
Report to Clackmannanshire Council

Date of Meeting: 10 February 2022

Subject: Learning Estate Update

Report by: Strategic Directors (People and Place)

1.0 Purpose

- 1.1. The purpose of this report is to provide an update on the Learning Estate and in particular to seek Council approval to proceed with Options Appraisals for Lochies/Deerpark Primary School and the relocation of St Mungo's Primary School.

2.0 Recommendations

- 2.1. It is recommended that Council approves:
- 2.2. Commencement of an Options Appraisal for Lochies/Deerpark Schools in preparation for a bid to the next phase of the Learning Estate Investment Programme (Section 3.4); and
- 2.3. Commencement of an Options Appraisal for the relocation of St Mungo's Primary School (Section 3.5).
- 2.4. It is recommended that Council notes and provides comment and challenge on:
- 2.5. The update provided on the Learning Estate.

3.0 Considerations

- 3.1. The Learning Estate Strategy 2019-2040 set out the vision and high level plan for the Learning Estate. In the 2021/22 Budget Process, £3.325m capital expenditure was committed for the Learning Estate. The last Progress Report was provided to Council on 11 February 2021. This paper provides a further progress report.

3.2. Update on Learning Estate

3.2.1 Park ELC



The refurbished/extended Park ELC opened on 20th of September 2021. Feedback from staff and parent/carers is very positive. Parents have said:

"The nursery is amazing, my child loves going into the new building. It is a lovely atmosphere when dropping my child off as its quieter."

"The new paths are great as this helps me from my home to get to nursery easier."

"My child loves the new building and enjoys the bigger space inside and outside as more room to play and explore"

Staff were enthused to move into the new build, lots of space and light. They were excited to be supporting children through their transition into a new, enhanced learning environment. They acknowledged the outdoor space also offered a lot of opportunity to develop outdoor learning and community involvement when feasible. They saw this as a fresh start, with the opportunity to move forward and develop as a team.

The project is now in the Defects Period until 13th of September 2022. The Contractor is working through outstanding snagging identified and some minor external works are still to be completed to the footpaths and common areas. Ongoing meetings are being held with Hubco each month to work through the outstanding snagging items.

Two boilers are being replaced to the existing Park ELC original building. These are at the end of their design life and we are keen to capture these essential upgrades as part of the Project. These will be carried out at weekends and school breaks.

An additional snack preparation area within the existing kitchen areas has been requested by the ELC Team and this is currently being reviewed and worked through by the Property Team.

The project is currently within overall budget, with some variations agreed.

Park ELC Outturn

Spend To Date – Park ELC Extension 2018-22		
Financial Year 2018-19		£39,157.08
Year	2019 20	£697,560.76
Year	2020-21	£845,953.79
Year	2021-22	£1,769,190.35
Total to January 2022		£3,351,861.98

Total Budget Agreed at Council - £3,733,570 – September 2020 Paper to Council

Projected Final Outturn - £3,579,992.

Projected Underspend £153,578

3.2.2 Bowmar Centre Upgrade



The Bowmar Centre upgrade was completed and handed over on Monday 18th of October 2021. Building upgrades included a new roof to the building, replacement heating and full internal rewire, bathroom replacements and re-painting including hall flooring re-finish.

The project is now in the Defects Period until October 2022.

An upgrade to the IT equipment is also to be installed and on completion, the project is expected to cost £651,000. £6,000 over the original £645,000 budget. This includes retentions to be paid in 2022/23.

In addition to the original budget, the Council has recently been awarded a further Grant of £90,000 for the Bowmar to complete works on new doors and front elevation, landscaping and sound proofing.

3.2.3 *ABC ELC Update*

Further structural periodical assessments have been carried out by the Council's consultant Structural Engineer for monitoring purposes and all was found fine meantime with no change on earlier findings. Monitoring of the building is continuing by the Property Team.

Estates Team have commenced advertisement for sale of the site.

