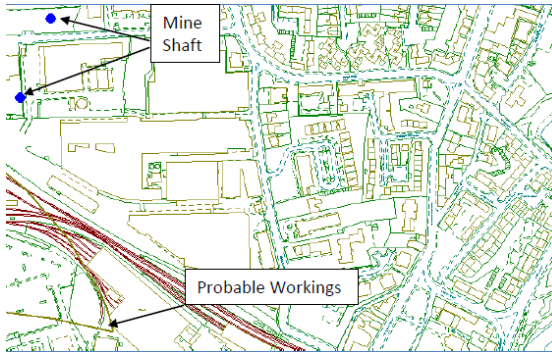
vi. **Ground Contamination / Mine Workings**

Information contained in this section is based on available data obtained through the Council's GGP system, which records known mineral workings. Identification of any mine workings does not in itself infer any ground condition issues but is merely provided to give stakeholders the fullest possible information.

The ground on Hill Street, adjacent to the Kilmarnock College proposed new build, has been used for industrial purposes in the recent past. Early maps indicate railway sidings on site. Railway sidings can indicate possible contamination or environmental issues whilst very early trains would have been steam, later trains will have been diesel with the possibility of spillage and hydrocarbons being present in the ground. There is a gas works adjacent to the Railway line on the 1843- 1893 map. The site was also considered as a major hazard site when Diageo were present due to the use of water /ethanol mixture.

There are two mine shafts shown in the vicinity of the site. Bonnyton Colliery was within 200 metres of the site. GGP shows areas of probable workings to the North, North West and the South West of the site, with the site underlain by the middle coal measures .

**Figure 2: Probable Mine Workings**



Nearest available BGS boreholes are at Wellington Street but these are less than 10m deep. There is one borehole at Langland Street that has burnt coal at approx 105m deep but no signs of workings. If coal is at this depth it is unlikely to affect any construction on site. It would be advisable to obtain further information for this site. A Coal Authority report would be advised.

GGP also indicates properties considered to be at risk, several EAC properties within the vicinity of the Diageo site are highlighted as at risk due to mining hazards/coalfield.

vii. **Construction Period**

There would be no decant required for either of the existing establishments during the construction of the new secondary school on this site. This is a substantial advantage of this site.

viii. **Traffic Management**

This site on Hill Street forms part of the area of the former Johnnie Walker plant identified for mixed use development and lies immediately north of that part of the site to be occupied by the new Kilmarnock College. The whole site has planning permission in principle as part of application PPP/11/0242.

The site would need to accommodate a school campus with approximately 1,400 pupils and 200 staff. Access to the site from Hill Street would be from either the new 'Buchanan Street', identified in the Masterplan as the principal road access to the whole site, or from Balmoral Road. A copy of the original Masterplan that was submitted to the Planning Authority for outline consent is attached as Appendix 7.

While the site is located close to the town centre it is located on the western edge of the catchment area of the combined campus. The location is served by existing bus stops on Hill Street which provide services to Onthank and to Bellfield and Shortlees (via Kilmarnock bus station).

As part of the overall Masterplan for the future use of the Hill Street site, Diageo commissioned an outline Traffic Impact Assessment (TIA), which identified that the site is generally accessible to traffic. However, a large school campus on the site, coupled with a new College Campus, could be expected to lead to intensive traffic management problems, particularly in the morning.

It is almost certain that the Hill Street/Witch Road junction would need to be signalised to accommodate traffic flows and to provide safe pedestrian crossing facilities.

Hill Street does not present a satisfactory drop-off area and nearby residential streets are not suitable for this purpose. Given this it is possible that cars would be likely to seek direct access to the site via Buchanan Street and Balmoral Road. It may be necessary therefore to link these two streets to provide a loop road to facilitate traffic movement. It may also be desirable to investigate the potential for establishing a road connection between Balmoral Road and Crathie Road which connects to Western Road at its roundabout junction with John Walker Drive. This link road would make the site more accessible from the west and could relieve congestion on Hill Street. However, such a link would require acquisition of private land and demolition of some units at the Western Road Industrial Estate.

ix. **Access to Town Centre**

The Hill Street site is approximately 0.3 miles from the Town Centre as represented by the Burns Mall. Of all the considered sites, this one is therefore the nearest the Town Centre. The Town Centre manager has been consulted and is of the view that the present pupil and staff population of Kilmarnock Academy do bring trade into the town centre.

x. **Architectural and Heritage Issues**

Use of this site would mean that the present Kilmarnock Academy and James Hamilton Academy buildings would be vacated. It is not thought that any architectural or heritage issues will arise from leaving the James Hamilton Academy site. However, the Victorian wing of Kilmarnock Academy is listed and occupies a prominent position on the Kilmarnock skyline. While it would be possible to conserve aspects of the educational heritage in any new location, the Council would require to develop plans to ensure the future of this particular building if this site option was used.

xi. **Decant**

This option would not require a decant of the existing Kilmarnock and James Hamilton Academies during construction and therefore there would be no associated costs or issues arising from this option.

Consideration would have to be given to the future of the New Farm Primary School which is located within the existing campus.

xii. **Cost**

Attached at Appendix 8B are details of the estimated capital cost to construct a new merged school on the former Diageo, Hill Street Site. The capital costs

estimate for each option has therefore been transposed into a points score with the lowest receiving 10, and all other options receiving points based on their proximity to the lowest.

xiii. **Ownership**

The land is presently owned by Diageo Scotland Limited. However, the Council is aware that Diageo Scotland Limited have entered into a Heads of Terms Agreement with a third party in relation to approximately 23 acres of land, forming part of the former Diageo Scotland Limited site at Hill Street and Balmoral Road to allow the potential development of the site for the benefit of the local community. It has been identified by both Diageo Scotland Limited and the third party that part of this benefit could include the allocation of part of that site for the construction of a new build secondary school, should the Council choose this location as the site of that school, following the statutory consultation.

4.11 **LAND AT THE JAMES HAMILTON ACADEMY, NEW FARM PRIMARY SCHOOL AND NURSERY CLASS SITE**

i. **Location**

This site is located on Sutherland Drive, Kilmarnock and is approximately 1.6 miles from the Town Centre as represented by the Burns Mall. It is 1.3 miles from the location of the present Kilmarnock Academy, and is 2.0 miles from the Ayrshire Athletics Arena.

It is 2.3 miles from the extreme south of the proposed merged catchment area, 2.4 miles from the extreme north of the proposed merged catchment area, 2.2 miles from the extreme west of the proposed merged catchment area and 2.7 miles from the extreme east of the proposed catchment area.

ii. **Area**

The area of the site is approximately 11.760 hectares (which includes 3.232 hectares of open space adjacent to the existing school site).

The base school requirements identified, including all external areas and parking / drop-off etc could therefore be accommodated within the confines of the identified site whilst still keeping the present buildings open for use. This is the same method that was used at Grange and St Joseph's campuses.

The site is also sufficiently sized that there is scope for some expansion at a later date should this be required.

iii. **Topography**

There is a change in level to the site which will require some cut and fill to accommodate a new school. However, site specific design would aim to minimise the extent of soil movement and also take into consideration the location of underground services. The full extent of this will be subject to further survey and design work.

The remainder of the site lends itself to level playing fields, playgrounds and parking areas.

iv. **External and Adjacent Facilities**

The site is extremely spacious and would offer direct access to playing fields. The development of the site is dependent on the removal of the present buildings to provide the required external facilities. As a result there would be some loss of external facilities during the construction phase and plans would require to take account of this to allow for the potential reinstatement on a temporary basis.

Development on this site may also create the possibility of a development linked to the primary school and nursery provision, should this be considered appropriate at a later date. This would be closer to the Council's original vision of a 3 – 18 campus, and would create a campus of similar dimension and quality to that existing at St Joseph's and Grange.

It would be envisaged also that the new school would be designed in such a way to offer access to some facilities by the community. This would allow the present New Farm Community Centre to be closed, bringing further economies of scale, flexibility in accommodation and the prospect of the full development of the site.

If the New Farm Primary School and Nursery Class were to remain on the current site a further and more detailed exercise would have to be undertaken to establish the feasibility and cost of retaining a serviced portion of the building.

v **Flood Risk**

The site is not in a 1 in 200 year floodplain, or a 1 in 1,000 year floodplain and there is therefore no assessed flood risk, nor costs associated with flood attenuation. This is a substantial advantage of this site.

vi **Ground Contamination / Mine Workings**

Information contained in this section is based on available data obtained through the Council's GGP system, which records known mineral workings. Identification of any mine workings does not in itself infer any ground condition issues but is merely provided to give stakeholders the fullest possible information.

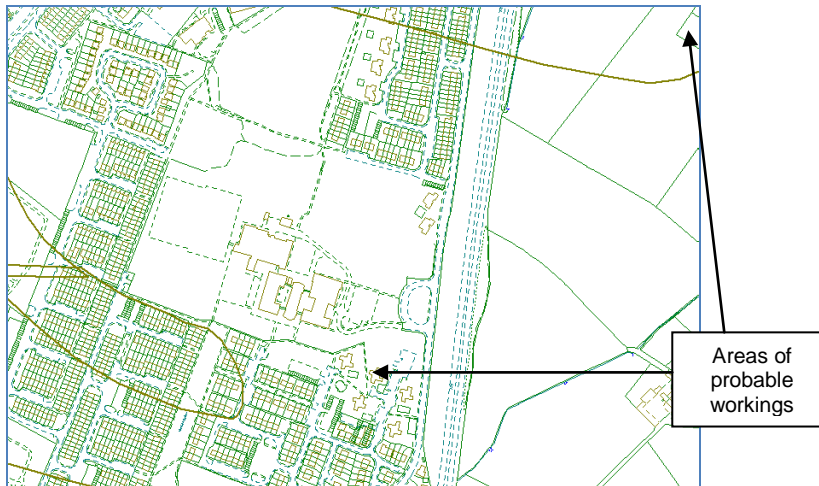
The site was historically farmland prior to the existing school and surrounding housing being erected. It is therefore assumed that any contamination will be at a minimum however further more detailed investigations would require to be undertaken to determine this fully.

The GGP mapping system indicates probable mine workings to the South of the site and approximately 300m to the North (see Figure 3 below). There are no underground Workings or Spine Roadways indicated in the vicinity of the site. The nearest mine entries indicated are 600m to the North East and 670m to the South West.

The BGS web site has three boreholes available for viewing mainly associated with the construction of housing at MacDonald Drive, Macbeth Drive and MacFarlane Drive.

Indications are the Ladyha' Coal seam is at approximately 38m depth and the Kilwinning seam at 56m and again at 67m depth. Further more detailed desktop study would required to be undertaken to determine the extent or not of any mine workings within the development area.

**Figure 3: Probable Mine Workings**



vii. **Construction Period**

There would be no decant required for either of the existing establishments during the construction of the new secondary school on this site. This is a substantial advantage of this site.

viii. **Traffic Management**

James Hamilton Academy is located within an existing residential area with vehicular access to the school from Sutherland Drive, which has traffic calming measures, including road humps in the vicinity of the school. This does not provide ideal vehicular access due to the residences on one side of Sutherland Drive and the associated parking on street. Vehicles can also use routes such as MacDonald Drive, MacNaughton Walk and Graham Place to drop pupils and visitors to the schools; however, there is no direct vehicular access to the James Hamilton Academy campus. A significant amount of parental drop-off and pick-up takes place from these residential cul-de-sacs and there have previously been complaints about indiscriminate parking in the area.

The cul-de-sacs at Macpherson Place and Graham place do provide established footpath walking routes to the school which if not used would cause more congestion on Sutherland Drive.

The site itself is served by the local Stagecoach no. 5 service which operates a one-way loop via Sutherland Drive and Grassyards Road. The service currently only operates between New Farm Loch area and Kilmarnock bus

station and does not connect to the wider catchment of a merged secondary campus.

A combined school campus could result in an increase in the volume of traffic, and mitigating traffic management measures would be required to minimise any congestion in the area that may impact upon local residents. Such measures could include the designation of certain areas for school drop-off/pick-up which could alleviate the impact of the additional traffic.

Depending on the findings of a detailed Traffic Impact Assessment (TIA) it may be necessary to consider additional roads infrastructure such as the provision of a road link from the Grassyards Road side to the site. Road junctions in the vicinity may also require to be improved to provide safe traffic management.

