

To: Education and Children Policy Board

On: 19 January 2017

Report by: Director of Children's Services

Heading: School Estate Management Plan (SEMP) Revision to proposal to relocate Spateston Pre 5 Centre to the St Anthony's Primary School Building

1. Summary

- 1.1. At its meeting of 21 January 2016 the education and children policy board approved the SEMP proposal to relocate Spateston Pre 5 Centre into surplus accommodation within St Anthony's Primary School.
- 1.2. The original proposal advised that by closing the Spateston Pre 5 Centre building, which was categorised as being in poor condition, the Council could better utilise its property assets and improve its services to children and young people.
- 1.3. A number of new considerations mean that a review of the viability of the original proposal is required.
- 1.4. The principal drivers for this review relate to the extension of provision of early years education and childcare; and the potential impact of new planning permissions granted for new housing developments in the area. These factors were not known at the time of the original decision.
- 1.5. In assessing these factors children's services determined that improvement in its service to children and young people would be best achieved through 2 separate projects: a new build Spateston Pre 5 Centre and a refurbished St Anthony's Primary School.
- 1.6. If elected members decide to proceed with the revised proposal noted at section 4 of this report, the proposed programme could be delivered as detailed below:
 - Approval to proceed received January 2017
 - Start of design phase (both projects) January 2017
 - Start of construction phase St Anthony's Primary School January 2018

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| • Start of construction phase Spateston Pre 5 Centre | June 2018 |
| • Completion Spateston Pre 5 Centre | Summer 2019 |
| • Completion St Anthony's Primary School | Summer 2019 |
| • Demolition of vacant facilities (commences) | August 2019 |
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2. Recommendations

The education and children policy board is asked to:

- 2.1. Note that the SEMP proposal of 21 January 2016 to relocate Spateston Pre 5 Centre to a refurbished and extended St Anthony's Primary School is no longer considered to be viable;
 - 2.2. Approve the revised proposal to build a new Spateston Pre 5 Centre on the site of the existing Centre, augmented by an area of Council owned land immediately adjacent to the centre, at Churchill Avenue in Johnstone;
 - 2.3. Approve the revised proposal to refurbish St Anthony's Primary School.
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3. Background

- 3.1. At its meeting of 21 January 2016 the education and children policy board approved the SEMP proposal to relocate Spateston Pre 5 Centre into surplus accommodation within St Anthony's Primary School.
- 3.2. The original proposal advised that by closing the Spateston Pre 5 Centre building, which was categorised as being in poor condition, the Council could better utilise its property assets and improve its services to children and young people.
- 3.3. A number of new considerations mean that a review of the viability of the original proposal is now required.
- 3.4. The principal driver for this review is the potential impact of the Scottish Government's policy on the expansion of early years education and childcare from 600 hours to 1,140 hours per annum. This was not known at the time of the original decision.
- 3.5. In this respect, an analysis of the early years provision in the Johnstone area demonstrates that the space needed for Spateston Pre 5 Centre to deliver 1,140 hours of early education and childcare would be greater than the available surplus accommodation within St Anthony's Primary School.
- 3.6. A further consideration contributing to the need to review this proposal relates to the potential impact of new housing developments which were not included in the original roll projection exercise for St Anthony's Primary School.
- 3.7. When the original proposal was developed children's services carried out a roll projection exercise on the basis of the housing information available at the time. This exercise demonstrated that the school and pre 5 centre could be accommodated in the existing St Anthony's Primary School building with minor extension and refurbishment of the building.

