

CLACKMANNANSHIRE COUNCIL

Report to Clackmannanshire Council

Date of Meeting: 4 February 2016

Subject: Proposed Tullibody South Campus Development

Report by: Head of Education

1.0 Purpose

- 1.1 The purpose of the report is to seek approval to carry out a formal consultation under the Schools Consultation Act (2010) on the proposed development of a new Tullibody South Campus, consisting of Abercromby Primary School, St Bernadette's RC Primary School, a Nursery and a Locality Hub.

2.0 Recommendations

- 2.1 It is recommended that the Council approves formal consultation on the following two options:

Option A - the relocation of St Bernadette's RC Primary School to a new Tullibody South Campus located within the grounds of the present Abercromby Primary School

Option B - the relocation of Abercromby Primary School and St Bernadette's RC Primary School to a new Tullibody South Campus located within the grounds of the present Tullibody Civic Centre.

3.0 Background

- 3.1 At the Council meeting on March 2015 a report on the initial options appraisal exercise for Abercromby Primary School was considered.
- 3.2 The Council instructed the Education Service to undertake an informal consultation on three options in relation to a Campus for South Tullibody. The informal consultation was carried out between 12 May and 3 July 2015. The outcome of this exercise was reported to the Council's Education, Sport and Leisure Committee on 10 September 2015.
- 3.3 The informal consultation sought responses to the proposal to build a new school(s) including the option to include civic centre provision; on the site of the existing civic centre and adjoining land. These options were for a new build of:

- (a) Abercromby Primary School with associated community facilities
- (b) A shared campus for Abercromby Primary School and St Bernadette's Primary School with associated community facilities
- (c) A shared campus of Abercromby Primary School and a combined St Bernadette's and St Mungo's Primary School with associated community facilities.

- 3.4 The analysis of the informal consultation has led to the proposal to develop a Tullibody South Campus incorporating Abercromby Primary School, St Bernadette's RC Primary School, a Nursery and a Locality Hub. The Hub will co-locate and integrate public services onto one site helping to deliver more effective outcomes for local people and communities. The distinctive identity and values of St. Bernadette's R.C. Primary would be maintained within the proposed Campus.
- 3.5 In terms of the location of the proposed Tullibody South Campus, there was considerable opposition to developing the parkland which adjoins the Civic Centre site.
- 3.6 Two alternative options for the location of the proposed Tullibody South are set out at Section 4 'Considerations' below.

4. Considerations

- 4.1 The Education Service now seeks authority from the Council to carry out a formal public consultation with regard to two site options for developing the proposed Tullibody South Campus. These are:

Option A – the relocation of St Bernadette's RC Primary School to a new Tullibody South Campus located within the grounds of the present Abercromby Primary School

Option B – the relocation of Abercromby Primary School and St Bernadette's RC Primary School to a new Tullibody South Campus located within the grounds of the present Tullibody Civic Centre.

- 4.2 Both options involve the relocation of at least one primary school. In statutory terms, if the Council intends to proceed with either Option 1 or Option 2, a formal consultation process is required in accordance with the provisions of the Schools Consultation Act (Scotland) Act 2010, and involving Education Scotland.

4.3 **Option A - the relocation of St Bernadette's RC Primary School to a new Tullibody South Campus located within the grounds of the present Abercromby Primary School**

The new Campus would be built within the grounds of the existing Abercromby Primary School. Education would continue to take place in the current buildings until the new premises were ready. At this point St Bernadette's RC Primary School would be relocated to the Campus along with the children of Abercromby Primary School. Both current school buildings would then be demolished. This is called a 'Tandem Build' and would be managed in a safe and secure way. Traffic management arrangements are already in place and would require only limited modification after the construction and demolition period.

- 4.4 Consideration was given to decanting the population of Abercromby Primary School during the building of the new Campus. However, it was decided not to recommend

this approach as it would cause considerable and unnecessary disruption to children's education and incur additional revenue expenditure of some £1.2m.

4.5 Option B - the relocation of Abercromby Primary School and St Bernadette's RC Primary School to a new Tullibody South Campus located within the grounds of the present Tullibody Civic Centre.

The new Campus would be built within the grounds of the present Tullibody Civic Centre. The construction of the new schools on this site would not disrupt learning as the populations would transfer when the new premises were ready. This development would also incorporate facilities for the enhanced community use of the adjoining playing fields. Joint planning with partners and interested parties would take place to ensure a smooth transition to the Campus facilities and resolve any stakeholder concerns.

4.6 The educational benefits derived from the proposed Tullibody South Campus would be accrued irrespective of whether Option A or Option B were selected. The educational benefits are set out at Section 5 of the Formal Consultative Document provided at Appendix 1 to this Paper. In summary these are:

- a state of the art learning environment: internally and externally
- a holistic learning environment, from age 2 to 12
- a collaborative working environment for children and staff
- enhanced opportunities for parents and carers to be involved in the life of the schools
- integrated community facilities which will support learning opportunities

The campus model is very successfully used in other local authorities.

4.7 In both proposals St Bernadette's RC Primary School and Abercromby Primary School would continue to exist as entirely separate entities within the Tullibody South Campus, each having its own staff, management teams, budgets, ethos and visions. There will be sharing of facilities such as outdoor learning space, games hall and dining facilities.

4.8 The formal consultation process focuses on the selection of the most appropriate site. If, following this process, Council authority is obtained for the development of a Tullibody South Campus, further consultation will take place in respect of the configuration and designs, and nature of the facilities in the development. Indeed, either development option will require planning consent. The timeline for the consultation process is included within Appendix 2.

5.0 Sustainability Implications

5.1 It is envisaged that the Campus will maximise the latest technologies with regard to sustainable building design including energy efficiency and lighting.

The options identified would involve redevelopment of existing brownfield sites and avoid development on the established parkland.