3.2.4 *Bedford Place CSSS*

Work continues with a consultant Conservation Architect, Historic Environment Scotland and the Council's Building Standards service to explore a range of options regarding the future of this property.

Further structural assessments have been carried out by the Council's consultant Structural Engineer and remedial works to maintain the stability of the property are being progressed.

At the meeting of 16 December 2021, the Council agreed that a formal consultation should commence to permanently relocate the Support Service to The Orchard (former St Bernadette's PS).

It is anticipated that a report on the outcome of the formal consultation will come back for a formal decision of Council in June 2022. This report will include a range of options for the disposal of the property, subject to the result of the consultation.

3.2.5 *Tullibody South Campus*





An order has been instructed to the Council's internal Land Services Team to complete the external areas and external play equipment previously value engineered out of the contract. Final Designs were agreed by PTA Groups and the pupils themselves. This includes playground surfacing, play equipment, garden furniture, compost bins, bird tables etc. that were removed from the original contract.

Work commenced on the 13th of December and will be finalised by the end of January.

The maintenance works identified to the boundary walls have commenced and the high risk areas have been completed. Installation of the front fence will be undertaken when the school is closed in February and at Easter.

The project is expected to spend within the approved budget of £1.268m for 2021/22 including the additional works noted above and upgrade works to the School Road.



3.2.6 *Menstrie ELC & Primary*

There is contract retention outstanding for £28,000 for the ELC Portion of the works and this has been passed for final payment. Project Completed.

3.2.7 *Craigbank ELC Early Years – Construction Complete*



Project has been completed and retention monies have been passed for payment - £16,000.

3.3 **Condition Surveys**

3.3.1 A total of 13 schools have now been surveyed and the remaining schools are planned over the “in Service” days in February 2022. Schools which have been assessed are:

- Deerpark PS
- Lochies ASN
- Sauchie ELC
- Park PS
- St Mungo’s PS
- Strathdeven PS
- Alva PS including ELC and ASN area.
- Coalshaughton PS
- Sunnyside PS
- Muckhart PS
- Menstrie PS
- Tillicoultry PS
- Fishcross PS

3.3.2 Surveys have been reviewed and urgent works have been instructed meantime. The findings of the condition surveys, together with suitability survey details, will be used to inform and shape the programme of options appraisals, ultimately providing robust evidence to underpin future capital investment in the estate.

3.3.3 The combined budget for the surveys and options appraisals is £225,000. Survey costs are outturning at £165,116 plus internal fees for officer time estimated at £10,200, leaving a balance of £49,684. A capital bid is being

prepared to be considered as part of the 2022/23 budget process in order to fund a programme of options appraisals to support the further development of the Learning Estate Strategy.

3.4 Learning Estate Investment Programme (LEIP)

3.4.1 Scottish Government has announced that there will be a further Learning Estate Investment Programme Phase 3 in 2022 where local authorities will be asked to submit bids for new schools. The criteria for the bid process includes availability of capital funding, and the assessed condition and suitability of any existing building.

3.4.2 The Education Service has begun the required Suitability Survey of all schools, in order to make an up to date assessment on condition and suitability of learning environments. The following schools have now been surveyed.

- Alva Primary, ELC and SADD Provision
- Coalsnaughton Primary
- Lochies School
- St Mungo's Primary (within Alloa Academy)
- Stathdevon Primary and ELC

3.4.3 Along with the condition survey work carried out by Place, this has identified that replacing Deerpark and Lochies with new schools would be a priority for a Phase 3 LEIP Bid.

3.4.4 It is expected that there will be a tight timeline to prepare for the bids process, expected submission by Summer 2022. In order to prepare for that process, Council is asked to agree to the immediate commencement of an Options Appraisal to look at the current site of Deerpark/Lochies and possible options for new schools. The Options Appraisal should consider the impact of proposed new housing on the former distillery site at Carsebridge, which is in the Deerpark catchment area. The outcome of the Options Appraisal would then inform the Council's LEIPs Bid for Phase 3.