- 3.8. In the intervening period planning permission has been approved for further housing in the area which could potentially increase the roll at St Anthony's Primary School reducing the volume of surplus accommodation available to the pre 5 centre.
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4. Revised proposal

- 4.1. In considering the factors outlined in section 3 of this report children's services has revised its SEMP proposal affecting Spateston Pre 5 Centre and St Anthony's Primary School, the detail of which is noted below.
- 4.2. It is anticipated that the Scottish Government's policy on the expansion of early years education and childcare, from 600 hours to 1,140 hours per annum, will mean that the Council will have to reassess its provision for internal and external early years learning and childcare spaces at Spateston Pre 5 Centre.
- 4.3. It is acknowledged that the space Spateston Pre 5 Centre will require cannot be accommodated within the surplus space at St Anthony's Primary School and the head of property services was therefore asked to ascertain if it was possible to augment the existing centre's site with an area of Council owned land immediately adjacent to the centre.
- 4.4. Property services have advised that a Council owned site, of 0.72ha accessed via Churchill Avenue in Johnstone, could augment the existing site.
- 4.5. This building would accommodate the existing cohort and would allow for an extension of early years education and childcare in the form of a woodland nursery within the grounds of the centre.
- 4.6. Given the potential roll increase and current financial constraints it is proposed that the refurbishment of St Anthony's Primary School is taken forward on a phased basis.
- 4.7. Phase 1 of this refurbishment will address the condition challenges of the building.
- 4.8. Phase 2 of the refurbishment principally relates to the school grounds and further work will be required on this phase following completion of the building work.
- 4.9. To deliver 2 separate projects property services recommend the following indicative programme outline:

4.9.1. Spateston Pre 5 Centre

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| • Commence design development | January 2017 |
| • Commence construction | June 2018 |
| • Handover new facility | Summer 2019 |
| • Demolish existing building | August 2019 |

4.9.2. St Anthony's Primary School (phase 1)

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| • | Commence design development | January 2017 |
| • | Commence construction | January 2018 |
| • | Complete phase 1 | Summer 2019 |
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Implications of this report

1. Financial Implications

The revised proposals outlined in the report may have implications for the existing agreed schools estate management plan funding package. As the proposals develop and cost projections become clearer, the director of finance and resources will work with children's services to assess these implications and associated funding requirements. In the event that the developed proposals highlight a significant funding requirement, a further report to the board will be provided outlining the implications for the Council's capital plans.

2. HR and Organisational Development Implications

None.

3. Community Plan/Council Plan Implications

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| Children and Young People | - Improved school and early years environments support learning and achievement. |
| Community Care, Health and Well-being | - Improved school and early years environments support health and wellbeing. |
| Empowering our Communities | - Sustainable approaches to ensuring high quality assets will be developed. |

4. Legal Implications

None.

5. Property/Assets Implications

This revised proposal aims to deliver a refurbished St Anthony's Primary School on its existing site and a new Spateston Pre 5 Centre on the site of the existing centre; augmented by an area of land immediately adjacent to the centre at Churchill Avenue in Johnstone. Project development will determine the extent of the site required for the centre and property services will assess issues relating to land transfer / excambion and geotechnical investigation. These proposals are designed to provide sustainable accommodation that is fit for education in the 21st century.

6. Information Technology Implications

None.

7. Equality and Human Rights Implications

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 Implications

None.

9. Procurement Implications

The procurement model for the delivery of this project is being developed by corporate procurement and finance and resource services. The new build and refurbishment will be delivered by the Council's property services section, augmented by external consultants as required, and a main contractor will be appointed through an open competitive tender process.

10. Risk Implications

None.

11. Privacy Impact

None.

List of Background Papers

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| (a) | Background Paper 1: | Consultation Proposal for the Development of the School Estate Management Plan (SEMP) 2013 |
| (b) | Background Paper 2: | Report on the consultation to develop the School Estate Management Plan (SEMP) and proposals to address the property challenges in the primary and pre 5 estate. |
| (c) | Background Paper 3: | Proposal to consult on: The relocation of Spateston Pre 5 Centre to a refurbished St Anthony's Primary School. |
| (D) | Background Paper 4: | Response to the proposal to relocate Spateston Pre 5 Centre to a refurbished St Anthony's Primary School. |

The foregoing background papers will be retained within ELS for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Ian Thomson, education manager (resources). 0141 618 7241, ian.thomson@renfrewshire.gov.uk