6.0 Resource Implications

- 6.1 The estimated cost of constructing the Tullibody South Campus on either site is some £14.8m. At present the proposed capital allocation for the project during the period 2016/17 to 2019/20 is some £11.25m. External funding of the balance is being pursued through the Scottish Government's "Schools For The Future" Programme. On the 25 January 2016 the First Minister announced a further allocation of £230 million across Scotland and Abercromby Primary School was confirmed as one of nineteen schools to benefit from the funding.
- 6.2 The following table summarises the main financial implications based on estimated capital costs, potential capital receipts and projected revenue savings:

Table 1 : Estimated Financial Implications

	Option A	Option B
(a) Estimated Construction Cost	£14.7m	£14.7m
(b) Estimated Demolition Cost	£ 0.4m	£ 0.4m
(c) Other Estimated Site Specific Costs	£ 0.25m	£ 0.5m
(d) Estimated Total Cost	<u>£15.35m</u>	<u>£15.6m</u>
(e) Estimated Capital Receipts	(£0.579m)	(£0.765m)
(f) Potential Net Total Cost	<u>£14.771m</u>	<u>£14.835m</u>
(g) Projected Revenue Savings (pa):		
- Property Related	£200k	£200k
- Locality Hub	£ 10k	£ 10k
- Back-log Maintenance	£357k	£357k

- 6.3 In relation to the potential capital receipts under each option, it is assumed that the two properties which are ultimately not chosen for development of the new Campus will be declared surplus to operational requirements. As such, it is considered that the cleared sites will then be marketed for development, most likely for residential purposes. This is an important assumption bearing in mind the significant financial implications and the potential impact of new house-building on the catchment of the new schools.

7.0 Exempt Reports

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

8.0 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)

The area has a positive image and attracts people and businesses	√
Our communities are more cohesive and inclusive	√
People are better skilled, trained and ready for learning and employment	√
Our communities are safer	
Vulnerable people and families are supported	√
Substance misuse and its effects are reduced	
Health is improving and health inequalities are reducing	
The environment is protected and enhanced for all	
The Council is effective, efficient and recognised for excellence	√

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

Making Clackmannanshire Better

9.0 Equalities Impact

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

10.0 Legality

10.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

11.0 Appendices

11.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1: Consultation Proposal Document: 'The Creation of the Tullibody South Campus Development'

Appendix 2: Proposed formal consultation timeline

12.0 Background Papers

12.1 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. These papers are as follows:



1. Condition Report for Tullibody Civic Centre by NIFES Consulting Group, June 2014.
2. Condition Report for Abercromby Primary School by NIFES Consulting Group, June 2014.
3. Condition Report for St. Bernadette's R.C. Primary School by NIFES Consulting Group, August 2014.

4. Report to Clackmannanshire Council on 5 March 2015: 'Abercromby Primary School Development Option Appraisal'.
5. Report to Clackmannanshire Council's Education, Sport and Leisure Committee on 10 September 2105: 'The Consultation Process for the Tullibody South Proposal' (Report of the informal consultation to ascertain public views on potential options for the replacement of Abercromby Primary School).

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CLACKMANNANSHIRE COUNCIL EDUCATION SERVICE

THIS IS A FORMAL CONSULTATIVE DOCUMENT

THE CREATION OF THE TULLIBODY SOUTH CAMPUS DEVELOPMENT

JANUARY 2016

This Proposal Document has been issued by Clackmannanshire Council for consultation in terms of the Schools Consultation (Scotland) Act 2010. The two schools affected by this Proposal Document are Abercromby Primary School, Tullibody, and St. Bernadette's R.C. Primary School, Tullibody.

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Appendix 1: Timeline for the Consultation & Implementation

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1 Introduction

- 1.1 The Clackmannanshire Education service, through hand annual condition survey, identifies the extent to which a school building and its grounds support high quality learning and teaching to individual children and the school community. The schools are rated in terms of 'suitability', which means their practicality, accessibility and convenience.
- 1.2 Through this process Abercromby Primary School was identified as exhibiting the poorest physical condition and lowest suitability rating among Clackmannanshire schools. The school also has insufficient capacity to accommodate current and predicted future numbers of pupils.
- 1.3 In 2015, Clackmannanshire Council instructed the Education Service to undertake an informal consultation on three options in relation to a Campus for Tullibody South. This consultation was carried out between 12 May and 3 July 2015. The analysis of the responses to the informal consultation has led to the proposal to develop the Tullibody South Campus incorporating Abercromby Primary School, St. Bernadette's R.C. Primary School, a Council Nursery and a Locality Hub. The Hub will co-locate and integrate public services onto one site, helping to deliver more effective outcomes for local people and communities. The distinctive identity and values of St. Bernadette's R.C. Primary would be maintained within the proposed Campus. Two alternative site options emerged from the informal consultations. These options are:
- Option A: the relocation of St. Bernadette's R.C. Primary School to a new Tullibody South Campus located within the grounds of the present Abercromby Primary School.
 - Option B: the relocation of Abercromby Primary School and St. Bernadette's R.C. Primary School to a new Tullibody South Campus located within the grounds of the present Tullibody Civic Centre.
- 1.4 As required by the Schools (Consultations) Act 2010, Clackmannanshire Council are now undertaking a formal consultation in relation to the replacement of both schools within a Tullibody South Campus.

2 Purpose of this Consultation

- 2.1 The purpose of this Consultation is to consult on the relocation of education provision at Abercromby Primary School and St Bernadette's Primary School to a new Campus in Tullibody South. In addition, this consultation is to consult on the most appropriate site for the Campus. The information obtained from this consultation will inform the Council's decision on both the creation and site of the new Tullibody South Campus.
- 2.2 A key objective of the Schools Estate Strategy is that new schools should comply with the highest design and environmental standards and help to support 21st century learning. The Council would ensure that both options would meet these criteria. There are, however, advantages and disadvantages attached to each option. The Council wish to canvass the views of a wide range of stakeholders (see Section 9) as to which option will attract the better overall advantage.

