

**ANGUS COUNCIL**

**CHILDREN AND LEARNING COMMITTEE – 20 SEPTEMBER 2016**

**ARBROATH SCHOOLS PROJECT (PHASES 2 AND 3A)**

**REPORT BY MARGO WILLIAMSON, STRATEGIC DIRECTOR – CHILDREN AND LEARNING**

**ABSTRACT**

This report provides an update on the progress of the Arbroath Schools Project in relation to the replacement of Hayshead, Ladyloan and Muirfield primary schools, and seeks authority to carry out a formal consultation regarding a shared campus between Hayshead and St Thomas primary schools.

**1. RECOMMENDATIONS**

It is recommended that the Children and Learning Committee:

- (i) authorises officers to develop the proposed plan for ASN and Early Years within Hayshead, Ladyloan and Muirfield primary schools;
- (ii) authorises the Strategic Director – Children and Learning, to undertake formal consultation in relation to developing a shared campus for Hayshead and St Thomas primary schools.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/ SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN**

2.1 This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our children and young people are confident individuals, effective contributors, successful learners and responsible citizens;
- We have improved the health and wellbeing of our people and inequalities are reduced;
- Individuals and families are involved in decisions which affect them.

**3. BACKGROUND**

3.1 On 17 May 2016, the Children and Learning Committee authorised officers to take forward new build replacements of Hayshead, Ladyloan and Muirfield Primary schools in Arbroath. This will be referred to as Arbroath Phase 2/3a. This included the procurement of these new builds using the East Central Territory hubco arrangements; undertaking consultation in relation to the replacement of Hayshead, Ladyloan and Muirfield primary schools; informal consultation regarding a potential shared campus between Hayshead and St Thomas primary schools; and preparing a further report in relation to the funding position once information is available from The Scottish Government. This report provides an update on all of these actions.

**4. CURRENT POSITION**

4.1 Phase 1 of the Arbroath Schools Project is currently nearing completion with the replacement Timmergreens and Warddykes primary schools being open to pupils from 17 August 2016. This phase will be completed later this year, with the demolition of Warddykes primary school and the formation of playing fields.

4.2 A contractor and consultant assessment exercise has been carried out in consultation with East Central Territory hubco, using their procurement framework. The selection process involved expression of interest, pre-qualification questionnaires and interviews. The successful contractor and consultants who will progress the new schools are:-

- Contractor – Robertson Construction
- Architect – Holmes Miller
- Civil and Structural Engineer – Goodson Associates
- Mechanical and Electrical Engineers – Hawthorne Boyle

- 4.3 Scottish Futures Trust (SFT) has confirmed the anticipated Scottish Government funding contribution will be up to £14,553,157. This funding relates to the following school capacities and supported area per pupil:-

School	Current Capacity	Proposed Capacity	Area per pupil (m <sup>2</sup> )
Hayshead primary school	518	525	6.5
Ladyloan primary school	434	335	7.5
Muirfield primary school	434	335	7.5

In addition to the areas above, SFT have confirmed like for like support in relation to Early Years, ASN and Community facilities within the existing building.

- 4.4 The funding for Early Years does not include any support for additional accommodation required for the expected increase in early year's provision to 1140 hours by 2020. SFT have indicated that separate funding may be available for this. We have had initial discussions with SFT indicating that we would require additional funding to expand the early years provision. They will support this approach in principle, to avoid the need for any building extension should the 1140 hours policy be approved.

- 4.5 Consultation in relation to the proposed new schools has been carried out with key stakeholders at various events. Events carried out include:-

- School Staff –working groups with staff representatives for each school
- School Pupils – school assemblies and whole school activities
- Parents/Carers – drop-in information sessions at each school
- Early Years – meetings with Early Years Service Manager and head teachers
- Additional Support Needs (ASN) – meetings with ASN Service Manager and head teachers
- Kitchen / Catering – Meetings with catering advisor and Tayside Contracts

- 4.6 Consultation with ASN staff agreed that all the buildings should be designed to meet the needs of all pupils. ASN provision will be increased in two schools, however it was agreed this accommodation would spread throughout the building. Based on discussions with head teachers it has been suggested that the provision should be retained in its current locations at Hayshead and Ladyloan.

- 4.7 Consultation with catering advisors and Tayside Contracts have considered a number of options in relation to delivering school meals to the three new schools. These options are still to be fully considered to ensure the most efficient solution for Arbroath is achieved.

- 4.8 Informal consultation in relation to a shared campus between Hayshead and St Thomas primary schools has been carried out with pupils, parents/carers and school staff. A consultation evening was held in Arbroath ac School on 22 June 2016 with 30 people attending. There were 24 written responses received with 23 in support of a shared campus and one unsure without further information. There were no responses against a shared campus.

## 5. PROPOSALS

### 5.1 Design Development

- 5.1.1 While funding/support is still to be established for the increased Early Years provision it is expected the new building will require to deliver the provision from opening. To avoid any delay to the design of the new buildings it is proposed to incorporate the increased provision within the initial designs. Further discussions are to take place with hubco and SFT regarding potential additional funding or how increased provision can be delivered within the overall

project budget. At this stage it is estimated that the additional early years provision would be in the region of £2m.