The parking requirements necessary for the school should be investigated fully within any TIA that would be commissioned, should this site be chosen as the location of the new secondary school or 3-18 campus.

ix. **Access to Town Centre**

This site is located on Sutherland Drive, Kilmarnock and is approximately 1.6 miles from the Town Centre as represented by the Burns Mall. The Town Centre manager has been consulted and is of the view that the present pupil and staff population of Kilmarnock Academy do bring trade into the town centre and that therefore any move of the pupils away from the town centre may have an adverse effect.

x. **Architectural and Heritage Issues**

Use of this site would mean that the present Kilmarnock Academy and James Hamilton Academy buildings would be vacated. It is not thought that any architectural or heritage issues will arise from leaving the James Hamilton Academy site. However, the Victorian wing of Kilmarnock Academy is listed and occupies a prominent position on the Kilmarnock skyline. While it would be possible to conserve aspects of the educational heritage in any new location, the Council would require to develop plans to ensure the future of this particular building if this site option was used.

xi. **Decant**

This option would not require a decant of the existing Kilmarnock and James Hamilton Academies during construction and therefore there would be no associated costs or issues arising from this option.

Consideration would have to be given to the future of the New Farm Primary School which is located within the existing campus.

xii. **Cost**

Attached at Appendix 8B are details of the estimated capital cost to construct a new merged school on the James Hamilton Academy site. The capital costs estimate for each option has therefore been transposed into a points score with the lowest receiving 10, and all other options receiving points based on their proximity to the lowest.

xiii. **Ownership**

The land is presently owned by East Ayrshire Council and there are therefore no issues regarding site acquisition or purchase. This is a significant site advantage.

## 5. THE OPTIONS FOR CONSULTATION

5.1 Within this Proposal Document, the Council is seeking public comment and response on the following:

(a) **OPTION 1**

To retain the existing establishments James Hamilton Academy and Kilmarnock Academy, rejecting the offer of Scottish Government financial support. This is included as the base line, as for comparison of the options it is essential to have the “status quo” option. Consequently, Option 1 shows the baseline position.

(b) **OPTION 2**

The creation of a new secondary school campus, comprising:

- A new secondary school, arising from the merger of James Hamilton Academy and Kilmarnock Academy; and
- Community facilities.

That the new secondary school campus be located on land at the existing James Hamilton Academy site.

(c) **OPTION 3**

The creation of a new secondary school campus, comprising:

- A new secondary school, arising from the merger of James Hamilton Academy and Kilmarnock Academy; and
- Community facilities.

That the new secondary campus be located on land, which housed the former Diageo site at Hill Street, Kilmarnock.

(d) **OPTION 4 - ADDED VALUE**

- (i) Should Option 2 be chosen as the site of the new secondary school, there would also be the added value of creating a 3 -18 campus, including the creation of a new primary school, with Early Childhood Centre, arising from the merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School. This was the Council’s preferred option, which was agreed by Cabinet at its meeting of 4 July 2012, and which was

subsequently submitted to the Scottish Government for funding support in July 2012.

- (ii) The value added option would therefore result in:

The creation of a new 3-18 campus, comprising:

- A new secondary school, arising from the proposed merger of James Hamilton Academy and Kilmarnock Academy;
- A new primary school, with an Early Childhood Centre, arising from the proposed merger of New Farm Primary School and Early Childhood Centre and Silverwood Primary School; and
- Community facilities

## 5.2 **EDUCATIONAL BENEFITS STATEMENT**

- (a) There are many benefits that will be realised by both the proposed school merger and either location. The benefits of the proposed school merger, in terms of Options 2, 3 and 4 (the Added Value Option) are discussed in full in the following paragraphs.

## 5.3 **THE EDUCATIONAL BENEFITS OF A MERGED JAMES HAMILTON ACADEMY AND KILMARNOCK ACADEMY**

The Educational Benefits Statement sets out the likely effects, if this option is implemented by East Ayrshire Council. These are as follows:

- i. As an authority, East Ayrshire Council has the highest aspirations for all its children and young people. We strive to build school communities in which everyone is valued and learning is motivating and enjoyable. The joining together of these two secondary schools provides us with opportunity to build on the strengths of both secondary schools to develop a new vibrant learning community in East Ayrshire.
- ii. The implementation of this proposal will help deliver the Council's commitment to making East Ayrshire a positive place to live and work, and for our young people, to learn and develop by the creation of a modern learning environment created for the needs of the 21<sup>st</sup> Century. For example, there will be the opportunity to create facilities as an explicit part of the design for the improved delivery of the STEM subjects (Science Technology Engineering and Mathematics).
- iii. One of the greatest drivers for positive attitudes in learners is motivation. A campus that will offer engaging, challenging experiences within a comfortable, modern and stimulating environment will help learners to develop to their full potential. It would also contribute to the healthy work/life agenda, as staff would be based in a purpose built environment with state of the art facilities and infrastructure.
- iv. This proposal will have a positive impact on the new secondary school to deliver Curriculum for Excellence. These state of the art facilities will offer

flexible learning opportunities that will contribute to the four contexts for learning:

- Ethos and life of the school;
- Curriculum and subjects
- Interdisciplinary learning; and
- Personal achievement

The proposal would also have a positive impact on each young person's broad general education.

- v. This new school will increase opportunities for greater personalisation and choice through an expanded range of in-school provision, including greater subject options and electives and learning pathways through links with Kilmarnock College, the Vibrant Communities Service, Skills Development Scotland, the Ayrshire Chamber of Commerce, Industry and other partners.
- vi. Due to an increasing number of return rates in S5, along with the emerging senior phase, schools are looking to develop a greater range of opportunities and choices. In the current financial climate, this proves a challenge for schools. The new school, however, will have the opportunity to explore alternative methods of delivery with access to a wider range of resources, equipment, facilities, expertise and partnerships with businesses to enable our young people to be ready for the world of work.
- vii. School facilities such as a fitness suite and lifelong learning suite and purpose built outdoor facilities will support health and well being in addition to the skills for learning, life and work agenda by providing young people with the opportunity to become involved in sport. New opportunities will be available for the development of enterprising activities such as sound recording and stage lighting. The ICT infrastructure will provide a platform for emerging and new technologies to be used to support learning and enable the full potential of the use of GLOW to be realised to the benefit of young people.
- viii. With a greater complement of teaching staff, there will be opportunity to review departmental structures, for staff to share practice and to develop valuable and sustainable CPD opportunities. Staff will be able to use existing models, such as teacher learning communities and learning rounds to provide an enhanced model for continuing professional development. Sharing the standard, benchmarking and moderation are areas that are improved when a significant number of professionals work collaboratively, and as a result, pupil performance is increased.
- ix. The campus facilities will not only support and motivate young people during the school hours but also become a vibrant hub for lifelong learning, leisure and fitness within the wider community. Opportunity will be provided to build capacity within the community to develop its lifelong learning and for intergenerational work.

- x. The new campus will provide opportunities to enhance partnerships with other agencies and services such as health and to develop a coherent approach to support the most vulnerable young people and those at risk of missing out.
- xi. The benefits for all young people who are likely to attend the school in the future would be the same as for other pupils.
- xii. The merger of James Hamilton Academy and Kilmarnock Academy would mean that all of the secondary schools in the town of Kilmarnock will have been rebuilt to modern specifications. For this reason, we would anticipate minimal placing requests, however three state of the art schools would also contribute positively to meeting the aspirations of “Make it Kilmarnock” attracting families and business to the town. All pupils in the town and surrounding area would have access to the facilities during out of school hours. Having three state of the art secondary schools within the town will enable partnership working across the three schools increasing CPD opportunities for staff and widening pupil experiences and learning choices. These experiences have already been borne out in St Joseph’s and Grange campuses.
- xiii. Building on the experiences of Grange and St Joseph’s Campuses we would anticipate minimal adverse effects. There have already been initial discussions with Organisational Development regarding support for staff in this transformational change and the development of dynamic leadership to realise this exciting proposal. Through regular meetings with parent councils and the parents forum opportunities for discussion will be available.
- xiv. Our experience with the existing campuses of Grange and St Joseph’s indicates that this new proposal will provide the range of positive outcomes for pupils, young people and the wider community. It will help the Council to deliver its transformational strategy and improve the life chances of all our young people. In particular, the new secondary school would be fully inclusive and accessible for all regardless of physical abilities.
- xv. A new merged secondary school will minimise revenue costs in relation to the two present separate establishments. These economies will arise from reduced management costs, there being a single unified management structure, reduced administrative costs, reduced property costs (for example energy and non domestic rates) and reduced facilities management costs with single catering, cleaning and janitation teams. These revenue savings will free resources for the pupils of the new merged school, but equally children at all East Ayrshire schools will benefit as it will reduce pressure on the overall Council and Departmental budget allowing more to be spent on staffing and resources for everyone.
- xvi. Modern design specifications will be used to reduce revenue costs, for example through energy efficiency. This will also free resources for the general benefit of children and young people in the Authority area.
- xvii. Similarly, the new school will eradicate the present anticipated maintenance costs for the existing buildings in terms of component renewal to keep them

wind and water tight. This will free resources for the general improvement of the school estate, again benefiting all children and young people. Because of its new construction, modern design principles will be applied further releasing resources in terms of efficient energy usage and maintenance. This will again alleviate pressure on the Education Service budget.

- xviii. A new school built to a high specification in a prominent location, with ease of access is likely to act as a magnet both for population and inward investment. This in turn will generate revenue and future employment opportunities for young people.

#### 5.4 **OPTION 2: THE EDUCATIONAL BENEFITS OF A MERGED JAMES HAMILTON ACADEMY AND KILMARNOCK ACADEMY ON THE SITE OF THE PRESENT JAMES HAMILTON ACADEMY**

The Educational Benefits Statement sets out the likely effects, if this option is implemented by East Ayrshire Council. These are as follows:

All of 5.3 (above) and in addition:

- i. The site will allow young people to have direct access to outdoor sports fields and pitches. In this way, the need for children to travel to sports pitches and outdoor facilities as currently happens at Kilmarnock Academy will be removed. This will assist the Council in delivering the Health and Wellbeing aspect of the Community Plan. This will be a significant improvement over present provision.
- ii. The James Hamilton site is significantly larger than the Hill Street site, allowing much greater flexibility in the use of space. This additional space could be used for any or all of:
  - A greater range of internal learning and social areas.
  - Specialist support services areas
  - Increased play area for young people.
  - A lower profile building improving accessibility for children and adults with disabilities.
  - Inclusion of community spaces
  - Environmental gardens
  - Outdoor classrooms
  - Specialist sports facilities
  - Increased car parking space
  - More flexible traffic management schemes
  - Split entry points to the campus
- iii. Ease of access from the New Farm community therefore allowing easy access for use by that community out of school hours. The integration of community facilities within the new secondary school will increase use of the new building, and provide modern facilities for community activities, including leisure.

There are additional non educational site advantages:

- iv. The campus is surrounded on 3 sides by residential areas simplifying access to parents and pupils in comparison to the Hill Street site.
- v. Ease of access to A77/M77 trunk road.

5.5 **OPTION 3: THE EDUCATIONAL BENEFITS OF A MERGED JAMES HAMILTON ACADEMY AND KILMARNOCK ACADEMY ON THE HILL STREET SITE**

The Educational Benefits Statement sets out the likely effects, if this option is implemented by East Ayrshire Council. These are as follows:

All of 5.3 (above) and in addition:

- i. The site will allow young people to have direct access to outdoor sports fields and pitches. In this way, the need for children to travel to sports pitches and outdoor facilities as currently happens at Kilmarnock Academy will be removed. This will assist the Council in delivering the Health and Wellbeing aspect of the Community Plan. This will be a significant improvement over present provision.
- ii. The possibility of nearby high quality additional sports and community related developments in the future as a result of private sector involvement. Indications are that these facilities may be developed to the level where they can provide enhanced work related experiences for young people.
- iii. The southern part of the site is occupied by Kilmarnock College's new campus. This adjacency will allow:
  - Ease of transition from secondary stages to further education;
  - Ease of access to College learning resources for secondary school pupils including this which are specialist or vocationally relevant;
  - Integrated curriculum planning for the senior stage;
  - Access to specialist College courses by young people;
  - Staff to be able to work across sectors with children and young people; and
  - Shared opportunities for joint working and staff development between secondary school and college staff.
- iv. The Principal Designate of Ayrshire College has provided a written statement (below) in support of the Council choosing to locate a new secondary school on land adjacent to the new Kilmarnock Campus, at Hill Street.