2.3 The Proposal and Options for Consultation are set out at Section 4.

3 Context

3.1 The Condition and Suitability of Schools

3.1.1 In common with all Scottish local authorities, Clackmannanshire Council are required to assess the condition and suitability of its schools for a 21st century learning environment. The information drawn from these assessments is known as 'Core Facts' and classified within four categories: 'A', 'B', 'C' or 'D'. The category for the best condition is Category 'A'. The Council must then report these 'Core Facts' to the Scottish Government. The Council are also required to produce a School Estate Management Plan (SEMP).

3.1.2 The major aims of Clackmannanshire Council's SEMP for the period from 2010 to 2015 are to:

- bring the condition of all schools in the Early Learning and Childcare estate to Category 'B' or higher, and maintain it at that level;
- address issues of sufficiency as they arise;
- improve the suitability of external learning, teaching and social spaces; and
- improve dining facilities in those schools with the smallest dining space.

3.2 Current Condition: Abercromby Primary School

3.2.1 At the meeting of Clackmannanshire Council on 5 March 2015, Elected Members were advised that the condition of Abercromby Primary School had been rated at Category 'B'. Members were advised that this rating was likely drop to Category 'C' in the near future in the absence of considerable investment in repairs. For 'suitability', the school was rated at Category 'C'. 'Suitability' is the category used to assess the capacity of a building for effective service delivery. Abercromby Primary School has both the lowest condition and 'suitability' rating within the Clackmannanshire primary school estate.

3.2.2 An independent survey of Abercromby Primary School, including a structural report, was carried out on the 6th of June 2014. The survey report is included within the Background Papers at Appendix 2 to this Consultation Document. The survey concluded that the building will require considerable investment in order to maintain the school at Category 'B' in terms of condition.

3.2.3 Repairs totalling over £1 million pounds will be required during the next five years alone, in order to remain at Category 'B' in the medium term. Further investment will be required to address 'suitability' issues and create an effective environment to deliver 21st century learning. The normal life expectancy of buildings of this type, designed and constructed to current British Standards is 60 years. The original school building is therefore operating beyond its expected design life.

3.2.4 In terms of accommodation, the school has the capacity to accommodate 355 pupils. The current school roll, however, is 409 pupils with a projected increase to 428 pupils by 2019.

3.2.5 To conclude, at present Abercromby Primary School falls short of what would be desired to fully deliver education suitable for the 21st century, and will require a high level of investment to maintain its current rating.

3.3 Current Condition: St Bernadette's R.C. Primary School

3.3.1 St Bernadette's R.C. Primary School was rated at Category 'B' in terms of condition and 'suitability' when assessed by SEMP. The school will require repairs totalling to the value of £200,000 over the next five years to retain that rating in terms of condition.

3.3.2 An independent survey of the condition of the building and structure of St Bernadette's R.C. Primary School was conducted on the 7 August 2014. The survey report is included within the Background Papers at Appendix 2 to this Consultation Document. The report identified that a programme of capital investment was required over a 5 year period to improve the internal environment along with upgrading dated mechanical and electrical installations. Investment was also required to improve the overall external appearance of the school and its surrounding site.

3.3.3 The roll of St Bernadette's R.C. Primary School currently stands at 110 pupils, with little change projected over the next ten year period.

3.4 Projected Rolls

The current and maximum projected rolls for each school is shown at Table 1 below:

Table 1

School	01/01/16	Max Projected Roll (2015 - 25)
Abercromby PS	409	428 (18-19)
St Bernadette's PS	109	110 (15-16)

3.5 Current Position: Tullibody Civic Centre

3.5.1 Tullibody Civic Centre is a well-used community facility serving the inhabitants of the town and the wider area. The accommodation comprises two function halls and a licenced bar, a public library and exhibition area, and a four-court Games Hall. External facilities include two full-size grass football pitches and a floodlit Multi-Use Games Area currently used by local football groups. There is a small children's play area to the east of the site, and a public footpath around the site's eastern and southern perimeters. The Civic Centre provides facilities for a number of local groups during the day and more extensively in the evening and at weekends. Activities provided include: martial arts and wrestling classes, slimming groups, fitness classes, and activities for the over 50s. The Tullibody History Group also use the Tullibody Heritage Centre which is part of the

Tullibody Civic Centre. The grass pitches are used extensively by the many small football groups in the area.

3.5.2 The Civic Centre is therefore a highly valued community asset. The physical condition and appearance, however, of the Civic Centre, give cause for concern. An independent technical appraisal of Tullibody Civic Centre in 2014 concluded that structurally the building is dated, and exhibits both tired interior space and a poor external physical appearance where previous refurbishment has not taken place. This report recommended that immediate capital investment is required to improve the existing internal environment, enhance external 'kerb appeal', prevent further elemental decay and possible future defects. Investment is also required in the medium to long term, with regard to mechanical and electrical facilities. The report is listed at Appendix 2 'Background Reports'.

3.6 Policy Context

3.6.1 The Proposal and options set out in Section 4 to develop a Campus for integrated public services which meet 21st Century standards, are consistent with the Council's overall ambitions for the area.

3.6.2 Clackmannanshire Council have set out a cohesive policy framework, both within a partnership context in the area's Community Planning 'Single Outcome Agreement', and in the Authority's Corporate Plan. Each document links aspirations for the best possible educational experiences and outcomes for all pupils to wider priorities for the population of Clackmannanshire.