- 5.1.2 It had previously been thought that Ladyloan primary school may have required a partial or full decant. As such the previous proposal was for ASN provision to be moved from Ladyloan to Muirfield to minimise the disruption to pupils through multiple moves. Initial discussions and investigation with hubco have indicated that it may be possible to construct a replacement Ladyloan within the existing school site, subject to statutory approvals, including Planning Permission. Accordingly there would be no requirement to decant pupils, including pupils with additional support needs and it is recommended ASN provision is permanently retained in Ladyloan primary school.

## **5.2 Shared Campus**

- 5.2.1 The proposal for a shared campus is to develop a building where both Hayshead and St Thomas would be located. The individual school identities and ethos would remain. Both schools would have their own teaching spaces and shared ancillary spaces including halls, general purpose rooms.
- 5.2.2 For the development of a shared campus between Hayshead PS and St Thomas PS to proceed a formal consultation in accordance with the Schools (Consultation) (Scotland) Act 2010 is required. This process includes further detail on the proposals, public meetings and consultation reports, all in accordance with the Act. It is expected this process will take a minimum of three months, however there is a risk that this period could increase subject to responses received.
- 5.2.3 A shared campus would involve the closure of the current St Thomas primary school building following their relocation into a new campus. This would ensure pupils and staff from St Thomas, in addition to Hayshead, would have all the benefits of a new build including improved building condition and suitability. A new build shared campus will also allow reduced long term maintenance and utility costs in comparison to two separate buildings.
- 5.2.4 The recently published Scottish Government National Improvement Framework and the associated Delivering Excellence and Equity Plan place a clear emphasis on teacher collaboration, sharing standards and moderation of assessments. Research indicates that where effective teacher collaboration exists children's attainment improves. A shared campus incorporating Hayshead and St Thomas school communities provides an enhanced opportunities for collaboration, partnership working and to improve further the outcomes for the children of these two school communities.

## **5.3 Delivery Programme**

- 5.3.1 As highlighted in 5.1.2 above it is expected Ladyloan can now be constructed while the existing school remains. This would provide a number of benefits including reducing the impact on pupils and staff; earlier delivery of the new building than originally anticipated; minimising the costs by avoiding the requirement for decant accommodation; and avoiding further construction inflation. While the works take place on site Health and Safety to all building users will be given the upmost priority.
- 5.3.2 While a full programme for delivery of the projects has still to be developed, hubco's contractor has indicated that the earliest site start date will be early summer 2017 for both Muirfield and Ladyloan. While this is slightly later than originally hoped the construction of the new buildings is intended to be completed in summer 2018 for the start of term in August 2018.
- 5.3.3 If a shared campus is to be developed for Hayshead / St Thomas a detailed delivery programme will be finalised once the outcome of the consultation is known. However, if the consultation period is concluded within a three month timeframe it is expected that the building could be ready for occupation from October 2018.

## 6. FINANCIAL IMPLICATIONS

6.1 It should be noted that the St Thomas element of the shared campus does not have any Government financial support. In the event this is progressed funding will require to be fully met by the council. However this is a unique opportunity to deliver the potential benefits that this shared campus could provide.

6.2 The overall indicative project costs, based on area schedules (including early years area) and Scottish Government Cost Metrics are as follows:-

Muirfield	£8.7m
Ladyloan	£8.6m
Hayshead	£12.4m
St Thomas (additional only)	£2.7m
<b>TOTAL</b>	<b>£32.4m</b>

6.3 The proposed funding package for the project is as follows:-

SFT Funding	£14.6m
Angus Council Capital Plan	£14.2m
<b>TOTAL</b>	<b>£28.8m</b>

Potential Funding to meet shortfall:-

Sale of St Thomas Site	£0.2m
Future Years Capital identified for St Thomas Refurbishment	£1.0m
Additional Early Years Costs	£1m
Balance from capital to be identified	£1.4m

6.4 Over and above the construction costs related to this revenue funding the Council will be required to meet life cycle maintenance and facilities management costs as part of the overall unitary charge. While these costs can only be developed following the full design of the facilities it is anticipated these will be in the region of £200,000 per annum. This cost is based on the lifecycle costs developed for Forfar Community Campus where the council retains responsibility for the internal building fabric and the Facility Management Company are responsible for all other elements including the building superstructure and services. The costs do not include provision for janitorial and grounds maintenance services which are retained by the council. These costs will require to be included in future budget setting processes for the Children and Learning Directorate.

## 7. OTHER IMPLICATIONS

### 7.1 Risks

7.1.1 If a statutory consultation is to be progressed the overall delivery of a Hayshead/St Thomas shared campus would take longer than the delivery of only Hayshead primary school. In addition, if the consultation concluded that a shared campus was not to be progressed there would be abortive design costs and a further delay to the programme in relation to redesigning the project.

7.1.2 Until full site investigations have been carried out and agreed schemes have been developed for all sites, including Ladyloan, the effect on the existing schools operation while construction takes place cannot be finalised.

7.1.3 There is currently a lack of funding to support the additional early years provision required. While the exact cost of this increased provision can only be determined following the design of the facility, any increased funding requires to be investigated with the Scottish Government as part of a comprehensive early years strategy.

7.1.4 The finalisation of the finance package including the balance of capital and revenue funding is still to be finalised. This detail can only be developed as part of the design development.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report 207/16 – Arbroath Schools Project (Phase 2 and 3)

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