3.5 St Mungo's Primary School

3.5.1 St Mungo's Primary School relocated to Alloa Academy in April 2018 as a result of water ingress in the school. A number of modifications have been made to the environment. This included the creation of a dedicated entrance for St Mungo's parents. Some further modifications are planned including a buzzer intercom system at the entrance, creating a soundproof office within an existing room for the Headteacher and low level fencing in playground area. Opportunities for Alloa Academy staff to work across both schools has further enhanced the children's learning experiences. Both Headteachers work together to ensure that any issues or concerns from staff or parents are considered.

3.5.2 As set out in paragraph 3.3, the former St Mungo's property was the subject of a detailed condition survey. The executive summary of the survey report highlights the following:

'The building appears structurally sound, however, the roof finishes and internal finishes are in very poor condition. The building has been vacant since 2018 and a combination of water ingress from defective roof finishes and from ground water ingress causing standing water in the solum has resulted in a very poor internal condition. Health and Safety considerations are a result, with weakened floorboards through out and unsafe overhead building materials. As such, the overall condition of the building was deemed to be so poor, that it is our opinion that a full internal refurbishment is not an economically viable option, and therefore is not our recommendation.'

3.5.3 Previous investigations into the cause of the ground water issues at the site have proved inconclusive and there remains a high risk of continued problems at this site, which reinforces the view of the consultant surveyors that internal refurbishment would not be economically viable. Any option to demolish and rebuild on the site would encounter the same ground water issues and could not be taken forward until a detailed ground water survey and modelling exercise was carried out, which would be expensive and time consuming.

3.5.4 Therefore it is concluded that the existing site is considered as not being viable for a school. The site constraints described above would equally apply to any other use for this site.

3.5.5 It is now proposed that the Options Appraisal process on the future location of St Mungo's Primary should commence, bringing forward options to Council on its relocation.

3.5.6 It is envisaged that high level options would include:

- Remain within Alloa Academy
- New build stand alone school
- Shared campus – new build
- Shared campus – extension of existing property

The options appraisal may also identify other potential solutions for consideration.

3.5.7 An Options Appraisal process will be commenced using existing framework arrangements. Once commissioned, Options Appraisals are likely to take around 12 weeks to complete. The process will involve engagement with stakeholders to explore a range of potential options and to assess each of these to develop a short list of preferred options. Options will be brought back to Council for decision subject to a full consultation under the Schools Consultation Act 2010. This will be commenced before Summer 2022. This consultation process will include the school community including the Catholic Diocese and Education Scotland. The consultation process is lengthy and will require at least 6 months for completion.

3.5.8 Council is asked to agree to the Options Appraisal process followed by a full statutory consultation process.

4.0 Financial Details

4.1. The full financial details are set out in the body of the report at the relevant sections.

4.2. The projects noted above are expected to spend within budget and updates will be provided through future Learning Estate update reports and also through the Councils financial outturn reports presented to Audit Committee throughout the year.

4.3. The costs for the two proposed Options Appraisals – Deerpark/Lochies and St Mungos, as set out above would be covered by the £49,684 remaining balance of the £225,000 budget as set out in paragraph 3.3.3.

4.4. *Staffing*

There are no implications for staffing arising from this report.

5.0 Exempt Reports

5.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

6.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

Learning Estate Strategy

7.0 Equalities Impact

7.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

8.0 Legality

8.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes No

9.0 Appendices

None

10.0 Background Papers

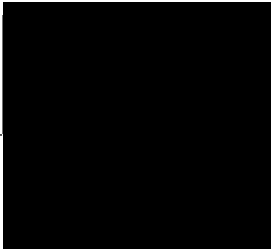
10.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Pete Leonard	Strategic Director (Place)	Extension : 2533

Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director (People)	
Pete Leonard	Strategic Director (Place)	