

ANGUS COUNCIL

CHILDREN AND LEARNING COMMITTEE – 18 SEPTEMBER 2018

EDZELL PRIMARY SCHOOL EXTENSION CONSULTATION

REPORT BY MARK ARMSTRONG, STRATEGIC DIRECTOR – PEOPLE

ABSTRACT

This report provides a summary of the consultation outcome in relation to the proposal to extend Edzell Primary School. The report also requests the committee to authorise the proposed extension.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) approves the construction of the proposed extension at Edzell Primary School;
- (ii) approves the transfer of the temporary classroom accommodation from Muirfield Primary School to Edzell primary School.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- 4. The best start in life for children
- 5. More opportunities for people to achieve success
- 6. Improved physical, mental and emotional health and well-being
- 7. An enhanced, protected and enjoyed natural and built environment
- 9. Safe, secure, vibrant and sustainable communities

3. BACKGROUND

- 3.1 Reference is made to Paragraph 6 of the minute of meeting of the Children & Learning Committee of 20 February 2018. This approved the consultation with the Edzell school community for the expansion and redevelopment of the current school building. Although the extension to Edzell Primary School did not require formal consultation, it was agreed that we would consult with children, parents/carers, staff and the wider community associated with the school about the design and planning process. It was also recognised that the extension and re-development of Edzell Primary School would require capital investment and that a report should be brought back to Children and Learning Committee.

4. CURRENT POSITION

- 4.1 Consultation on a number of proposed design options took place from March 2018 through to August 2018. This included initial designs being shared for comments at drop in events in Lethnot Hall, St. Drostan's Hall, Tarfside, Inchbare Hall, Edzell Church Hall and Inglis Memorial Hall. Engagement activities were carried out with children in both the early years and primary classes.
- 4.2 These comments were gathered and a number of alternative designs were produced. These were displayed in the school in early June 2018 and further engagement was undertaken with children, parents and the community on 12 June 2018.

- 4.3 The draft designs were available for comment on the Council website, and an invitation to comment was extended to Edzell Village Improvement Society.
- 4.4 It was clear from the feedback from children and parents, that outdoor space at Edzell Primary is very valued. Parents have been very active in developing the outdoor areas and are keen to retain as much of that as possible.
- 4.5 There were requests for a community area that could perhaps be used as an after school club. It is noted that there are a number of community facilities in Edzell, but having a community facility within the school is in line with the aspirations of the Schools for the Future Programme.
- 4.6 Parents also raised concerns about pick up and drop off areas.
- 4.7 A number of parents raised concerns about the build process and the impact on the health and safety of the children as well as possible disruption to learning.
- 4.8 Where possible, comments received have been taken into account in the preferred design, which is included at appendix 1. This design minimises the loss of useable outdoor space, meets the early years expansion needs and is in line with the aspirations for Angus Schools for the Future, including an area for community use. It is proposed to extend Edzell Primary School as per the design in Appendix 1.
- 4.9 The council owns a temporary classroom block which contains 8 classrooms. This is currently located at Muirfield Primary School. This block requires to be moved as part of the Muirfield replacement project. It has capacity to accommodate the Edzell nursery, primary classes and office space. It would not have a kitchen or gym hall in it so alternative arrangements would need to be made for catering and physical education. All pupils could be decanted to the temporary classrooms during the construction period.

5. PROPOSALS

- 5.1 It is proposed to extend Edzell Primary School as the design in Appendix 1. The school extensions will provide approximately 490m² of additional accommodation. It is anticipated that the construction will commence in late 2019 with completion by mid 2020.
- 5.2 In order to allay the concerns of parents regarding the build process, it is proposed to transfer the temporary classroom currently at Muirfield Primary School to Edzell Primary School for the period of the construction. This would allow full decant of the existing school while retaining access to the existing playing fields and playground areas not effected by the construction. The decant of the whole school will allow the extension and alterations to be constructed to a shorter timescale which will also result in a more competitive cost.
- 5.3 The classrooms require to be moved from Muirfield before the construction period at Edzell would begin. The cost of moving and setting up the classrooms is likely to be approximately £250,000. It would not be cost effective to move them to storage and then move them to Edzell later. It is therefore proposed to move the temporary accommodation to Edzell in early 2019. This would allow the work on Muirfield to progress according to programme, and enable the whole of Edzell Primary School to be decanted before construction works begin. It would however reduce the amount of outdoor space available to the school for a period of approximately 18 months.

6. FINANCIAL IMPLICATIONS

- 6.1 The estimated capital cost of the proposed extension is £1,550,000. This cost includes construction, external works and allowances for furniture, equipment and fees. As the extension is being constructed within the curtilage of the existing school site there is no land purchase costs associated with this project.-

6.2 This is funded from the budget allowance of £1,389,000 contained in the Schools and Learning Section of the 2017/2022 Financial Plan. Additional funding amounting to £161,000 is to be made available from developers contributions .This funding comprises:

Capital Funding	£957,000
Developers Contributions	£39,000
Scottish Government Specific Capital Grant	£116,000
Children & Learning Revenue Funding	£277,000
Financial Plan Budget Allowance	£1,389,000
Assumed Developers Contributions*	£161,000
Estimated total funding required (at out-turn prices)	£1,550,000

*This is subject to detail and adoption of the developer contribution supplementary guidance

6.3 The cost of moving the temporary classrooms and reinstating them at Edzell Primary School is estimated to be approximately £250,000. This is funding from a capital budget allowance of £250,000 contained in the Schools and Learning section of the 2017/2022 Financial Plan.

6.4 There will be increased revenue running costs for the extension to cover annual utilities, rates, insurance cleaning and maintenance costs. Additional revenue funding to cover these costs will require to be made available from the General Fund budget amounting to £43,000.