*"The co-location of a new school on the Hill Street site would provide the opportunity to deliver a first class learning experience for young people from S1 through to work or further study. The Ayrshire College vision is to create a seven star college delivering high quality learning opportunities in partnership with employers and key stakeholders across Ayrshire. The new campus development on Hill Street will provide access to a state of the art learning environment, students will be supported by talented staff implementing innovative approaches to learning and teaching.*

*There are huge opportunities for the school curriculum to benefit from the facilities within the new college to support vocational learning from S1-S6. The new campus will complement the delivery of Curriculum for Excellence by engaging young people in subject areas which are not viable in individual schools, therefore extending choice.*

*I am confident that co-location of the school and college would bring enormous benefits for young people and provide a short summary below:*

- *Providing access to vocational learning from S1-S6 in a state of the art learning environment;*
- *Joint delivery of vocational programmes to develop skills for work;*
- *Access for young people to subject areas not available in school;*
- *Provide a seamless transition from school to college to encourage young people to engage in further learning and increase the skills level in the local economy;*
- *Access to a comprehensive range of resources – senior pupils could become associate students with access to all college facilities;*
- *Opportunities for peer mentoring of school pupils by college students;*
- *Opportunities for work placements for school pupils in the college;*
- *Opportunities for college students to undertake placements in the school in a range of areas;*
- *Sharing of good practice between the school and college;*
- *Joint staff development to support innovation in learning and teaching; and*
- *Opportunity for exchange of staff to develop skills in different learning environments.”*

- v. Access to a varied local environment including the Town Centre, industrial units, Council offices and services for use in learning.
- vi. Adjacency to Balmoral Road Social Work offices giving ease of access to some multi disciplinary support services.

**There are additional non educational site advantages:**

- vi. Close to main service transport routes including rail and bus.
- vii. Use of this site will mean that a key location at the heart of Kilmarnock will be occupied and therefore contribute directly to the central townscape.
- viii. This location is accessible to the Town Centre by pedestrians and will therefore potentially contribute to the Council's priority for regeneration of the Town Centre.

5.6 **OPTION 4 : THE EDUCATIONAL BENEFITS OF A MERGED JAMES HAMILTON ACADEMY AND KILMARNOCK ACADEMY ON THE SITE OF THE PRESENT JAMES HAMILTON ACADEMY INCORPORATING A MERGED SILVERWOOD PRIMARY SCHOOL AND NEW FARM PRIMARY SCHOOL AND EARLY CHILDHOOD CENTRE**

The Educational Benefits Statement sets out the likely effects, if this option is implemented by East Ayrshire Council. These are as follows:

All of 5.3 and 5.4 (above) and in addition:

The merger of the two primary schools will deliver similar advantages to those which apply to the secondary sector, but which would be additional under this option. These are:

- i. The opportunity to build on the strengths of the two existing primary schools.
- ii. Creation of a modern learning environment at primary school level including STEM subjects and outdoor classrooms.
- iii. Provision of a modern, congenial and healthy learning and working environment for the primary and early years stages.
- iv. The positive impact on a new primary school and early childhood centre to deliver Curriculum for Excellence. These state of the art facilities will offer flexible learning opportunities that will contribute to the four contexts for learning:
  - Ethos and life of the school;
  - Curriculum and subjects;
  - Interdisciplinary learning; and
  - Personal achievement.

as well as to each young person's broad general education.

- v. Campus facilities such as a fitness suite and lifelong learning suite and purpose built outdoor facilities will support health and well being in addition to the skills for learning, life and work agenda by providing young people with the opportunity to become involved in sport. The ICT infrastructure will provide a platform for emerging and new technologies to be used to support learning and enable the full potential of the use of GLOW to be realised to the benefit of young people.
- vi. A larger complement of teaching staff, will allow a wider range of staff skills and interests with the opportunity to share practice and to develop valuable and sustainable CPD opportunities. Staff will be able to use existing models, such as teacher learning communities and learning rounds to provide an enhanced model for continuing professional development. Sharing the standard, benchmarking and moderation are areas that are improved when a significant number of professionals work collaboratively, and as a result, pupil performance is increased.

- vii. The benefits for all young people who are likely to attend the school in the future would be the same as for other pupils.
- viii. As with the secondary school proposal, staff will be supported to make the transition and there will be opportunities to discuss each stage with parents councils and the parents forums.
- ix. This proposal will provide the range of positive outcomes for pupils, young people and the wider community at primary and early years levels. It will help the Council to deliver its transformational strategy and improve the life chances of all our young people. In particular, the new primary school would be fully inclusive and accessible for all regardless of physical abilities.
- x. In addition to all of the above, the creation of a 3-18 campus will have the following educational advantages:
  - Easing transition between three stages of education secondary, primary and early years with better outcomes for children at transition points;
  - Increased and easier possibilities for cross sectoral work with staff moving between stages of education facilitating continuous learning experiences for young people;
  - Shared learning resources between establishments with greater access to a larger and more varied pool;
  - Shared resources for staff continuing professional development;
  - A bigger pool of staff expertise, interests and skills in one location opening the way for an improved range of learning experiences for young people;
  - Easier integrated working involving support services such as educational psychology, learning support, health and social services with these specialist services being better able to plan across sectors and work with one enlarged staff team, and as a result;
  - better personalised planning for children with additional support needs; and
  - improved transition processes for children with additional support needs.
- xi. A new merged primary school co-located with the merged secondary school will reduce revenue costs even further in relation to the two present separate establishments. As with the secondary schools, these economies will arise from reduced management costs, there being a single unified management structure, reduced administrative costs, reduced property costs (for example energy and non domestic rates) and reduced facilities management costs with single catering, cleaning and janitation teams. These revenue savings will free resources for the pupils of the new merged school, but equally children at all East Ayrshire schools will benefit as it will reduce pressure on the overall Council and Departmental budget allowing more to be spent on staffing and resources for everyone.
- xii. Modern design specifications will be used to reduce revenue costs, for example through energy efficiency. This will also free resources for the general benefit of children and young people in the Authority area.

- xiii. Similarly, the new school will eradicate the present anticipated maintenance costs for the existing buildings in terms of component renewal to keep them wind and water tight. This need is particularly acute in relation to Silverwood Primary School which has been assessed by independent consulting engineers as only having a finite further useful life. This will free resources for the general improvement of the school estate, again benefiting all children and young people. Because of its new construction, modern design principles will be applied further releasing resources in terms of efficient energy usage and maintenance. This will again alleviate pressure on the Education Service budget.
- xiv. The incorporation of these schools into a single build project will minimise the capital costs that would otherwise accrue from two or more separate capital projects. These savings will be at all stages – design, procurement and construction. Given the high levels of maintenance and repair reflected in the School Estates Management Plan, this factor is of significant in terms of the overall benefit to children across East Ayrshire.
- xv. The integration of community facilities within the new 3-18 campus will promote increased use of the new building, and provide modern facilities for community activities, including leisure.
- xvi. Taking points xi to xv above together the co-location with the secondary school of a merged primary school and Early Childhood Centre composed of Silverwood Primary and New Farm Primary and Early Childhood Centre is the best value option benefiting the children of these establishments but also all of the children of East Ayrshire. The resulting savings from revenue and capital together are highly significant and will therefore deliver maximum benefit to both the local and wider Authority area and its children and young people.

There are additional non educational advantages of this option:

- xvii. Families with secondary and primary or early years aged children will have all educational service concentrated in one area, for example easing problems of school transport or family emergencies.

## 5.7 **PREFERRED OPTION**

- (i) An options appraisal exercise on each of the options considered was undertaken by officers from a range of Council services and the results of this work were approved by the Department of Educational and Social Services management team meeting. The options appraisal took account of educational benefits that will be delivered, the financial considerations and available funding support from the Scottish Government, and maximising the number of young people who would directly benefit from the relevant proposals. The summarised score of each option are shown in Table 16 below, with full details of the scoring matrix for each Option shown at Appendix 8 (A-C).

**Table 16: Results of the Options Appraisal Exercise**

<b>Option</b>	<b>Option Appraisal Score</b>
<b>Option 1: Status Quo.</b>	<b>40.97</b>
<b>Option 2: A new secondary school campus at existing James Hamilton Academy site.</b>	<b>75.51</b>
<b>Option 3: A new secondary school campus at the former Diageo site, at Hill Street, Kilmarnock.</b>	<b>77.26</b>
<b>Option 4: Added Value Option: A new 3-18 campus at the existing James Hamilton Academy site.</b>	<b>97.50</b>

### **5.8 Option Appraisal - Assumptions**

- (i) In completing the financial scoring for each of the options it should be noted that a number of assumptions have been made, based on the available information at this time. For example, it has been assumed there would be no purchase price for the ground at Hill Street.
- (ii) In addition, it has been assumed that a capital receipt would be generated if the Council were to proceed with the Hill Street site and dispose of the existing Kilmarnock Academy site and either all of or part of the existing James Hamilton Academy site, depending on the future location of New Farm Primary School and Early Childhood Centre or a new merged Primary School.
- (iii) The financial scoring for Options 2 and 3 have included the cost of a new primary school build, based on the capital cost for the new Gargieston Primary School and Early Childhood Centre, as any decision on the future of education provision at James Hamilton Academy will impact on New Farm Primary School and Early Childhood Centre. The capital costs of construction are based on best estimates using British Construction Industry Standards (BCIS) and revenue implications have been determined using tried and tested methodology within East Ayrshire Council.
- (iv) The degree of sensitivity around these assumptions means that the financial consequences of options 2, 3 and 4 may alter in the future, depending on the variables outlined in the previous paragraphs.

### **Preferred Option**

- 5.9 Having considered all of the relevant factors, the Council's preferred option is to create a new 3-18 campus, with community facilities, that is located on the site of the existing James Hamilton Academy campus, accepting the Scottish Government's offer of financial support towards construction costs.
- 5.10 The educational benefits for the preferred option are set out in paragraphs 5.4 and 5.6 (above). If, following the consultation exercise, the added value option does not emerge as the option to be pursued, a new separate consultation on

the future of education provision at New Farm Primary School and Nursery Class and Silverwood Primary School would be required. This potential consultation exercise would include several options, none of which would be able to demonstrate the educational advantage and cost effectiveness in capital and revenue terms of Option 4.

## **6. SCHOOLS (CONSULTATION (SCOTLAND) ACT 2010**

6.1 James Hamilton Academy, Kilmarnock Academy, New Farm Primary School and Early Childhood Centre and Silverwood Primary School have been classified as urban schools. This means that these schools are located in close proximity to the amenities that are located within the town of Kilmarnock. Accordingly, the provisions contained within sections 12 and 13 of the Schools (Consultation) (Scotland) Act 2010 do not apply. Notwithstanding this, the Council has considered the proposal against the following criteria:

- Alternatives to the closure proposal;
- Likely effect on the local community; and
- Likely effect caused by different travelling arrangements.

### **6.2 Alternatives to the Closure Proposal**

The Options Appraisal, which was completed prior to the submission for funding demonstrated that:

- Construct a new 3 – 18 campus with:
  - A new secondary school resulting from the merger of Kilmarnock Academy and James Hamilton Academy;
  - A new primary school arising from the merger of New Farm Primary School and Nursery Class and Silverwood Primary School; and
  - Community facilities.

On land at the existing James Hamilton Academy and New Farm Primary School and Nursery Class campus represents the Council's preferred option which was described in the Cabinet paper covering the original submission to the Scottish Government for funding which was considered on 04 July 2012.

### **6.3 Likely effect on the Local Community**

#### **(a) James Hamilton Academy**

James Hamilton Academy is located in the New Farm area of Kilmarnock. In close vicinity to the school are local shops which are frequented by some pupils at lunchtime, there is also a chemist and a bookmakers.

New Farm also has a community centre operated by the community association. It is rarely used by the James Hamilton Academy and is therefore not reliant on the school as a regular source of income.

(b) **Kilmarnock Academy**

Kilmarnock Academy is located in the centre of Kilmarnock and very close to the commercial town centre with its range of shops and food outlets which are frequented by some pupils at lunchtime.