3.6.3 The priorities in the 'Single Outcome Agreement' that are most relevant to educational experiences are:

- Our communities are more cohesive and inclusive.
- Our people are better skilled and ready for learning and employment
- Vulnerable people and families are supported
- Health is improving and health inequalities are reducing

3.6.4 Clackmannanshire Council have introduced the 'Making Clackmannanshire Better' (MCB) initiative in order to provide the best possible public services for the people of Clackmannanshire. MCB priorities have been informed by public opinion. Previous budget consultations carried out by Clackmannanshire Council suggested support for reducing the school estate (75% of respondents, in September 2010). In addition, the Council's budget consultation for 2014/15 found that *'The vast majority of respondents agreed that the Council should make more efficient and widespread use of Council buildings and merge school and community facilities.'*

3.6.5 The Council's MCB initiative has prioritised:

- locating services and/or service providers alongside each other to offer a better service and reduce property costs;
- integrating services with those of other public service providers to target joint resources more effectively to where they are most needed;
- developing new ways of delivering services;

- making the way in which we deliver services simpler, more efficient, and most importantly, easier to access.
- 3.6.6 The Council's Corporate Plan aims to ensure that the skills and knowledge that young people will require in the future are consistent with the Council's aspirations to enable all learners to become Successful Learners, Confident Individuals, Responsible Citizens, and Effective Contributors.
- 3.6.7 At Service level, the Education Service's Strategic Priorities include the following:
- Our learners are successful learners, confident individuals, effective contributors and responsible citizens making a positive contribution to their communities.
 - Our learners enjoy physical and emotional wellbeing leading to healthy lifestyles.
 - Our learners get the best start in life and are ready to succeed.
- 3.6.8 Consistent with these aims and reflecting budgetary constraints, the entire school estate must be planned and managed to efficiently to achieve best value. The Council intend, however, to minimise the impact of financial savings on the quality of services, and to continue to strive to 'grow in excellence'.

3.7 Benefits of a Tullibody South Campus

- 3.7.1 The Tullibody South Campus would comprise (a) Abercromby and St. Bernadette's R.C. Primary schools and (b) civic and community services termed a Locality Hub. The Hub would co-locate and integrate local public services onto one site, helping to deliver more effective outcomes for local people and communities, whilst reducing council operating costs. The Hub will encourage a mix of public, community and voluntary service usage and involvement. The Hub will deliver a core set of local public services i.e. CAP/Library-type services for providing information, processing enquiries and bookings, library, public computers, wifi and modern technologies, plus community spaces for use by individuals and local groups. Space will be offered to Community Planning and other partner organisations to deliver their services on an outreach basis. The Hub will enable the local community to play a greater role in shaping how local services are designed and delivered and helping efforts on community regeneration.
- 3.7.2 The Tullibody Campus as a whole affords stakeholders an opportunity to use different types of accommodation that they may not have accessed previously. For example, assembly hall and theatre facilities within a primary school can be more easily used by local groups in the evening. Similarly, creating a Campus would increase access by the school populations to the civic amenities. A Campus in Tullibody South would offer wide-ranging educational, social and economic benefits for the town, and be concordant with the wider Clackmannanshire Regeneration Initiative.
- 3.7.3 From a geographical perspective, Abercromby Primary School and the Civic Centre are located at a short distance from one another. Abercromby and St Bernadette's R.C. Primary School share overlapping catchment areas, and there is less than half a mile between the buildings on their current sites.

3.7.4 As illustrated above, there are clear benefits in locating the two schools and the Locality Hub within a Tullibody South Campus. In any such arrangement both schools would continue to exist as separate entities with their own identities. Both schools would retain their own Headteacher, staff, distinctive teaching areas, visions, values and identities.

3.8 Facilities Requirements for each School in Tullibody South Campus

3.8.1 If Abercromby and St Bernadette's Primary Schools were to share the Campus, Table 2 illustrates the requirements to address current and future need.

Table 2

Facility Required	Abercromby P.S.	St Bernadette's R.C.P.S.	Shared Facility
Classrooms	15	6	General Purpose Rooms
Toilets	√	√	√
Support base			1
Meeting rooms			2
Games Hall			Multi use Games hall
Reception and Administration	*	*	Multi Use Area
Nursery			√
Hygiene suite/medical room			√
Storage areas	√	√	√
HT office	√	√	X
IT & Wi fi	√	√	√
Staff rooms	√	√	Rooms to be flexibly configured to support two staff areas and to be potentially combined for use outwith school hours
Flexible Learning spaces	√	√	
Dining Hall/Social space	X	X	√

*A single Reception and Administration Area to be created for the Campus as a whole

3.9 Informal Consultation

3.9.1 As referred to in the Introduction to this Document, Clackmannanshire Council Council commissioned the Education Service to carry out an informal consultation on three options in relation to a Campus for Tullibody South. The outcome of this exercise was reported to the Council's Education, Sport and Leisure Committee on 10 September 2015. The Committee report is referenced at Appendix 2 of this document: 'Background Papers'.

4 The Proposal and Options for Consultation

4.1 The Proposal is subject to the outcome of this Consultation, the provision of education at Abercromby Primary School, Tullibody, and at St. Bernadette's R.C. Primary School, Tullibody, will be relocated to a Tullibody South Campus to be situated at either:

Option A: the current Abercromby Primary School site, or;

Option B: the present Tullibody Civic Centre site.

4.2 St Bernadette's R.C. Primary School and Abercromby Primary School would each maintain their own identity within the Campus. Each school would have its own staff, management team, budget, ethos and vision. A degree of sharing of facilities such as outdoor learning space, games hall and dining facilities, would take place between the two schools.

4.3 Maps showing the current location of all three establishments within Tullibody and Tullibody South are provided at Appendix 4.

4.5 Detail of the Options for Consultation

Option A: To Build a Tullibody South Campus on the site of the existing Abercromby Primary School

4.5.1 The new Campus would be built within the grounds of the existing Abercromby Primary School. Education would continue to take place in the current buildings until the new premises were ready. At this point St Bernadette's RC Primary School would be relocated to the Campus along with the children of Abercromby Primary School. Both current school buildings would then be demolished. This is called a 'Tandem Build' and would be managed in a safe and secure way. This approach has been done successfully in other local authorities. Traffic management arrangements are already in place and would require only limited modification after the construction and demolition period.