6.5 The revenue figure above excludes staffing and other related costs which are to be funded separately.

7. PROPERTY IMPLICATIONS

7.1 The extensions to this project will result in additional building revenue running costs. The estimate for the additional funding required has been included in section 6 above.

8. OTHER IMPLICATIONS

8.1 No significant risks have been identified other than the normal risks inherent in carrying out construction projects of this size and complexity. Infrastructure has experience of procuring projects of this nature in a timely manner and every measure will be taken to ensure that these contracts are effectively managed.

8.2 The building has to be complete and occupied by August 2020 to meet the requirements of the Early Years Expansion Programme.

8.3 Forecasting school rolls is not an exact science, and people with children could move in to or out of catchment. We base our roll projections on data from NHS Tayside, projected birth rates across Scotland, anticipated new house build from the local development plan and average net primary one placing requests over the last three academic years. There is a risk that the school roll at Edzell could exceed 100% of current capacity by 2022.

9. CONSULTATION

9.1 The Chief Executive, the Head of Legal & Democratic Services, the Head of Finance and Legal, the Head of Infrastructure and the Head of Schools and Learning have been consulted in the preparation of this report.

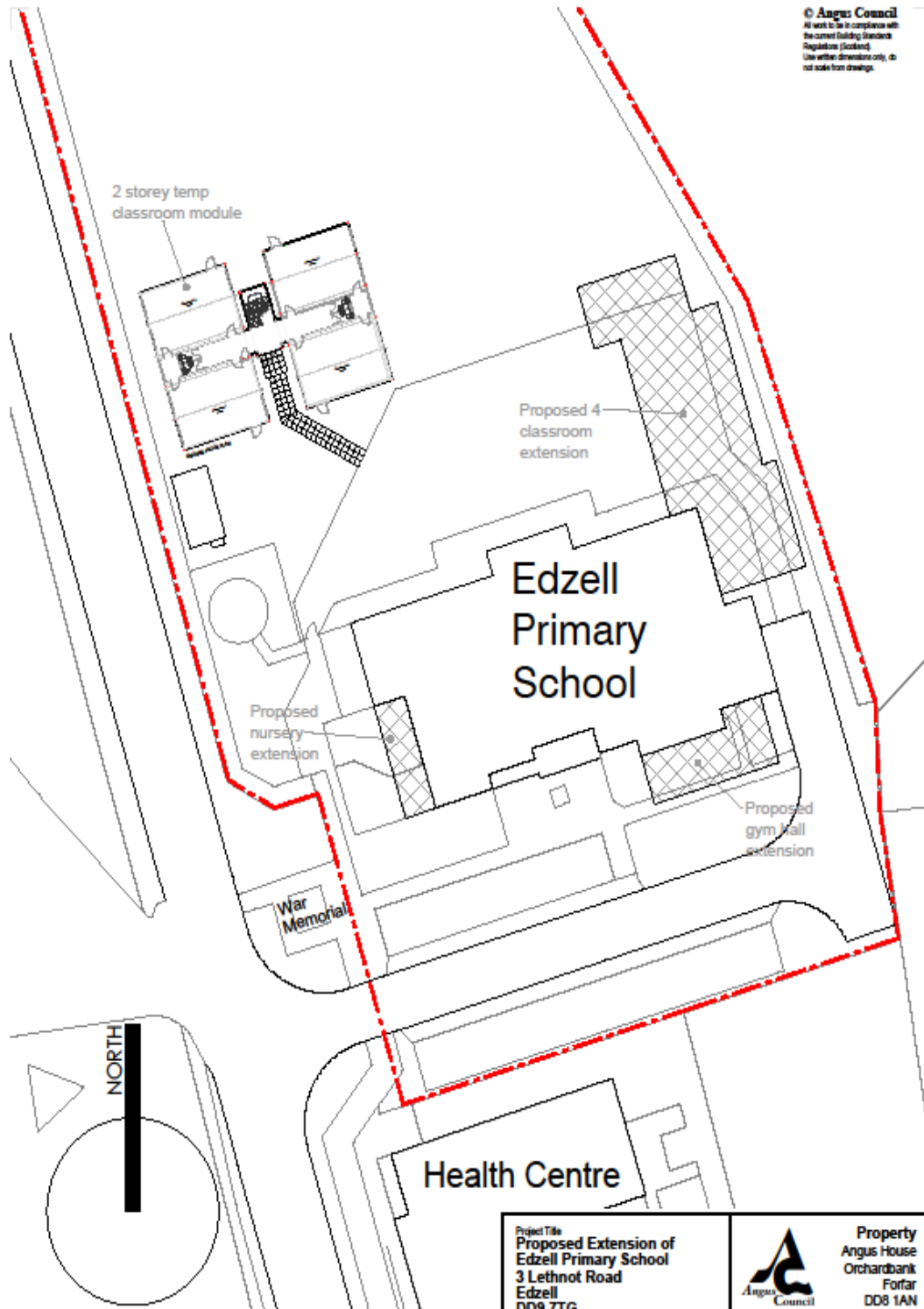
NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report No 68/18 - Angus Schools for The Future: Consultation Proposals For Rural Schools In Brechin Cluster


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List of Appendices:

Appendix 1 - Preferred design of Edzell Primary School Expansion



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Project Title Proposed Extension of Edzell Primary School 3 Lethnot Road Edzell DD9 7TG	 Property Angus House Orchardbank Forfar DD8 1AN
Drawing Title Site Location Plan	03452 777 778 property@angus.gov.uk Scale 1:500 @A4 Date 16/08/2018 Drawn by PB
Project No. 00521019	Drawing No. Revision sp01 f0