There are no community centres in the immediate vicinity of Kilmarnock Academy, although the Dick Institute, Grand Hall and Palace Theatre are close by. None of these amenities is reliant on the school as an income source.

6.4 **Likely effect caused by different travelling arrangements**

- (a) It is current Council policy to provide free transport to and from school for primary aged pupils who reside more than 1 mile from their catchment area school and for secondary pupils who reside more than 2 miles from their catchment area school. From August 2013, the Council policy will provide free transport to and from school for those secondary aged pupils who reside more than 3 miles from their catchment area school.
- (b) If the proposal is implemented, any pupils who live outwith the Council's distance criteria at the time of implementation will be provided with access to free transport.

**Table 17: JAMES HAMILTON ACADEMY / KILMARNOCK ACADEMY SITE OPTIONS - TRANSPORT ANALYSIS**

PRIMARY SCHOOL CATCHMENT	PUPILS	CURRENT TRANSPORT COST		COST BASED ON NEW COUNCIL POLICY (3 MILES)	
		KILMARNOCK ACADEMY SITE	JAMES HAMILTON ACADEMY SITE	JAMES HAMILTON ACADEMY SITE	HILL STREET SITE
Onthank Primary	419		£84,000	£67,453	£6,156
Silverwood Primary	175		£0	£0	2,964
New Farm Primary	167		£0	£0	£0
Hillhead Primary	138	£0		£42,333	£0
Loanhead Primary	186	£0		£0	£0
Kirkstyle Primary	191	£0		£48,584	£48,584
<b>Total</b>	<b>1,276</b>	<b>£0</b>	<b>£84,000</b>	<b>£158,370</b>	<b>£57,704</b>

- (c) The above table demonstrates that it is estimated that a new secondary school located on the James Hamilton Academy site will incur an estimated

£74,370 in additional transport costs, while the Hill Street site would save an estimated £26,296 in transport costs.

- (d) Any staff who are redeployed to alternative schools will be transferred on the Council's terms and conditions in place at that time.

## **7. CONSEQUENCES OF THE PREFERRED OPTION**

- 7.1 The preferred option would result in pupils of James Hamilton Academy, Kilmarnock Academy, New Farm Primary School and Nursery Class and Silverwood Primary School learning in a school building that is modern and designed for the delivery of a 21<sup>st</sup> Century curriculum. The staff, Parent Councils, parents and communities of both schools will be consulted fully on the development of plans for the integration of pupils from both schools into the new 3 – 18 campus.
- 7.2 Where necessary, any aspect of the implementation of these proposals that impacts on staff will result in consultation with the relevant trade unions and the individuals concerned.
- 7.3 In relation to the pre-school provision in a 3 -18 campus, an options appraisal will be completed to determine the most effective means by which this provision can be delivered. This element would only be considered if the Council chooses the Sutherland Drive site for the new campus.
- 7.4 Depending on the location of the new 3 – 18 campus or secondary school, the proposal will result in the existing buildings of James Hamilton Academy or Kilmarnock Academy, or both, being declared surplus for educational requirements and disposed of by the Council. The Council does, however, recognise the distinctive contribution of the 1890s Kilmarnock Academy building to the town's skyline and its urban heritage. Should the merger proposal be accepted, and the new secondary school be located on one of the two identified sites, careful consideration will be given by the Council to the future use of this iconic building.
- 7.5 As in other developments it will be possible to move those aspects of the heritage of the school, such as the internal war memorial to the new school and incorporate it sympathetically in the design. Similarly, it will be possible to recreate the dux boards and equivalent memorabilia and by these measures preserve the educational heritage aspects as a living part of the ethos of the new school. The same will be possible for James Hamilton Academy.
- 7.6 It would be the Council's intention to create community facilities into either the new 3 – 18 campus or the new secondary campus, if following consultation, the site of the James Hamilton Academy campus is chosen as the new build location. This will therefore result in the closure of New Farm Community Centre and the Community Association and users of the present centre will also be advised of the improved community use of the potential new campus and/or the relocation of particular activities. It should be noted that the Council has previously agreed to transfer its community facilities to an Arms Length

External Organisation (ALEO), and any decision taken on the future of the Community Centre would be taken in conjunction with that organisation.

## **8. OTHER ISSUES**

### **8.1 Management of Proposals**

- (a) It is intended that pupils from Kilmarnock Academy and James Hamilton Academy will be integrated within a new secondary school from the start of the 2017/18 academic session, which commences in August 2017, or as soon as possible thereafter. This date will also see the pupils from New Farm Primary School and Early Childhood Centre and Silverwood Primary School be incorporated into a new primary school and allow the Council to conduct the necessary consultation in accordance with the relevant statutory frameworks.
- (b) It is acknowledged that should the proposal be approved and implemented, forward planning will be required from the Department of Educational and Social Services and school senior staff, as a matter of good management practice. This planning is necessary in respect of curriculum delivery, staff management and associated issues. This will be secured under the normal management arrangements for such projects.
- (c) Since the roll of either of the secondary schools or either of the primary schools will be less than 40 % of the merged schools it is formally classified as an amalgamation. This means that there are specific arrangements for issues such as recruitment to promoted posts in the merged school. Most teaching and ancillary staff will however transfer to the newly merged schools in proportion to the school roll and the Council has in place tried and tested specific procedures that will be followed.

The name of the new schools would not be determined by the Council at this stage of the project. Such matters are determined in consultation with parents, staff and the young people themselves.

## **9. FINANCIAL IMPLICATIONS**

### **9.1 Net Present Value Calculations**

- (a) As part of this exercise, the Asset Management Service has assessed the costs relating to the options under consideration. The following financial information has therefore been collated for each option:
- Initial capital expenditure; and
  - Whole life capital and revenue costs, including an assessment of revenue savings where applicable.
- (b) It should be noted that the whole life costs included within the financial assessment model relates to the costs associated with running the current

facilities as a baseline position. As a result the financial assessment only takes cognisance of those additional costs or savings expected as a result of the option relative to this baseline position.

- (c) When comparing options, some costs and benefits will occur in different time periods. The technique of discounting has therefore been used to convert costs and benefits to Net Present Values (NPV) for comparative purposes. Discounting is a separate concept from inflation and is based on the principle that, generally, people prefer to receive goods and services now rather than later. Costs are therefore expressed at today's prices unless particular prices are expected to increase at a significantly higher or lower rate than general inflation in which case an allowance for this relative price change has been included. The discount rate used is the Social Time Preference Rate calculated by the UK Treasury at 3.5% and applied consistently to all options.
  - (d) The NPV assessment for each option has therefore been transposed into a points score with the lowest NPV receiving 100, and all other options receiving points based on their proximity to the lowest. See Appendix 2 for details.
  - (e) The Scottish Government have confirmed that they will fund 66.7% of the construction costs for the secondary school and 50% of the cost of a primary school reflecting the pupil roll at New Farm Primary School and Early Education Centre and this has been incorporated in to the NPV calculations. The support for a new build primary school would only apply in respect of Option 4.
- 9.2 The ground conditions of the site chosen to house the new secondary school will impact on the overall cost. For example, mine workings may require to be addressed at all three sites, flood protection works would be required at the Scott Ellis site and there will be decant costs incurred during the construction period if the Kilmarnock Academy site is chosen.

The following specific site costs could be incurred, depending on which site is chosen:

- Remedial work to address ground stabilisation arising from mineworkings; and
  - Traffic management;
- (c) It is likely that the Council would have to fund the entire cost of any additional ground works. An allowance for groundworks and traffic management has been included for both sites and, following recognised practice, a minimum contingency allowance of 5% has been included in the estimated costs to deal with unforeseen circumstances and design risk.
  - (d) The Council will also assume full component renewal and lifecycle costs for the new build over the lifetime of the building. The costs of such work will be factored into future capital programmes.

### 9.3 Revenue Costs

- (a) Tables 18 and 19 (below) shows the revenue savings which would arise if the proposed secondary school merger or 3-18 campus is implemented.

**TABLE 18: INDICATIVE REVENUE SAVINGS ARISING FROM A MERGER OF JAMES HAMILTON ACADEMY AND KILMARNOCK ACADEMY**

Revenue Budget 2013/14	(A)	(B)	(C)=(A)+(B)	(D)	(E)=(C-D)
	James Hamilton Academy	Kilmarnock Academy	Combined	New Secondary School	Revenue Savings
	(£000s)	(£000s)	(£000s)	(£000s)	(£000s)
Teaching Staff, including absence cover	2,238	2,063	4,301	3,802	499
Local Government Staff	221	221	442	264	178
Property Costs	365	285	650	606	44
Transport Costs	3	2	5	4	1
Supplies and Services	33	30	63	58	5
Administration Costs	7	9	16	13	3
Continuing Professional Development etc	10	16	26	24	2
Parent Council / School Activities	2	2	4	2	2
<b>TOTAL DEVOLVED BUDGETS</b>	<b>2,879</b>	<b>2,628</b>	<b>5,507</b>	<b>4,773</b>	<b>734</b>
Onsite Services	254	287	541	321	220
<b>TOTAL DIRECT BUDGETS</b>	<b>3,133</b>	<b>2,915</b>	<b>6,048</b>	<b>5,094</b>	<b>954</b>

**TABLE 19A: INDICATIVE REVENUE SAVINGS ARISING FROM THE CREATION OF A 3 - 18 CAMPUS (SECONDARY)<sup>5</sup>**

Revenue Budget 2013/14	(A)	(B)	(C)=(A)+(B)	(D)	(E)=(C-D)
	James Hamilton Academy	Kilmarnock Academy	Combined	New Secondary School (including campus property and Onsite Services)	Revenue Savings
	(£000s)	(£000s)	(£000s)	(£000s)	(£000s)
Teaching Staff, including absence cover	2,238	2,063	4,301	3,802	499
Local Government Staff	221	221	442	264	178
Property Costs	365	285	650	720	(70)
Transport Costs	3	2	5	4	1
Supplies and Services	33	30	63	58	5
Administration Costs	7	9	16	13	3
Continuing Professional Development etc	10	16	26	24	2
Parent Council / School Activities	2	2	4	2	2

<sup>5</sup> The revenue savings arising from the creation of a 3-18 campus take account of additional Non Domestic Rates, Janitorial, Catering and Cleaning costs which are reflected in the secondary school property and Onsite Services' costs.

<b>TOTAL DEVOLVED BUDGETS</b>	<b>2,879</b>	<b>2,628</b>	<b>5,507</b>	<b>4,887</b>	<b>620</b>
Onsite Services* (All 4 establishments)	0	0	683	391	292
<b>TOTAL DIRECT BUDGETS</b>	<b>2,879</b>	<b>2,628</b>	<b>6,190</b>	<b>5,278</b>	<b>912</b>

**TABLE 19B: INDICATIVE REVENUE SAVINGS ARISING FROM THE CREATION OF A 3 - 18 CAMPUS (PRIMARY)<sup>6</sup>**

Revenue Budget 2013/14	(A) New Farm Primary School and Early Childhood Centre	(B) Silverwood Primary School	(C)=(A)+(B) Combined	(D) New Primary School (excluding campus property and Onsite Services)	(E)=(C-D) Revenue Savings
	(£000s)	(£000s)	(£000s)	(£000s)	(£000s)
Teaching Staff, including absence cover	515	526	1,041	942	99
Local Government Staff	30	30	60	53	7
Property Costs	2	82	84	4	80
Transport Costs	0	0	0	0	0
Supplies and Services	5	5	10	9	1
Administration Costs	2	2	4	3	1
Continuing Professional Development etc	4	3	7	7	0
Parent Council / School Activities	1	1	2	1	1
<b>TOTAL DEVOLVED BUDGETS</b>	<b>559</b>	<b>649</b>	<b>1,208</b>	<b>1,019</b>	<b>189</b>
Onsite Services	0	0	0	0	0
<b>TOTAL DIRECT BUDGETS</b>	<b>559</b>	<b>649</b>	<b>1,208</b>	<b>1,019</b>	<b>189</b>

**TABLE 19C: INDICATIVE REVENUE SAVINGS ARISING FROM THE CREATION OF A 3-18 CAMPUS**

ELEMENT	INDICATIVE REVENUE SAVINGS (£000s)
New Secondary School	912
New Primary School	189
<b>TOTAL INDICATIVE REVENUE SAVINGS</b>	<b>1,101</b>

#### 9.4 Assumptions

In calculating the revenue savings which are anticipated to accrue from proposed the merger of James Hamilton Academy and Kilmarnock Academy or the creation of a new 3-18 campus the following assumptions have been made:

<sup>6</sup> The revenue savings arising from the creation of a 3-18 campus take account of additional Non Domestic Rates, Janitorial, Catering and Cleaning costs which are reflected in the secondary school property and Onsite Services' costs.