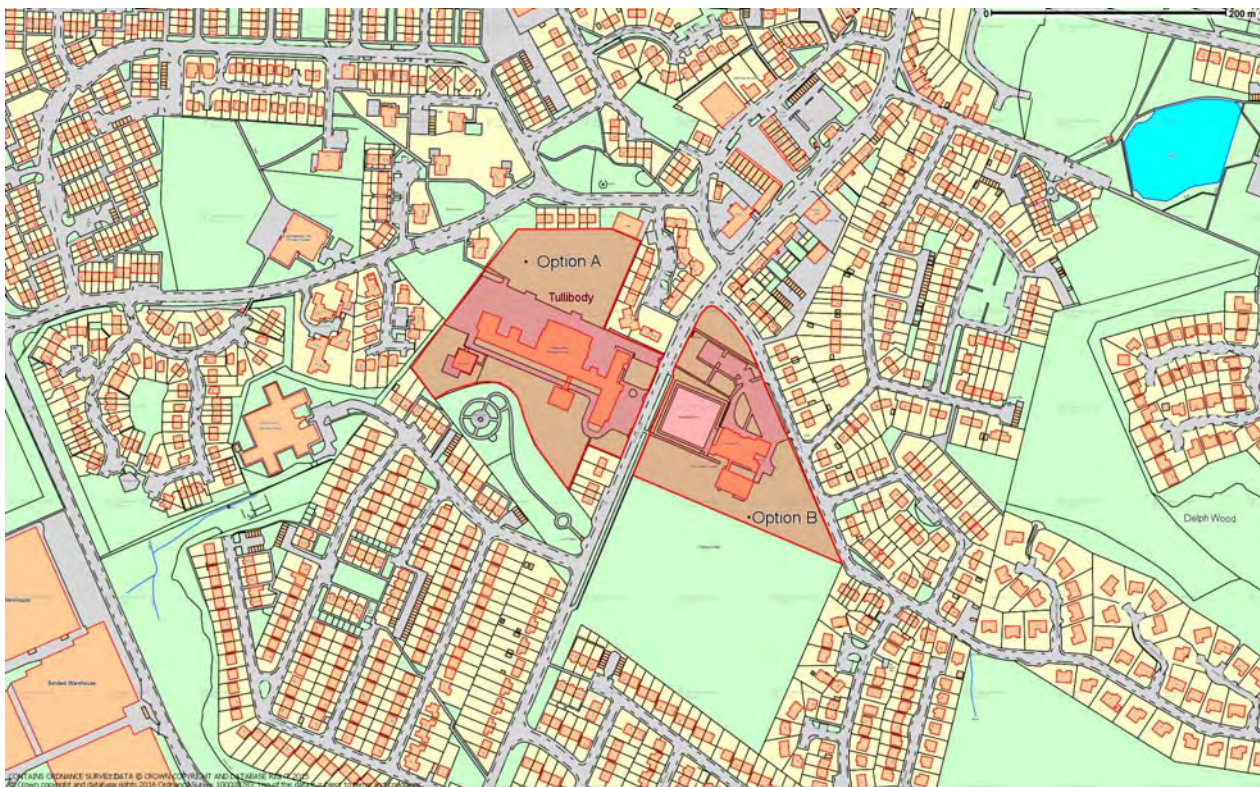
4.5.2 Consideration was given to decanting the population of Abercromby Primary School during the building of the new Campus. However, it was decided not to recommend this approach as it would cause considerable disruption to children's education and incur additional revenue expenditure of £1.2m.

- 4.5.3 Traffic management arrangements are already in place for Abercromby Primary School and would require only limited modification after the construction and demolition period.
- 4.5.4 Considerable joint planning with partners and interested parties would take place to resolve any stakeholder concerns (e.g. possible concerns about safety during the construction period, and by St. Bernadette's R.C. Primary School community about safe travel to and from the new Campus.)
- 4.5.5 The construction capital costs for Option A have been estimated at £14.7m. For Option A, the Council would gain a capital receipt if the St Bernadette's Primary School site were sold for development.

Option B: To Build a Tullibody South Campus on the site of the present Tullibody Civic Centre.

- 4.5.7 A Tullibody South Campus could be built on the site of the existing Civic Centre. A school development on this site would incorporate facilities for the community use of the playing fields. The construction of a new school on this site would not disrupt learning as the school populations would transfer when the new schools were ready. This development would incorporate facilities for the community use of playing fields. Joint planning with partners and interested parties would take place to ensure a smooth transition to the Campus facilities and resolve any stakeholder concerns.
- 4.5.8 The construction cost of a new building on the Civic Centre site have been estimated at £ 14.7m. For Option B, the Council would gain capital receipts if the existing Abercromby and St Bernadette's sites were sold for development.

Image of a possible Tullibody South Campus sites for Option A and Option B



5 Educational Benefits Statement

5.1 Both options within the Proposal would involve the creation of a centrally located Tullibody South Campus and the educational benefits statement apply to each of the proposals. If the Proposal is implemented:

- The creation of the Tullibody South Campus will assist in delivering the Education Service's Strategic Priorities, that: 'Our learners are successful learners, confident individuals, effective contributors and responsible citizens making a positive contribution to their communities,' and 'Our learners enjoy physical and emotional wellbeing leading to healthy lifestyles.' It is considered that delivering education within a holistic learning environment of inter-related academic, healthy promoting, leisure, and civic opportunities, will help to promote a sense that children and young people are part of the wider community; and that there are common interests among generations and users.
- It is envisaged that connections would develop between different activities - such as between public library use and learning, and school art, community art and common use of a public exhibition area, to encourage children to see learning in a broad, inter-connected context consistent with 'Curriculum for Excellence'. The pupils of the two schools and other users of the Campus are therefore expected to derive overall benefit from the creation of a centrally located Campus with associated civic and community facilities.
- Providing Out of School Care at St. Bernadette's R.C. Primary, once the school is located within the Campus, will help to reinforce that schools are part of communities and support family life. There is currently unmet demand for out of school care at St. Bernadette's, and there will be potential to meet this demand through the additional accommodation at the new Campus.
- A high profile, 'state of the art' Campus will give a clear signal of the importance of education to our community. The quality of the new accommodation and the resources to be invested in the proposed Campus are hoped to have a positive impact on the morale of the school communities as well as the wider community.
- The development of the Campus will facilitate improvements to the curriculum in terms of breadth, range and depth. Here are some examples:
 - The pupils of both schools will benefit from access to learning spaces and classrooms designed to facilitate active learning consistent with 21st century expectations. New furniture and equipment would include ergonomic and age-sensitive furniture to support flexible approaches to learning.
 - The schools will include areas for research along with 'state of the art' information and communications technology (ICT). The individual schools and the shared areas will be 'hardwired' with Wi-Fi throughout, allowing every pupil the best possible access to learning opportunities within school, their community and beyond. This will enhance learning and teaching, and help to develop children's skills and abilities by using

new technology in the most effective way. This should contribute towards children and young people being equipped for 21st Century life and achieving the best outcomes that they can. The Service sees the provision of high quality ICT supported by excellence in teaching, as an example of how the new Tullibody South Campus will promote continuity in learning, whereby the children and young people progressively acquire ICT skills that help them continue through stages of learning.

- The Tullibody South Campus will contain specialist music and art areas, supplementing and supporting the delivery of creative learning across the curriculum.
- There will be a modern, well-equipped games hall designed to **sportscotland** (the national agency for promoting sports and physical recreation in Scotland) specifications. This facility will be designed to enhance pupils' kinaesthetic learning experience and support schools' efforts to promote cooperative working among pupils, and their health and wellbeing.
- Learning for Sustainability is a key aspect of learning. The external environment of the Campus as a whole, including specific grounds allocated to particular schools, will therefore be designed in a way to maximise learning opportunities. The new design would therefore include secure, enclosed garden areas for pupils of both schools to apply their learning independently via the Eco Schools programme, or to study scientific or cross-curricular topics contained within 'A Curriculum for Excellence'.
- Pupils of both schools will have access to well-designed and physically varied areas during their play/ leisure breaks. The design of the school grounds will be part of an overall vision to offer a choice of stimulating or peaceful settings as part of an environment aimed at promoting health and wellbeing. Pupils of both schools will access specially designated areas for out of door play and indoor play.
- The Tullibody South Campus will provide flexible indoor and outdoor space in order to respond to the demands of 'A Curriculum for Excellence'.
- The Tullibody South Campus will actively promote inclusion, both in terms of physical access and access by all individuals and groups to participating in the school curriculum and wider activities. The Campus will comply with the provisions of the Equality Act 2010 which provides a single legal framework to tackle discrimination and inequality. One aspect of this will mean that all users of the buildings who have any form of disability will be able to access every aspect of the building. Personal care facilities will be of a high standard, leading to improved conditions and experiences for individuals who require them.
- A full Equality Impact Assessment will be undertaken as part of this Consultation exercise. The Service will either (as appropriate) respond to or address any equalities issues arising from the responses to the Consultation.

- The Tullibody South Campus will offer opportunities for staff from both schools to work collaboratively, reflecting, sharing skills and developing best practice. This will allow them to learn together and plan for improvement for the benefit of pupils in both schools. The Service intends to offer a wider range of Career Long Professional Learning (CLPL) activities, and develop both individual and collective skills intended to benefit learning and teaching. The Community Campus will extend opportunities to learn collaboratively and independently by providing specially designed spaces.
- The Tullibody South Campus will offer opportunities for the two schools to work collaboratively in order to access services and activities that support and enhance classroom learning. The schools may, as examples, join together to have discussions and debates, bring in a theatre group or share visiting speakers. This should assist in promoting inclusion, and facilitating a better understanding of each school's distinctive ethos, values and philosophies, including faith philosophies.
- There will be opportunities for enhanced parental involvement in the daily life of the school by including civic and community facilities within the Campus. The Service appreciates that the co-location of school and civic facilities alone will not ensure enhanced parental involvement. The Service will continue to work to implement its Parental Involvement Strategy which includes a commitment to maximise opportunities to reduce barriers and engage with parents, taking account of the constraint on parents' time. The physical proximity of the schools to services and resources (e.g. library, support groups) accessed by parents should make it more convenient for parents to become involved. Using the community facilities in some circumstances may reduce barriers for parents who may find it difficult to come into a school.
- Locating a nursery within the Tullibody South Campus will ease transitions for children moving from the nursery to the primary schools in the Campus, with the aim of securing continuous and progressive learning experiences that build on the children's prior learning. The physical co-location of the Nursery within the same building will also make it easier for communication and connections to take place among the three settings, for example to share information about children's needs. This will promote smoother transitions and increase connections in learning.
- Taking everything into consideration, the Tullibody South Campus will provide a 'state of the art' building and external environment, fully equipped and designed to meet pupils' needs and to deliver 'A Curriculum for Excellence'. Pupils, staff, parents, volunteers and partner organisations will be able to work together in an outstanding physical setting and deliver the highest possible quality of education for the greatest number of pupils, meeting individual needs.

5.3 Next Steps if the Proposal is agreed by Clackmannanshire Council

- The pupils, parents and staff of both schools, and the local community will be consulted about the design of the Tullibody South Campus, and its configuration on site.

- Careful planning of working arrangements will take place, for example for the use of shared areas. This will require sufficient 'lead-in time', and form part of the overall timeline for the development of the Campus.
- Efforts will be made to not only continue but extend extra-curricular activity offered by each school.
- The provision of Out of School Care at St Bernadette's R.C. Primary School will be factored into the design of the Campus, and management arrangements for the Campus.

