

**To: Education and Children's Services Policy Board**

**On: 1 November 2018**

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**Report by: Director of Children's Services**

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**Heading: Primary School Provision in Bishopton and Dargavel**

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## **1. Summary**

- 1.1. A motion regarding primary school provision in Bishopton and Dargavel village was approved at the council meeting of 27 September 2018.
- 1.2. This motion required that the director of children's services consider the current proposal of building a new primary school for the Dargavel village development only and to bring back a report to the next education and children's services policy board, advising how the public will be consulted on the proposal and setting out the merits and cost implications of building one large primary school in Dargavel village for the whole of Bishopton including the Dargavel development.
- 1.3. This report seeks to provide information regarding:
  - 1.3.1. the development of the current proposal to build a new primary school to accommodate the number of pupils generated by the new housing within the Dargavel development;
  - 1.3.2. the arrangements which would be developed to ensure the public is consulted on any proposals taken forward (compliant with the Schools (Consultation) (Scotland) Act 2010);
  - 1.3.3. an educational benefits and detriments assessment which considers the merits and demerits of a school for circa 430 pupils and a school for circa 740 pupils; and
  - 1.3.4. the cost implications of progressing a proposal to build a single school for circa 740 pupils for the whole of Bishopton including the Dargavel development.
- 1.4. The funding arrangement agreed with the developer is related only to the number of pupils generated by the new housing within the Dargavel development.

- 1.5. It should be noted that no funding has been identified to take forward a new build proposal to replace Bishopton Primary School.
  - 1.6. The estimated maximum number of primary school pupils generated by the Dargavel housing development is expected to be in the region of 400 to 450 pupils. A school to accommodate these numbers can be delivered within the funding arrangement agreed with the developer.
  - 1.7. The estimated total number of primary school pupils from Bishopton and Dargavel which would have to be accommodated in a single new build school is estimated to be in the region of 700 to 740 pupils. A school to accommodate these numbers cannot be delivered within the funding arrangement agreed with the developer.
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## **2. Recommendations**

- 2.1. The education and children's services policy board is asked to:
    - approve the current proposal to build a school for circa 430 pupils to accommodate the estimated number of primary school pupils living in Dargavel Village; and
    - agree that a further report seeking permission to consult on the establishment of a new primary school in Dargavel and to create a catchment area for this school will be brought forward in due course.
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## **3. The Current Proposal**

- 3.1. The creation of a new housing site, at the location of the former Royal Ordnance Factory (Bishopton), was agreed between Renfrewshire Council and BAE Systems (Property Investments) Ltd. in November 2012.
- 3.2. This was agreed under Section 75 of the Town and Country Planning (Scotland Act) 1997. Within the agreement it was confirmed that a new primary school would be built.
- 3.3. A revision to the number of houses being built was approved by council in June 2018. The new number of housing units is circa 4,000 which means the impact on the primary and secondary school provision in the area is greater than originally anticipated and the agreement was updated as a result.
- 3.4. The requirement for a new primary school relates directly to the impact the housing development at Dargavel village has on the educational infrastructure within the area.
- 3.5. Negotiations for a new primary school are therefore based on the number of additional educational spaces generated by the houses being built within the Dargavel development.
- 3.6. The additional school places required have been identified through the council's established roll projection model which considers housing trajectory figures provided by the council's strategy and place team.

3.7. Children's services' assessment of this information generates a maximum school roll of circa:

- 740 pupils for a combined Primary School;
  - 310 pupils for the existing Bishopton Primary School; and
  - 430 pupils for the new build "Dargavel" Primary School.
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#### **4. Consultation Arrangements**

4.1. In taking forward a proposal to consult on the establishment of a new school and catchment area Renfrewshire Council will adhere to the Schools (Consultation) (Scotland) Act 2010 (the 2010 Act).

4.2. The 2010 Act makes provision for the consultation process that is to apply regarding various proposals made by councils for schools. The principal purpose of the 2010 Act is to provide strong, accountable statutory consultation practices and procedures that local authorities must apply to their handling of all proposals for school closures and other major changes to schools. These consultation processes are expected to be robust, open, transparent and fair, and seen to be so. They are also expected to be consistent across Scotland. The 2010 Act applies to a wide range of changes to the school estate, referred to as "relevant proposals".

4.3. In accordance with the terms of Sections 1 and 4 of the 2010 Act a proposal paper must:

- a) set out the details of the relevant proposal;
- b) propose a date for implementation of the proposal;
- c) contain the educational benefits statement in respect of the proposal;
- d) refer to such evidence or other information in support of (or otherwise relevant in relation to) the proposal as the council considers appropriate; and
- e) give a summary of the process provided for in the 2010 Act re: consultation on the proposal.