- All savings which arise from the schools' delegated budgets are calculated from the formulae that the Council uses to create school budgets;
- Any impact on staff will follow the Council's tried and tested Human Resource procedures;
- Non domestic rates for a new secondary school and 3-18 campus is based on the gross internal floor area of the new build with an allowance for improved building conditions;
- Utility budgets reflect are based on the expanded footprint with an adjustment to reflect modern building techniques which will reduce overall consumption;
- Cleaning costs reflect the gross internal floor area of a new build secondary or a new build 3-18 campus; and
- Janitorial and catering staff costs reflect the increases size of the proposed establishments and the number of pupils who will attend.

## 9.5 Existing School Sites and New Farm Community Centre

- (a) Whatever location is chosen for the new secondary school, or 3 – 18 campus, as the site of the existing Kilmarnock Academy does not have sufficient space for the development of a new secondary school, they will be declared surplus to educational requirements, and will be subject to an options appraisal exercise to consider their future use. In addition, the opportunity for increased integration of service delivery will result in the closure of the existing community centre, which will be relocated into accommodation within the new campus. The existing community centre building would be declared surplus to the requirements of the Council.
- (b) If the new secondary school is located on land at Hill Street, Kilmarnock, the buildings of the James Hamilton Academy campus will be declared surplus to educational requirements, and then marketed for sale. Consideration would have to be given for the location of a merged New Farm Primary School and Nursery Class and Silverwood Primary School.
- (c) If the 3 – 18 proposal is accepted, and sited on ground at the existing James Hamilton Academy campus, the school buildings of Silverwood Primary School will be declared surplus to educational requirements, and then marketed for sale.

## 10. RESPONDING TO THE PROPOSAL

- 10.1 Interested parties are invited to respond to the Proposal by making written or electronic submissions on the proposal to:
  - The Executive Director of Educational & Social Services, East Ayrshire Council, Council Headquarters, London Road, Kilmarnock KA3 7BU; or
  - [education.consultation@east-ayrshire.gov.uk](mailto:education.consultation@east-ayrshire.gov.uk)

- 10.2 For the convenience of those wishing to respond, a form is provided at Appendix 9, and is also available on the council's website at:

**[www.east-ayrshire.gov.uk](http://www.east-ayrshire.gov.uk)**

Those wishing to respond are invited to state their relationship with the school – for example, “Pupil of XXX Academy / Primary School”, “Parent of a child at XXX Academy / Primary School”, “Grandparent of a child at XXX Academy / Primary School”, “Former pupil of XXX Academy / Primary School”, “Teacher of XXX Academy / Primary School”, “Member of the Community” etc. Responses from the Parent Councils, staff, and Pupil Council are particularly welcome.

- 10.3 Those sending in a response, whether by letter or electronically should know that their response will be open to public scrutiny and may have to be supplied to anyone making a reasonable request to see it. If they do not wish their response to be publicly available, they should clearly write on the document: “I wish my response to be considered as confidential with access restricted to elected members and council officers of East Ayrshire Council.” Otherwise, it will be assumed that the person making the response agrees to it being made publicly available.

## **11. RECOMMENDATIONS**

- 11.1 On 24 April 2013, the Cabinet of East Ayrshire Council agreed to adopt, for the purpose of consultation, that:

- (i) Education provision at James Hamilton Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;
- (ii) Education provision at Kilmarnock Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and
- (iii) That the young people attending these establishments transfer to a new build secondary school, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, to be sited on ground at either:
  - The existing James Hamilton Academy site on Sutherland Drive, Kilmarnock; or
  - The former Diageo site on Hill Street, Kilmarnock

Further:

- (iv) That the delineated area of the new secondary school be created with effect from the start of the 2017/18 academic session in August 2017,

or as soon as possible thereafter, from the amalgamation of the delineated areas of James Hamilton Academy and Kilmarnock Academy.

Further, in the alternative:

- (v) That if the new secondary school is sited at the existing James Hamilton Academy site then:
- (vi) Education provision at New Farm Primary School and Early Childhood Centre be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;
- (vii) Education provision at Silverwood Primary School be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and
- (viii) That the young people attending these establishments transfer to a new Primary School within an integrated new build Secondary, Primary and Early Childhood Centre campus on the present James Hamilton Academy campus site, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter.

Further:

- (ix) That the delineated area of the new primary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of New Farm Primary School and Early Childhood Centre and Silverwood Primary School.
- (x) That the possible location of new educational facilities in the New Farm area will create opportunities for integrated service delivery which would have implications for the existing New Farm Community Centre; and
- (xi) Otherwise note the contents of this report.

11.2 It is also recommended that:

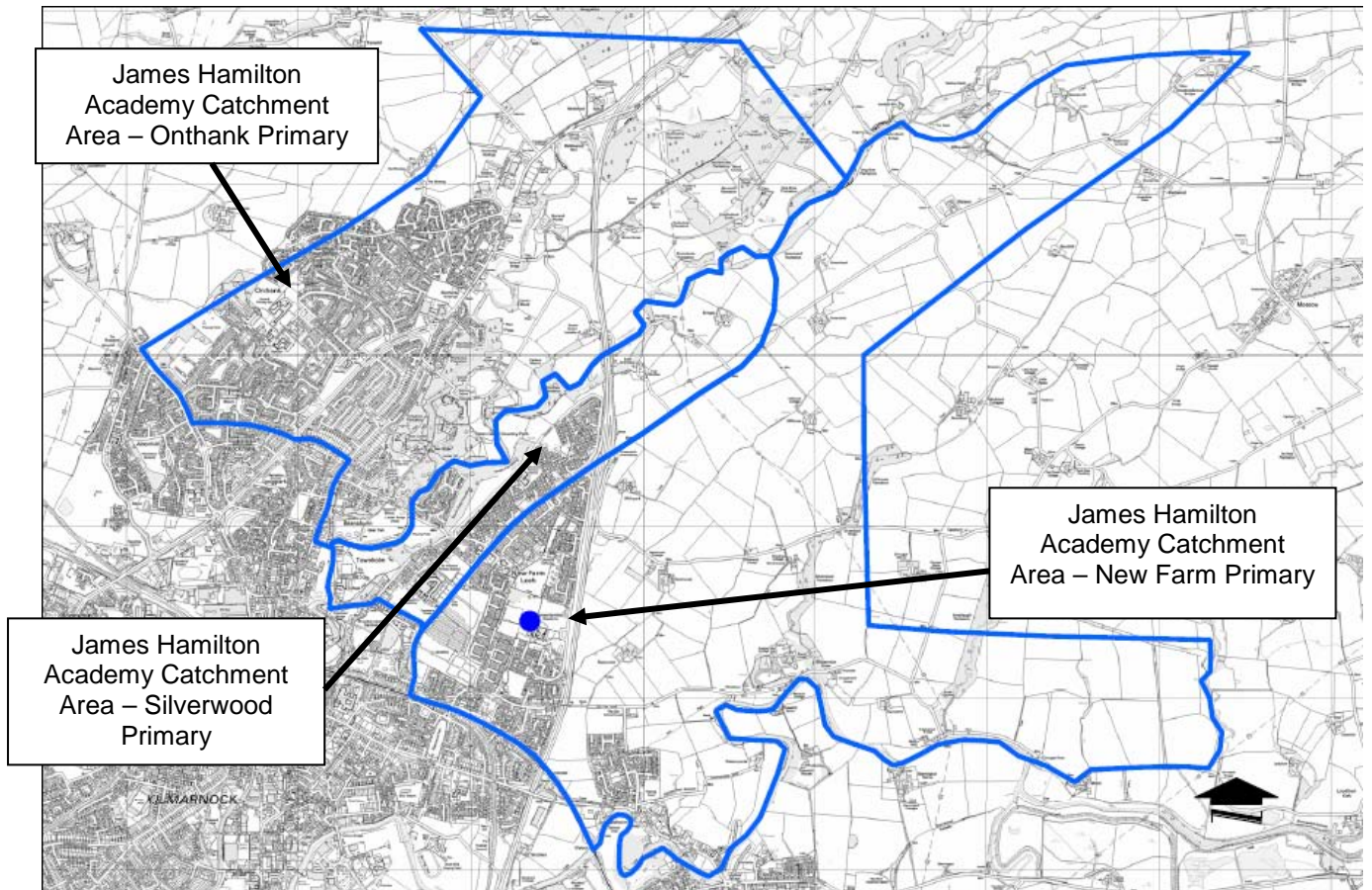
- i) interested parties be invited to make written or electronic submissions on the proposal to:
  - The Executive Director of Educational & Social Services, East Ayrshire Council, Council Headquarters, London Road, Kilmarnock KA3 7BU; or
  - [education.consultation@east-ayrshire.gov.uk](mailto:education.consultation@east-ayrshire.gov.uk)

no later than close of business on **28 June 2013**.

- ii) The Executive Director of Educational & Social Services prepares a report on the results of the Proposal process for consideration at a future meeting of the Cabinet.