6 Expected Impact of the Proposal

6.1 Temporary Disruption Caused by Option A

6.1.1 The Tandem build approach would involve building on the existing site. This would be managed by securing the build area – ensuring the safety of all pupils. The Council accept that there may be some short term disruption to learning and teaching if this model were chosen. For example, this may impact on available play space. This is a process that has been successfully used to deliver other school build projects.

6.2 Impact on Service Users

6.2.1 Other than in relation to temporary disruption, the Council do not consider that the creation of the Tullibody South Campus will adversely affect service users.

- Pupils who attend Abercromby Primary School or St Bernadette's R.C. Primary School will receive their education in a setting that is designed for delivering it.
- The Proposal will not affect the rights of parents to make a placing request for their child to attend a school in an area outwith the designated catchment for their home address as determined by the Education (Scotland) Act 1980.
- The Proposal will have no impact on the opportunity for pupils at St Bernadette's RC Primary to access St Modan's High School.
- The staff, pupils and Parent Councils of both schools will be fully consulted about arrangements for sharing facilities on the chosen site.
- The Council has considered the impact on pupil safety Adaptations will be made (subject to the final design of any new building) as follows:
 - The School Travel Plan will be implemented before moving to the new site. This to include promotion of walking/cycling routes through parent evenings/leaflets with maps, including walking times.
 - The school car park entrance will be located away from the pedestrian entrance.
 - Appropriate School Crossing Patrol provision would be made
 - Cycle shelters and cycle access to the playground will be provided.

6.2.2 The Council consider that the proposals will not have an adverse impact on any child or staff member in terms of disability, age, gender, faith and race. Every individual will be enabled to participate in the school curriculum and activities. Specifically in terms of disability, under the terms of Equalities Act 2010, education providers must not treat disabled pupils less favourably and must make reasonable adjustments to avoid putting disabled pupils at a substantial disadvantage. The Council are committed to providing a fully accessible service to all pupils. Subject to a more detailed Equalities Impact Assessment, (EIA) Consultation which will take place in relation to the design of the campus, the Council consider that there will be no negative impact on any of the target groups. If, in a subsequent EIA issues are identified then these will be addressed by the Council.

6.2.3 Other Current Users of the School Buildings

Current levels of community use of the schools do not indicate that either school fulfils a particular need in the community, and it is not envisaged that moving to the Tullibody South Campus would disadvantage community users. On the contrary users access a wider range of facilities in the Campus. The Campus will offer enhanced facilities for leisure and recreation within Tullibody (e.g. improved changing areas) including but not restricted to indoor and outdoor sport.

7 Financial Considerations

7.1 The estimated cost of constructing the Tullibody South Campus on either site is some £14.8m. At present the proposed capital allocation for the project during the period 2016/17 to 2019/20 is some £11.25m. External funding of the balance is being pursued through the Scottish Government's "Schools For The Future" Programme. On the 25 January 2016 the First Minister announced a further allocation of £230 million across Scotland and Abercromby Primary School was confirmed as one of nineteen schools to benefit from the funding.

7.2 The following table summarises the main financial implications based on estimated capital costs, potential capital receipts and projected revenue savings:

Table 1 : Estimated Financial Implications

	Option A	Option B
(a) Estimated Construction Cost	£14.7m	£14.7m
(b) Estimated Demolition Cost	£ 0.4m	£ 0.4m
(c) Other Estimated Site Specific Costs	£ 0.25m	£ 0.5m
(d) Estimated Total Cost	<u>£15.35m</u>	<u>£15.6m</u>
(e) Estimated Capital Receipts	(£0.579m)	(£0.765m)
(f) Potential Net Total Cost	<u>£14.771m</u>	<u>£14.835m</u>
(g) Projected Revenue Savings (pa):		
- Property Related	£200k	£200k
- Locality Hub	£ 10k	£ 10k
- Back-log Maintenance	£357k	£357k

7.3 In relation to the potential capital receipts under each option, it is assumed that the two properties which are ultimately not chosen for development of the new Campus will be declared surplus to operational requirements. As such, it is considered that the cleared sites will then be marketed for development, most likely for residential purposes. This is an important assumption bearing in mind the significant financial implications and the potential impact of new house-building on the catchment of the new schools.

8 Conclusion

8.1 Clackmannanshire Council take the view that the measures proposed in this document will improve the educational provision for pupils in both the Abercromby Primary School and St Bernadette's R.C. Primary School catchment areas. It will improve and enhance the status of education, including Catholic education, and provide 21st century learning facilities for a significant number of children in Tullibody and beyond. The creation of a Tullibody South Campus will enhance learning opportunities for children and staff in both schools, thereby enhancing the life chances of children in both schools. It will assist in developing closer links with the community and facilitate a whole range of new learning opportunities. The Campus will provide the opportunity to deliver a holistic service to children, families and the wider Tullibody community. In this way, educational provision can be enhanced, our citizens can be better served and our community can have improved opportunities for development.

9 Consultation Arrangements: Distribution of the Proposal Document, Stakeholders, and the Consultation Process

9.1 Distribution of the Proposed Document

A copy of this document is available on the Council web-site www.clacksweb.org.uk

A copy of the document will be provided for:

- The Parent Council of each affected school
- The parents of pupils on the roll of each affected school
- Parents of children expected to attend the affected schools within 2 years of the date of publication of this proposal document
- The pupils at the affected schools
- The Pupil Councils at the affected schools
- The staff of the affected schools
- Trade Union representatives of the staff at the affected schools
- The Diocese of Dunkeld
- The parishioners of St Bernadette's and St John's Vianney R.C. parishes
- Tullibody Community Council
- Existing users of Tullibody Civic Centre
- Relevant users of the affected schools
- The constituency MSP
- Police Scotland NHS Forth Valley
- Fire and Rescue Service/Education Scotland

(* The 'affected schools' are St Bernadette's R.C. Primary School, and Abercromby Primary School.)