The council must do the following:

- a) publish this proposal paper in electronic and printed form;
- b) make the paper, and (so far as practicable) a copy of any separate documentation that it refers to, available for inspection at all reasonable times and without charge:
  - (i) at its head office and on its website; and
  - (ii) at any affected school or at a public library or some other suitable place within the vicinity of the school.
- c) provide without charge the information contained in this proposal paper:
  - (i) to such persons as may reasonably require that information in another form; and

- (ii) in such other form, as may reasonably be requested by such persons.
  - d) advertise the publication of the proposal paper by such means as it considers appropriate.
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## **5. Educational Benefits and Detriments Statement**

- 5.1. The council motion asked that the merits of building one large primary school in Dargavel village for the whole of Bishopton, including Dargavel, were considered.
- 5.2. This section describes the arrangements made to determine the benefits and detriments of building a primary school for circa 430 pupils compared with the benefits and detriments of a primary school for circa 740 pupils.
- 5.3. The children's services education leadership team comprises a range of experience covering the early years; primary; secondary; and special education sectors with specialist expertise in property infrastructure; HR; and GIRFEC.
- 5.4. To ensure the review was robust and balanced, council officers also consulted with a headteacher from a neighbouring local authority who has experience of leading schools with rolls in excess of 740 pupils.
- 5.5. The review compared how the proposals could improve the quality of the curriculum and create positive environments for more effective learning and teaching and it also considered the performance criteria expected of a new building in relation to the National Improvement Framework.
- 5.6. It considered how the proposals could improve the depth, breadth, coherence, relevance, challenge and enjoyment provided by the curriculum and it assessed how opportunities for greater personalisation and choice in learning and improved progression could enhance learning experiences.
- 5.7. The degree to which each proposal meets the learning, personal, social, health, emotional and additional support needs of children was assessed and how each proposal could positively impact on the overall morale and ethos of a school was considered.
- 5.8. Finally, the review compared the travel and transport implications of the proposals in relation to how the size and location of a school affects pupils' broader social experiences and opportunities to participate in, and benefit from, out of hours learning.
- 5.9. In summary, the education leadership team concluded that while both models satisfactorily provide for a wide curriculum and appropriate learning environment, which meets the needs of all pupils, there are aspects such as timetabling; building and maintaining a whole school ethos; potential increased traffic congestion in and around the school; and opportunities for staff to be off timetable to plan jointly, which are more challenging in a larger school.

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## **6. Cost Implications**

- 6.1. No council funding has been identified to take forward a new build proposal to address the increasing roll generated by the Dargavel housing development.
- 6.2. The funding arrangement agreed with the developer is related only to the number of pupils generated by the new housing within the Dargavel development.
- 6.3. The estimated maximum number of primary school pupils generated by the Dargavel housing development is expected to be in the region of 400 to 450 pupils. A school to accommodate these numbers can be delivered within the funding arrangement agreed with the developer.
- 6.4. The estimated total number of primary school pupils from Bishopton and Dargavel which would have to be accommodated in a single new build school is estimated to be in the region of 700 to 740 pupils. A school to accommodate these numbers cannot be delivered within the funding arrangement agreed with the developer.
- 6.5. The estimated capital funding required to build a primary school for circa 430 pupils is in the region of £17.9m and the estimated cost of building a primary school for circa 740 pupils is in the region of £27.7m.
- 6.6. Cost estimates are based on the gross internal floor areas (GIFA) generated by the estimated rolls multiplied by an average square metre financial rate which is derived from assessment of 9 Scottish Futures Trust primary school projects. These costs account for external works; prelims; design fees; move management and client costs; risk allowances (contingency); optimism bias; and an inflation factor assuming a construction start date of 2021. They do not account for any demolition costs.
- 6.7. The estimated combined revenue funding required for 2 primary schools, accommodating circa 310 pupils and circa 430 pupils, and the estimated running cost for a single primary school for 740 pupils, are both in the region of £2.3m per annum.
- 6.8. Revenue estimates reflect the running costs of primary schools including staff costs; other education costs; catering and facilities management costs; property costs; and transport costs.
- 6.9. As there is no capital funding available to build a primary school for 740 pupils and there is no significant revenue saving generated from having one large primary school the proposal to build a single primary school for 740 pupils is not considered financially viable.
- 6.10. The capital financial analysis report is available on request from property services and the revenue financial analysis report is available on request from children's services.

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## Implications of this report

### 1. Financial

No council funding has been identified to take forward a new build proposal to address the increasing roll generated by the Dargavel housing development. The funding arrangement agreed with the developer is related only to the number of pupils generated by the new housing within the Dargavel site.

The proposal to build a primary school to accommodate a roll of circa 740 pupils cannot be achieved within the funding arrangement agreed with the developer.

### 2. HR and Organisational Development

None.

### 3. Community/Council Planning

Our Renfrewshire is well	- Improved learning environments support health and wellbeing.
Reshaping our place, our economy and our future	- Improved learning environments support learning and achievement.
Creating a sustainable Renfrewshire for all to enjoy	- Sustainable approaches to ensuring high quality assets will be developed.
Working together to improve outcomes	- Improved school environments support learning and achievement.

### 4. Legal

Renfrewshire Council will adhere to the Schools (Consultation) (Scotland) Act 2010 (the 2010 Act) in respect of any proposals that alter education provision within the Bishopton and Dargavel areas.

### 5. Property/Assets

Through its school estate management plan the council aims to have an efficient and well maintained property portfolio which provides learning environments which support the delivery of the curriculum.

### 6. Information Technology

None.

### 7. Equality and Human Rights

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only.

If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the council's website.

**8. Health and Safety**

None.

**9. Procurement**

None.

**10. Risk**

No council funding has been identified to take forward a new build proposal to address the increasing roll generated from the Dargavel housing development. The funding arrangement agreed with the developer is related only to the number of pupils generated by the new housing within the Dargavel site.

**11. Privacy Impact**

None.

**12. Cosla Policy Position**

None.

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**List of Background Papers**

None.

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**Children's Services**

IT/GMcK/LG

24 October 2018

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