Graham Short  
Executive Director of Educational and Social Services

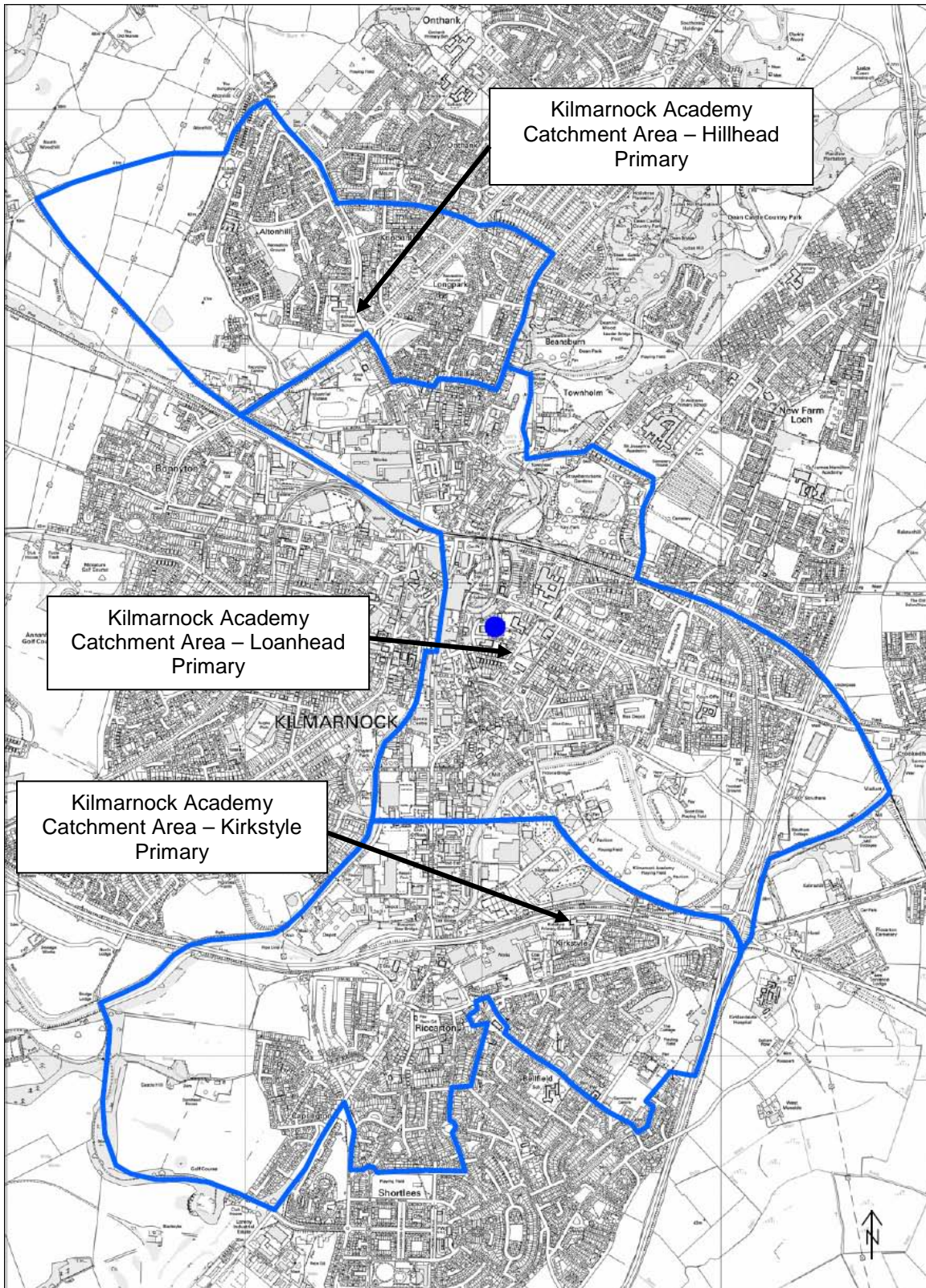
JAMES HAMILTON ACADEMY – CATCHMENT AREA



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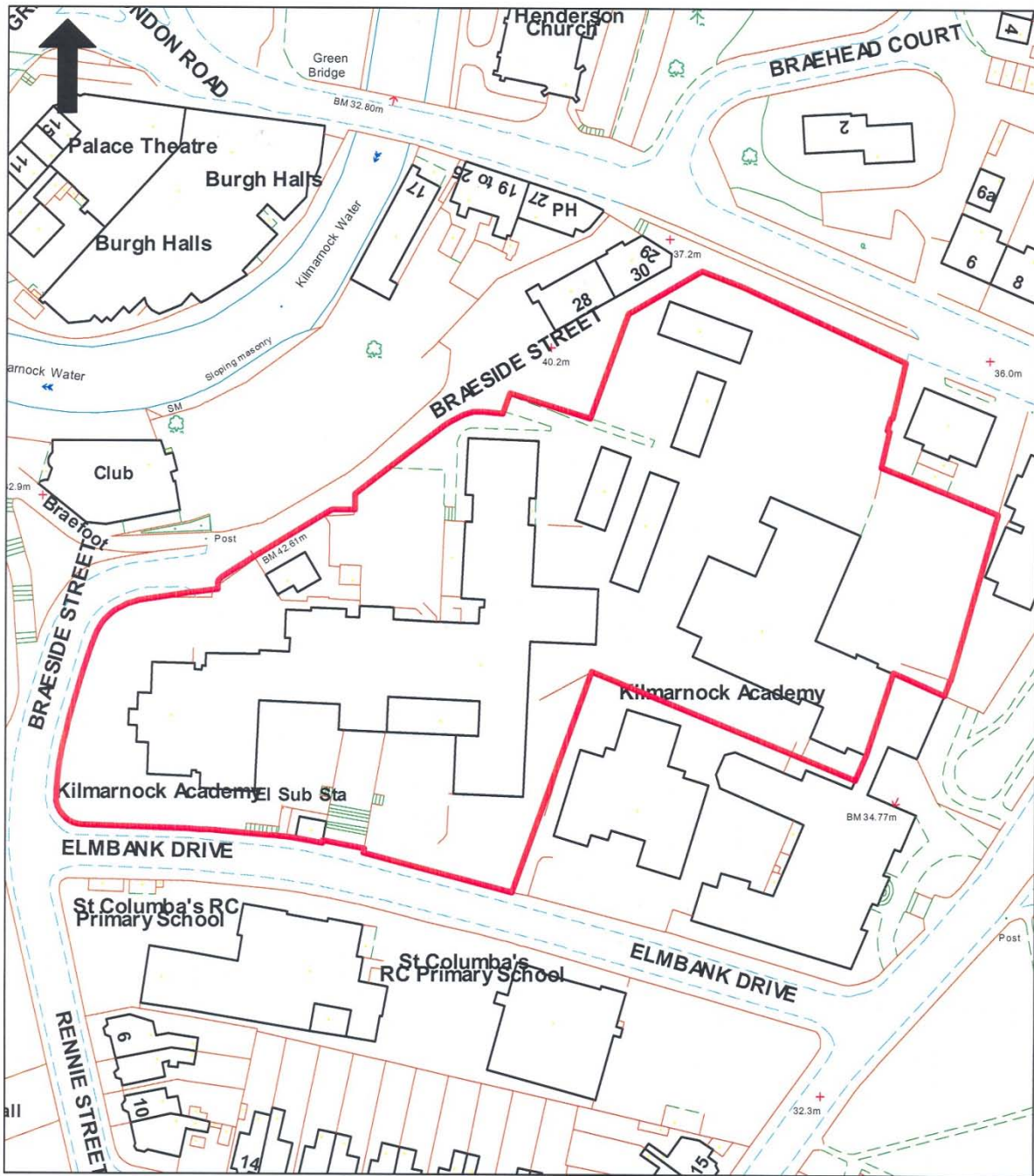


**KILMARNOCK ACADEMY – CATCHMENT AREA**

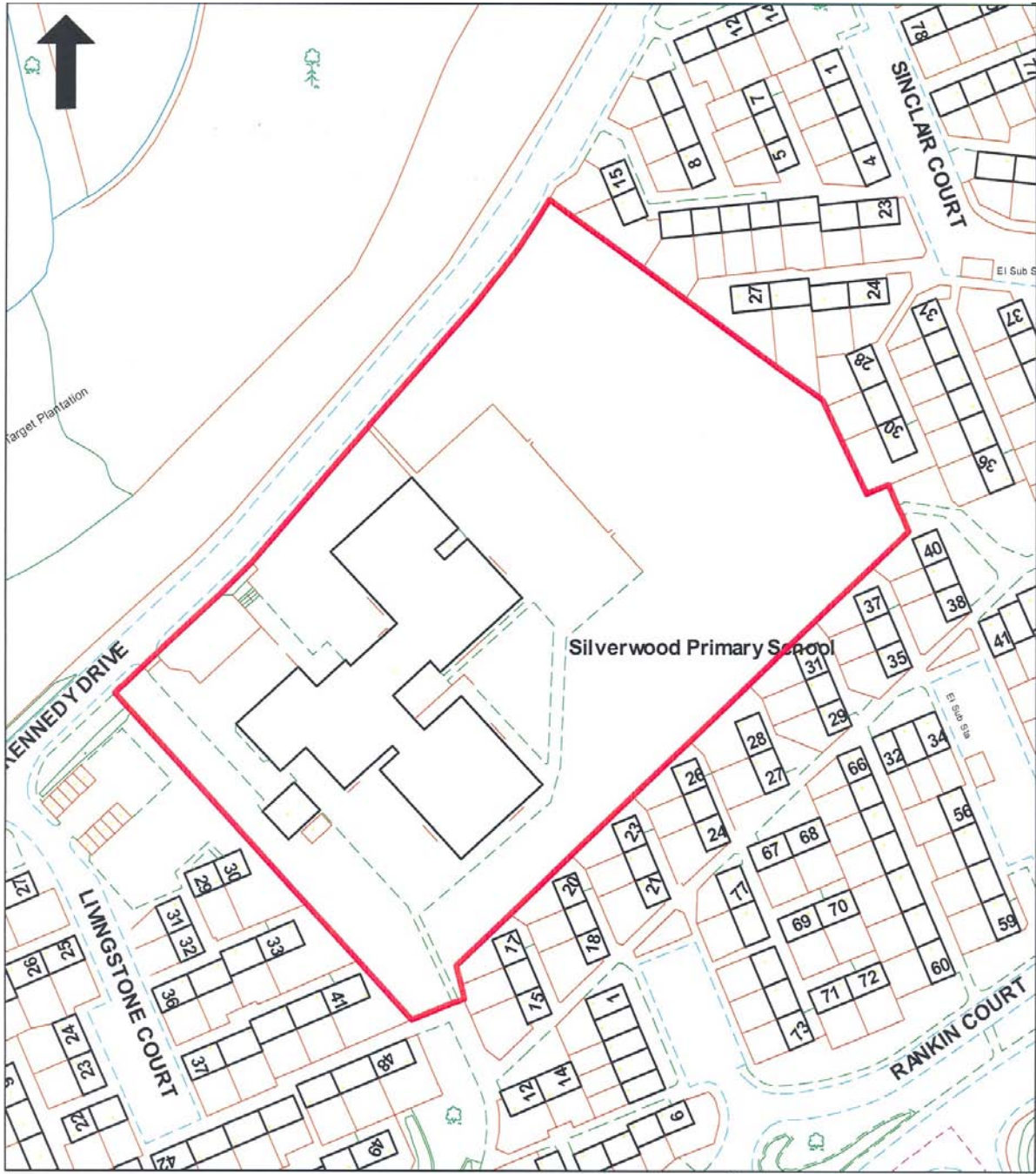


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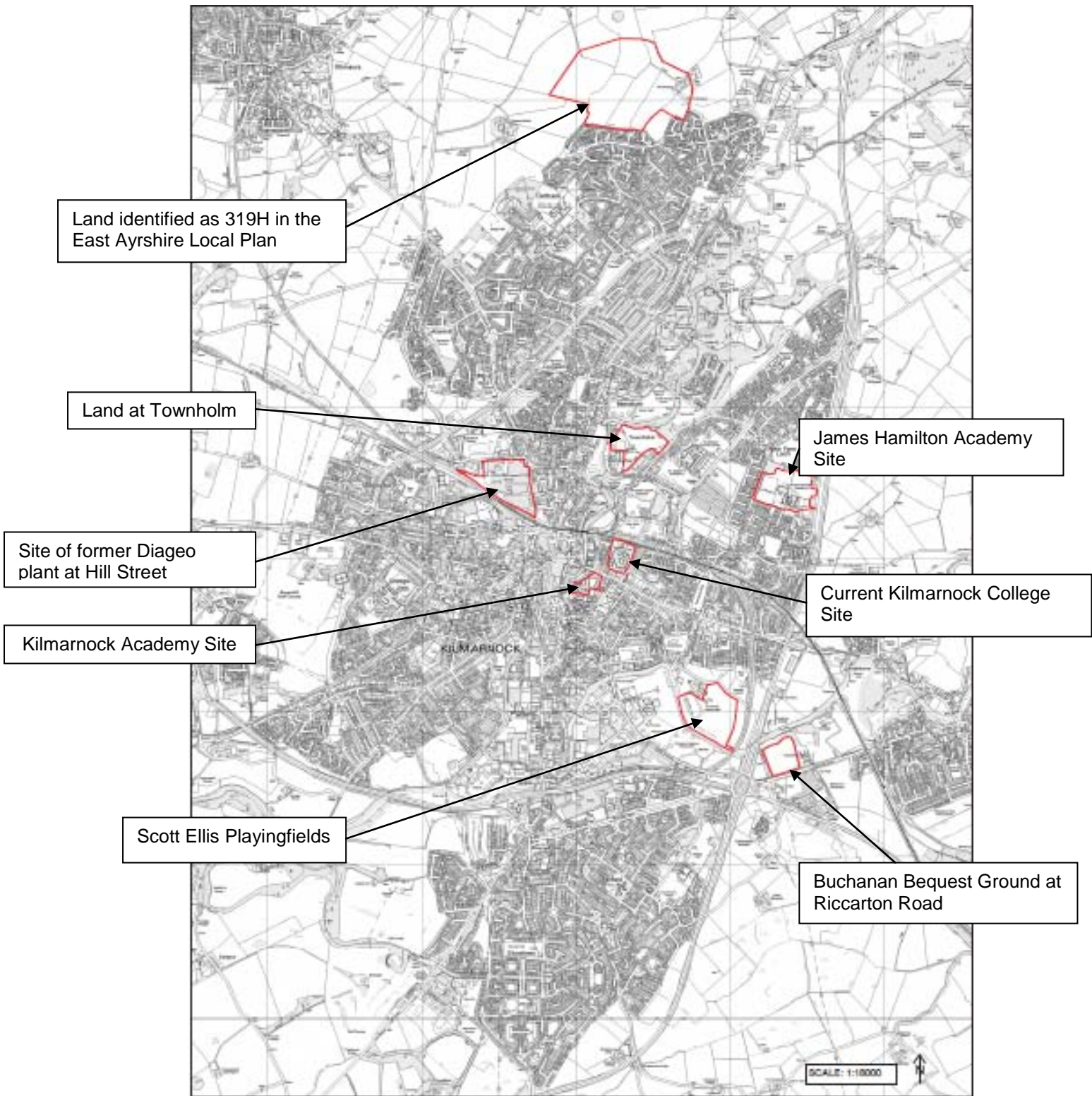
KILMARNOCK ACADEMY – SITE LAYOUT



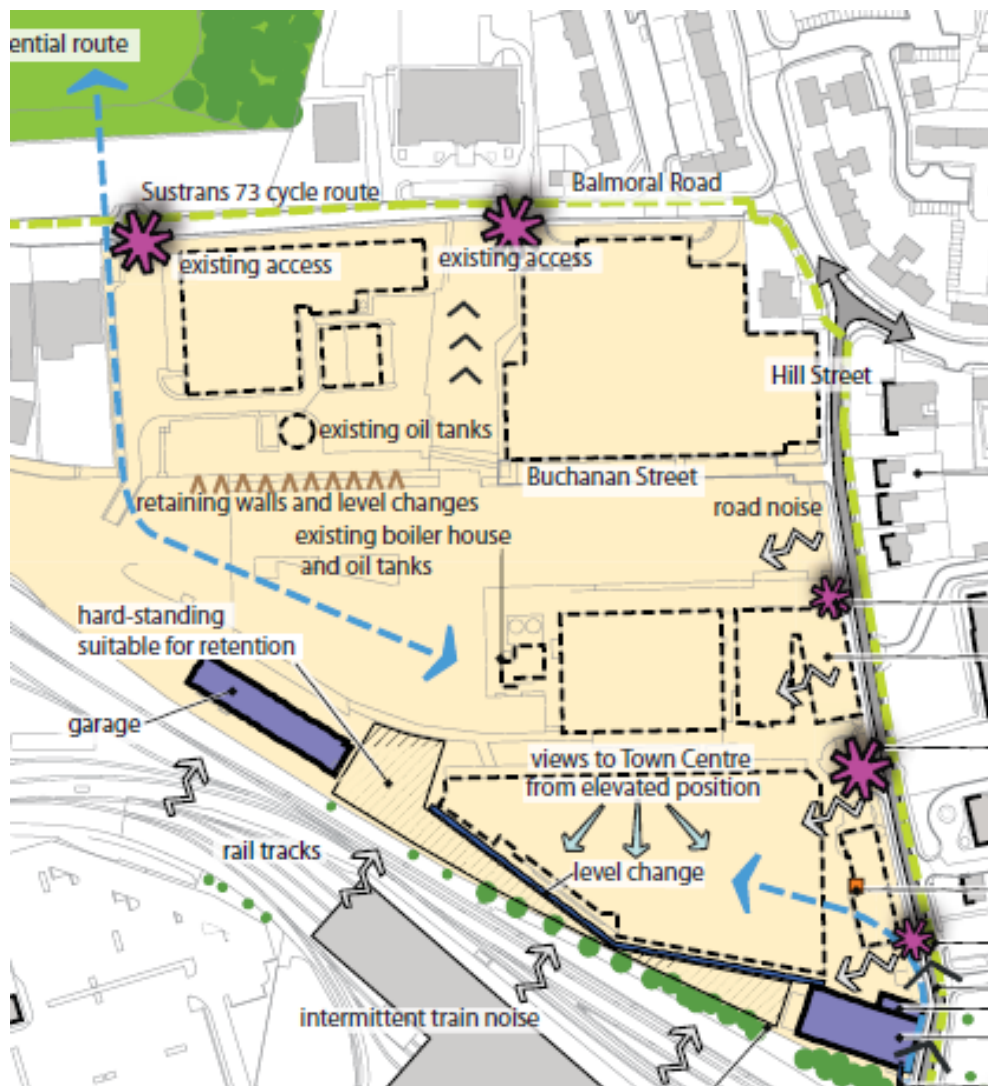
SILVERWOOD PRIMARY SCHOOL – SITE LAYOUT



**SITES CONSIDERED FOR THE LOCATION OF THE PROPOSED NEW SECONDARY SCHOOL**



ORIGINAL MASTERPLAN FOR THE FORMER DIAGEO SITE



APPENDIX 8A

OPTION APPRAISAL SCORING MATRIX - SUMMARY

OPTION APPRAISAL – TOTAL SCORES						
		WEIGHTING	OPTION 1	OPTION 2	OPTION 3	OPTION 4
<b>FINANCIAL ASSESSMENT</b>			£,000s	£,000s	£,000s	£,000s
1	NPV of each Option		£18,224	£10,194	£8,796	£7,132
2	NPV transposed into points	50%	39.14	69.96	81.08	100.00
<b>NON FINANCIAL ASSESSMENT</b>						
3	Non financial assessment	50%	45.00	85.00	78.00	95.00
<b>TOTAL POINTS SCORED</b>			<b>42.07</b>	<b>77.48</b>	<b>79.54</b>	<b>97.50</b>
<b>RESULT</b>			<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

**Option 1:** Do nothing (status quo)

**Option 2:** New Secondary School on existing James Hamilton Academy site

**Option 3:** New Secondary School on former Diageo Site, Hill Street, Kilmarnock

**Option 4:** New 3-

## OPTION APPRAISAL SCORING MATRIX – FINANCIAL ASSESSMENT

OPTIONS	NPV	
	OPTION NPV (£,000s)	SCORE
<b>Option 1:</b> Do nothing (status quo)	£18,224	39.14
<b>Option 2:</b> New Secondary School on existing James Hamilton Academy site	£10,194	69.96
<b>Option 3:</b> New Secondary School on former Diageo Site, Hill Street, Kilmarnock	£8,796	81.08
<b>Option 4:</b> New 3-18 campus on existing James Hamilton Academy site	£7,132	100.00

<b>Option 1</b>	Capital Investment - based on whole life maintenance costs for Kilmarnock and James Hamilton Academies as determined from recent condition surveys completed by external consultants (estimated at a present day cost of £13.409m). Also includes allowance for most immediate elemental replacement works over initial 2 year period to major elements such as roofs, windows, electrical, externals, toilets etc to bring these up to suitable condition as determined by external consultants (estimated present day cost of £4.815m). Revenue Impact - no significant revenue costs / savings in relation to baseline position.
<b>Option 2</b>	Capital Investment - based on estimated capital contribution payable by East Ayrshire Council for construction of a new secondary school on ground at James Hamilton Academy (estimated total construction cost of £31.064m, less assumed SFT contribution of £17.500m and after allowing for £1.500m of development / advisory fees payable upfront) and the construction of a new primary school on an as yet to be identified site (estimated present day cost of £8.750m). Please note that overall construction costs allow for the demolition of existing facilities at Kilmarnock and James Hamilton Academies (estimated present day cost of £1.834m). It should be noted that capital cost estimates for new build have been prepared without specific design or specification and are for comparative purposes only. Estimate also includes whole life costs associated with maintenance of a new build / refurbished property based on known costs for similar sized facility (estimated present day cost of £5.282m). Assumed capital receipt from Kilmarnock Academy site of £0.980m; anticipated to be received 5 years after project completed. Revenue Impact - additional transport costs to transfer pupils to new school (present day annual cost £0.158m) assuming a start in August 2016 and an annual inflationary increase of 1%. Recurring revenue savings assumed in relation to employee costs (teaching) and administrative support, school fixed costs, catering, janitorial / cleaning, utility costs and supplies and services (total present day saving £1.100m). Assumption is that there will be no reduction in GAE and consequently AEF as a result of this option going ahead.

<b>Option 3</b>	<p>Capital Investment - based on estimated capital contribution payable by East Ayrshire Council for construction of a new secondary school on ground at the former Diageo site (estimated total construction cost of £34.055m, less assumed SFT contribution of £17.500m and after allowing for £1.500m of development / advisory fees payable upfront) and the construction of a new primary school on an as yet to be identified site (estimated present day cost of £8.750m). Please note that overall construction costs allow for the demolition of existing facilities at Kilmarnock and James Hamilton Academies (estimated present day cost of £1.834m). It should be noted that capital cost estimates for new build have been prepared without specific design or specification and are for comparative purposes only. Estimate also includes whole life costs associated with maintenance of a new build / refurbished property based on known costs for similar sized facility (estimated present day cost of £5.282m). Given the commercial sensitivity of the Heads of Terms Agreement between Diageo Scotland Limited and a third party it is noted that the site will be transferred by the site owner to the Council free of financial gain to the party so transferring the title. Accordingly, the acquisition cost to the Council is considered to be negligible. . Assumed capital receipt from Kilmarnock Academy and James Hamilton Academy sites of £3.980m; anticipated to be received 5 years after project completed. Revenue Impact - additional transport costs to transfer pupils to new school (present day annual cost £0.058m) assuming a start in August 2016 and an annual inflationary increase of 1%. Recurring revenue savings assumed in relation to employee costs (teaching) and administrative support, school fixed costs, catering, janitorial / cleaning, utility costs and supplies and services (total present day saving £1.100m). Assumption is that there will be no reduction in GAE and consequently AEF as a result of this option going ahead.</p>
<b>Option 4</b>	<p>Capital Investment - based on estimated capital contribution payable by East Ayrshire Council on completion of the project; estimated total construction cost of £36.684m, less assumed SFT contribution of £17.500m for the Secondary School and £1.500m for the Primary School elements and after allowing for £1.500m of development / advisory fees payable upfront. Please note that overall construction costs allow for the demolition of existing facilities at Kilmarnock James Hamilton Academies and Silverwood Primary School (estimated present day cost of £2.335m). It should be noted that capital cost estimates for new build have been prepared without specific design or specification and are for comparative purposes only. Estimate also includes whole life costs associated with maintenance of a new build / refurbished property based on known costs for similar sized facility (estimated present day cost of £6.029m). Assumed capital receipt from Kilmarnock Academy, and Silverwood Primary sites of £1.988m; anticipated to be received 5 years after project completed. Revenue Impact - additional transport costs to transfer pupils to new school (present day annual cost £0.158m) assuming a start in August 2016 and an annual inflationary increase of 1%. Recurring revenue savings assumed in relation to employee costs (teaching) and administrative support, school fixed costs, catering, janitorial / cleaning, utility costs and supplies and services (total present day saving £1.100m). Assumption is that there will be no reduction in GAE and consequently AEF as a result of this option going ahead.</p>

## OPTION APPRAISAL SCORING MATRIX – NON FINANCIAL ASSESSMENT

Options	STRATEGIC ASSESSMENT				ASSESSMENT MANAGEMENT ASSESSMENT			DEVELOPMENT ASSESSMENT						TOTAL SCORE
	Service Delivery	Business Efficiency	Partnership	Risk	Condition	Suitability	Sustainability	Site Availability	Ground Conditions / Environment	Planning Issues	Size / Layout	Traffic Impact	Buildability	
Option 1: Do Nothing	2	2	4	4	2	2	2	5	5	4	5	3	5	45.00
Option 2: New Secondary on JHA site	7	8	8	8	10	10	8	5	4	4	5	4	4	85.00
Option 3: New Secondary on Diageo site	9	8	10	5	10	10	8	3	3	2	4	3	3	78.00
Option 4: 3-18 Campus on JHA site	10	10	10	9	10	10	10	5	4	4	5	4	4	95.00
Max Score	10	10	10	10	10	10	10	5	5	5	5	5	5	
Max Section Score	40				30			30						

**Key:** The matrix table reflects the initial analysis and investigations of the different options. The viability of each option is reflected in its relative score (the higher the score the more viable the option).

<b>Option 1</b>	<p><b>Strategic Assessment</b></p> <p><u>Service Delivery</u> : fails to address under occupancy, energy inefficiency, building condition or suitability to deliver a modern curriculum, does not deliver any improvement in pupil transition arrangements or the strategic needs of the Education Service.</p> <p><u>Business Efficiency</u> : does not add to business efficiency by improving building conditions or suitability or create an improvement in service delivery. <u>Partnership</u> : this option does not facilitate close partnership working between schools, except those already achieved through the co-location of James Hamilton Academy and New Farm Primary School, there is no reshaping of education</p>
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	<p>provision to meet existing and future demands and does not promote closer liaison between the schools and the communities they serve. <u>Risk</u> : there is risk of building failure if these properties are not maintained and upgraded which impacts on the ability of the Council to deliver a statutory function, there is not a need for statutory consultation to maintain the status quo.</p> <p><b>Asset Management</b>  <u>Condition</u> : all existing schools are in a poor state of repair requiring significant levels of investment in terms of elemental replacement and backlog maintenance. <u>Suitability</u> : existing schools do not fully met Educational requirements for 21st century learning and teaching, improving community facilities and providing accessible facilities and addressing surplus capacity issues. Poor utilisation of space impedes efficient use of buildings. <u>Sustainability</u> : no sustainable measures in place to improve energy efficiency to acceptable standards.</p> <p><b>Development Assessment</b>  <u>Site Availability</u> : sites already in Council ownership, no issues. <u>Ground Conditions / Environmental</u> : current ground conditions are unlikely to have any impact on existing operation of schools or any future proposed elemental replacement works. None of the existing sites are located within the 1 in 200 year flood plain therefore no assessed flood risk. <u>Planning Issues</u> : unlikely to be any significant planning issues in relation to future elemental replacement works. <u>Size / Layout</u> : available sites are currently large enough to accommodate existing facilities. <u>Traffic Impact</u> : issues identified with regards to vehicular access, in particular parking and drop off arrangements at Kilmarnock Academy. No particular issues in relation to pedestrian traffic management around the site. No significant issues identified at remaining site. <u>Buildability</u> : no known major issues regarding access for construction traffic during elemental works at any of the existing sites.</p>
Option 2	<p><b>Strategic Assessment</b>  <u>Service Delivery</u> : will address under occupancy levels at both secondary schools, improve building energy efficiency, and create a building condition and suitability which will have the flexibility to deliver a modern curriculum, and addresses the strategic needs of the Education Service for the pupils and staff of these schools. <u>Business Efficiency</u> : will add to business efficiency by improving building conditions and suitability and facilitate an improvement in service delivery for 1,400 secondary aged pupils. <u>Partnership</u> : this option will assist with reshaping education provision to meet existing and future demands and will promote closer liaison between the schools and the communities they serve. <u>Risk</u> : there is a need to undertake a statutory public consultation which may result in some level of public opposition, there is a financial risk that the total costs of the project may exceed Scottish Government funding metrics requiring additional finance from the Council to meet any funding gap.</p> <p><b>Asset Management</b>  <u>Condition</u> : construction of new facility to replace Kilmarnock and James Hamilton Academies would address all significant backlog maintenance issues within existing estate and also minimise the risk factor in relation to ongoing repair costs. <u>Suitability</u> : new build</p>

	<p>facility would meet Educational requirements for 21st century learning and teaching and accessibility requirements for the 1,400 secondary aged pupils; whilst designs for new school could also allow for possibility of shared use / co-location of premises with internal or external partners (including community facilities). Surplus capacity issues at existing schools would also be addressed. <u>Sustainability</u> : appropriate sustainable measures would be included in design to improve energy efficiency levels for the two existing secondary schools.</p> <p><b>Development Assessment</b></p> <p><u>Site Availability</u> : James Hamilton Academy site is already in Council ownership, no issues. <u>Ground Conditions / Environment</u> : no known mining workings or contamination in development area; fairly level site requiring some cut and fill; some upgrade to existing SUDS required. Site is not in the 1 in 200 year flood plain therefore no assessed flood risk. <u>Planning Issues</u> : unlikely to be any major planning issues as the site is already used for educational purposes and is not in a conservation area. <u>Size / Layout</u> : available site is large enough to accommodate required facilities however may present operational difficulties due to proximity of current school. <u>Traffic Impact</u> : no significant issues identified with regards to vehicular or pedestrian traffic management around the site, site can accommodate all necessary parking, drop off requirements; subject to further more detailed Traffic Impact Assessment. <u>Buildability</u> : alternative access for construction traffic will be required to avoid conflicts with existing schools traffic.</p>
<p><b>Option 3</b></p>	<p><b>Strategic Assessment</b></p> <p><u>Service Delivery</u> : will address under occupancy at both existing secondary schools, improve building energy efficiency, and create a building condition and suitability which will have the flexibility to deliver a modern curriculum, and addresses the strategic needs of the Education Service for the pupils and staff of these schools. <u>Business Efficiency</u> : will add to business efficiency by improving building conditions and suitability and facilitate an improvement in service delivery for 1,400 secondary aged pupils. <u>Partnership</u> : this option will assist with reshaping education provision to meet existing and future demands, and will promote closer liaison between the schools, the community and further education partners. <u>Risk</u> : there is a need to undertake a statutory public consultation which may result in some level of public opposition, there is a financial risk that the total costs of the project may exceed Scottish Government funding metrics requiring additional finance from the Council to meet the funding gap. Project will also require the possible development of the site in partnership with a private developer and / or require purchase or ground from a third party.</p> <p><b>Asset Management</b></p> <p><u>Condition</u> : construction of new facility to replace Kilmarnock and James Hamilton Academies would address all significant backlog maintenance issues within existing estate and also minimise the risk factor in relation to ongoing repair costs. <u>Suitability</u> : new build facility would meet Educational requirements for 21st century learning and teaching and accessibility requirements for 1,400 secondary aged pupils, designs for new school could also allow for possibility of shared use / co-location of premises with internal or external partners. Surplus capacity issues at existing schools would also be addressed. <u>Sustainability</u> : appropriate sustainable measures would be included in design to improve energy efficiency levels for the two existing secondary schools.</p>

	<p><b>Development Assessment</b></p> <p><u>Site Availability</u> : site is not in Council ownership, therefore agreement on sale or transfer would have to be reached prior to works commencing on site. <u>Ground Conditions / Environment</u> : site was former railway sidings which may indicate possible contamination or environmental issues. There are also two mine shafts indicated in the vicinity of the site and also evidence of possible mine workings. Site is not in the 1 in 200 year flood plain therefore no assessed flood risk. Possible issues regarding extent of existing foundations that will remain following current programme of demolition. <u>Planning Issues</u> : planning application required for change of use, site is not in a conservation area. <u>Size / Layout</u> : available site is large enough to accommodate required facilities however this will be dependent on any proposals from private developers regarding remaining or existing parts of the site. <u>Traffic Impact</u> : possible issues identified by Roads and Transportation regarding access to the site. Site can accommodate all necessary parking, drop off requirements; subject to further more detailed Traffic Impact Assessment. <u>Buildability</u> : no major issues regarding access construction on site other than possible development during period when adjacent developments are on-going.</p>
<p><b>Option 4</b></p>	<p><b>Strategic Assessment</b></p> <p><u>Service Delivery</u> : will assist in the delivery of Community Plan objectives relating to the Promotion of Lifelong Learning, addresses under occupancy at the 2 secondary and 2 primary schools, improve building energy efficiency, and create a building condition and suitability which will have the flexibility to deliver a modern curriculum, will improve transition arrangements for children and young people and addresses the strategic needs of the Education Service. <u>Business Efficiency</u> : Will add to business efficiency by improving building occupancy conditions and suitability and facilitate an improvement in service delivery for the 1,900 secondary, primary and pre school pupils and children, with improving value for money being achieved. <u>Partnership</u> : This option will facilitate close partnership working in the delivery of the 3-18 curriculum, which reshapes education provision to meet existing and future demands and improve partnership working between primary and secondary sectors to better meet the needs of all young people attending the establishments. <u>Risk</u> : There is a need to undertake a statutory public consultation which may result in some level of public opposition, there is a financial risk that the project will not receive Scottish Government funding support or that the Council is unable to finance any funding gap, however will create an enhanced sustainable provision in the long term.</p> <p><b>Asset Management</b></p> <p><u>Condition</u> : construction of new campus facility to replace Kilmarnock and James Hamilton Academies and New Farm and Silverwood PS would address all significant backlog maintenance issues within existing estate and also minimise the risk factor in relation to ongoing repair costs. <u>Suitability</u> : complete new build campus would meet Educational requirements for 21st century learning and teaching and accessibility requirements for upto 1,900 pupils; whilst designs for new school could also allow for possibility of shared use / co-location of premises with internal or external partners (including community facilities). Surplus capacity issues at existing schools would also be addressed. <u>Sustainability</u> : appropriate sustainable measures would be included in design to improve energy efficiency measures which are present in the 4 existing establishments.</p>

**Development Assessment**

Site Availability : James Hamilton Academy site is already in Council ownership, no issues. Ground Condition : no known mining workings or contamination in development area however this would require further investigation; fairly level site requiring some cut and fill; some upgrade to existing SUDS required. Planning Issues : unlikely to be any major planning issues as the site already contains a 3-18 campus and is not in a conservation area. Size / Layout : available site is large enough to accommodate required facilities however may present operational difficulties due to proximity of current school. Traffic Impact : no significant issues identified with regards to vehicular or pedestrian traffic management around the site, site can accommodate all necessary parking, drop off requirements. Buildability : alternative access for construction traffic will be required to avoid conflicts with existing schools traffic.

## APPENDIX 9

### DEPARTMENT OF EDUCATIONAL AND SOCIAL SERVICES

#### RESPONSE FORM

**I wish my response to be considered as confidential with access restricted to Elected Members and Council Officers of East Ayrshire Council.**

##### Proposal

That subject to the outcome of this Proposal exercise:

Education provision at James Hamilton Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter

Education provision at Kilmarnock Academy be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and

That the young people attending these establishments transfer to a new build secondary school, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, to be sited on ground at either:

The existing James Hamilton Academy site on Sutherland Drive, Kilmarnock; or  
The former Diageo site on Hill Street, Kilmarnock.

Further:

That the delineated area of the new secondary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of James Hamilton Academy and Kilmarnock Academy.

Further, in the alternative:

That if the new secondary school is sited at the existing James Hamilton Academy site then:

Education provision at New Farm Primary School and Early Childhood Centre be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter;

Education provision at Silverwood Primary School be discontinued with effect from the end of the 2016/17 academic session in June 2017, or as soon as possible thereafter; and

That the young people attending these establishments transfer to a new Primary School within an integrated new build Secondary, Primary and Early Childhood Centre campus on the present James Hamilton Academy campus site, with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter.

Further:

That the delineated area of the new primary school be created with effect from the start of the 2017/18 academic session in August 2017, or as soon as possible thereafter, from the amalgamation of the delineated areas of New Farm Primary School and Early Childhood Centre and Silverwood Primary School.

There may also be implications for New Farm Community Centre.

**This part of the form must be completed for a valid response:**

Name: (please print)	Address:
	Post Code:
Signature:	Date:

**YOUR INTEREST: (please tick)**

Parent of Pupil at James Hamilton Academy <input type="checkbox"/>	Parent of Pupil at Kilmarnock Academy <input type="checkbox"/>	Parent of Child at a New Farm Primary School and Early Childhood Centre <input type="checkbox"/>	Parent of Child at Silverwood Primary School <input type="checkbox"/>
Parent of Child attending a associated primary school of James Hamilton Academy <input type="checkbox"/>	Parent of Child attending a associated primary school of Kilmarnock Academy <input type="checkbox"/>	Parent of Child not attending either secondary school or primary school <input type="checkbox"/>	Child / Young Person at James Hamilton Academy <input type="checkbox"/>
Child / Young Person at Kilmarnock Academy <input type="checkbox"/>	Child / Young Person at New Farm Primary School and Early Childhood Centre <input type="checkbox"/>	Child / Young Person Silverwood Primary School <input type="checkbox"/>	Child / Young Person at a associated Primary Schools for James Hamilton Academy <input type="checkbox"/>
Child / Young Person at a associated Primary Schools for Kilmarnock Academy <input type="checkbox"/>	Child / Young Person not attending either secondary school or their associated primary schools <input type="checkbox"/>	Parent Council <input type="checkbox"/>	Former Pupil James Hamilton Academy <input type="checkbox"/>
Former Pupil Kilmarnock Academy <input type="checkbox"/>	Former New Farm Primary School Pupil <input type="checkbox"/>	Former Silverwood Primary School Pupil <input type="checkbox"/>	Grand Parent or family member of Child attending the affected schools <input type="checkbox"/>
School Staff <input type="checkbox"/>	Elected Member / MSP / MP <input type="checkbox"/>	Community Planning Partner <input type="checkbox"/>	Member of Community Council <input type="checkbox"/>

\*Other (please specify)

**Please tick the appropriate box:**

I agree with the proposal(s) as set out above

I disagree with the proposal(s) as set out above

Please state any additional comments on the proposal that you wish to make (continue on a separate sheet if necessary)

**Office Use:**