A copy of this document is available from:

- Clackmannanshire Council Headquarters, Kilncraigs Alloa
- Alloa Library
- Abercromby Primary School
- St Bernadette's RC Primary School
- The Tullibody Civic Centre

This document is available in alternative formats or translated form for readers whose first language is not English. Please apply to Clackmannanshire Education Service Kilncraigs, Alloa FK10 1EB or by email consultation@clacks.gov.uk

9.2 Stakeholders

The Council will consult a wide range of stakeholders including staff, parents, pupils, trades unions, Elected Members and members of the community. In terms of equal opportunities, the Council will consult 'communities of interest' in relation to: disability; gender; sexual orientation; faith; age; and black and ethnic minorities.

9.3 The Consultation Process

1. The full consultation timeline is attached at Appendix 1A of this Document
2. The Proposal Document will be issued to consultees and published on www.clacksweb.org.uk
3. A copy will also be issued free of charge to stakeholder groups. An advertisement will be placed in social media and relevant local newspapers on week beginning 15 February 2016. The Proposal process will be announced on Radio Central FM.
4. The consultation will run thereafter until close of business on 1 April 2016. This covers a period of 34 school days.
5. A public meeting will be held on * **2016** in Abercromby Primary School to discuss the Proposal. Anyone wishing to attend the public meeting is invited to do so. The meeting, which will be convened by Clackmannanshire Council in consultation with the Parent Councils of Abercromby Primary School and St Bernadette's RC Primary School, will be addressed by a senior officer of the Council. A record will be taken of questions raised at the meeting, and views offered by attendees. This record will be published on the Council's website and made available upon request.
6. The public meeting will provide an opportunity to:
 - hear more about the proposals
 - ask questions about the proposals
 - have your views recorded so that they can be taken into account as part of the proposal process.

***Date to be set in consultation with Council representatives who will be attending.**

7. Meetings will also be held in the affected schools for interested parents. Meetings will be held for the parishioners of the Roman Catholic parishes of St Bernadette's in Tullibody and St John Vianney in Alva.
8. When the Proposal Document is published, a copy will be sent to Education Scotland. Education Scotland will also receive a copy of any relevant written representations that are received by the Council during the consultation period. Education Scotland will receive a Minute of the public meeting and, as available (and as far as is otherwise practicable), a copy of any other relevant documentation. Education Scotland will then produce a report on the educational aspects of the proposal not later than 3 weeks after the Council have sent them all representations and documents mentioned above. The 3 week period of Education Scotland work will not begin until after the consultation period has ended. In preparing their report Education Scotland may enter the affected schools and make such reasonable enquiries of such people as they consider appropriate. Education Scotland may also make such reasonable enquiries of such other people as they consider appropriate.
9. The Education Service will review the Proposal, taking account of the content of the Education Scotland Report, as well as written and oral responses to the Consultation Document. The Service will then prepare a Consultation Report. This Consultation Report will be published in electronic and printed formats and will be advertised in social media and local newspapers. It will be available on www.clacksweb.org.uk and from Clackmannanshire Council headquarters, at the Tullibody Civic Centre library and at the affected schools, free of charge. Anyone who made a written representation during the consultation period will be informed about the Consultation Report. The Report will include a record of the total number of written representations, a summary of the written representations, a summary of the oral representations made at the public meeting, the Authority's response to the Education Scotland Report, a copy of the Education Scotland Report, and any other relevant information, including alleged inaccuracies and how those inaccuracies have been addressed. The Consultation Report will also contain the Proposal, including any revision that have been made as a result of the Education Scotland Report and the representations (both written and oral) that it received. The Report will be published and available for further consideration for a period of 3 weeks.
10. After a minimum of 3 weeks following the publication of the Consultation Report, Clackmannanshire Council will consider the Consultation Report prepared by the Education Service, along with other relevant documentation. The Council will then take a decision with regard to the creation of a Tullibody South Campus, including the location of such a Campus.

10 Responding to the Consultation

Interested parties are invited to respond to the proposal by making written or electronic submissions to the Clackmannanshire Education Service Kilncraigs, Alloa FK10 1EB or by email: consultation@clacks.gov.uk

A form is provided at Appendix 3 for the convenience of those wishing to respond. Its use is not compulsory. However, those wishing to respond are invited to state their relationship with the school, for example, pupil, parent, carer, grandparent, teacher in school, member of the community, etc. Responses from Parent Councils, staff and Pupil Councils are especially welcome.

Those sending a response, whether by letter or electronically, should be aware that their response will be open to public scrutiny and may be supplied to anyone making a reasonable request to see it. If they do not wish their response to be made publicly available, they should clearly write on the document 'I wish my response to be considered as confidential with access restricted to Elected Members and officials of Clackmannanshire Council'. Otherwise it will be assumed that the person making the response agrees to it being made publicly available.

Responses should be made to the proposal no later than close of business on 1 April 2016.

Following the Consultation process the Head of Education will prepare a report on the results of the Consultation for consideration at a future meeting of Clackmannanshire Council.

11 The Report on the Results of the Consultation

11.1 The Consultation Report must contain the following information:

- The number of written representations received.
- A summary of representations made at public meeting.
- A summary of all written and oral representations and the Council's response to them.
- The Council's response to the Education Scotland Report
- The full text of the Education Scotland Report
- A statement of how the authority reviewed the proposal in the light of the responses to the Consultation and the Education Scotland Report.
- Details of any omissions or inaccuracies and actions taken to correct them.
- Explanation of how people can make representations to Scottish Government Ministers in relation to the Proposal and responses they have received from the Council.

11.2 The Report must be available in both electronic and paper format. As a minimum, it must be made available to the public at Clackmannanshire Council Offices, Kilncraigs, Alloa, FK10 1EB, and on the Council's website and at both of the affected schools. All persons who make written representations must be informed of the publication of the consultation report. Written representations should be sent to:

Clackmannanshire Education Service, Kilncraigs, Alloa FK10 1EB or by email consultation@clacks.gov.uk

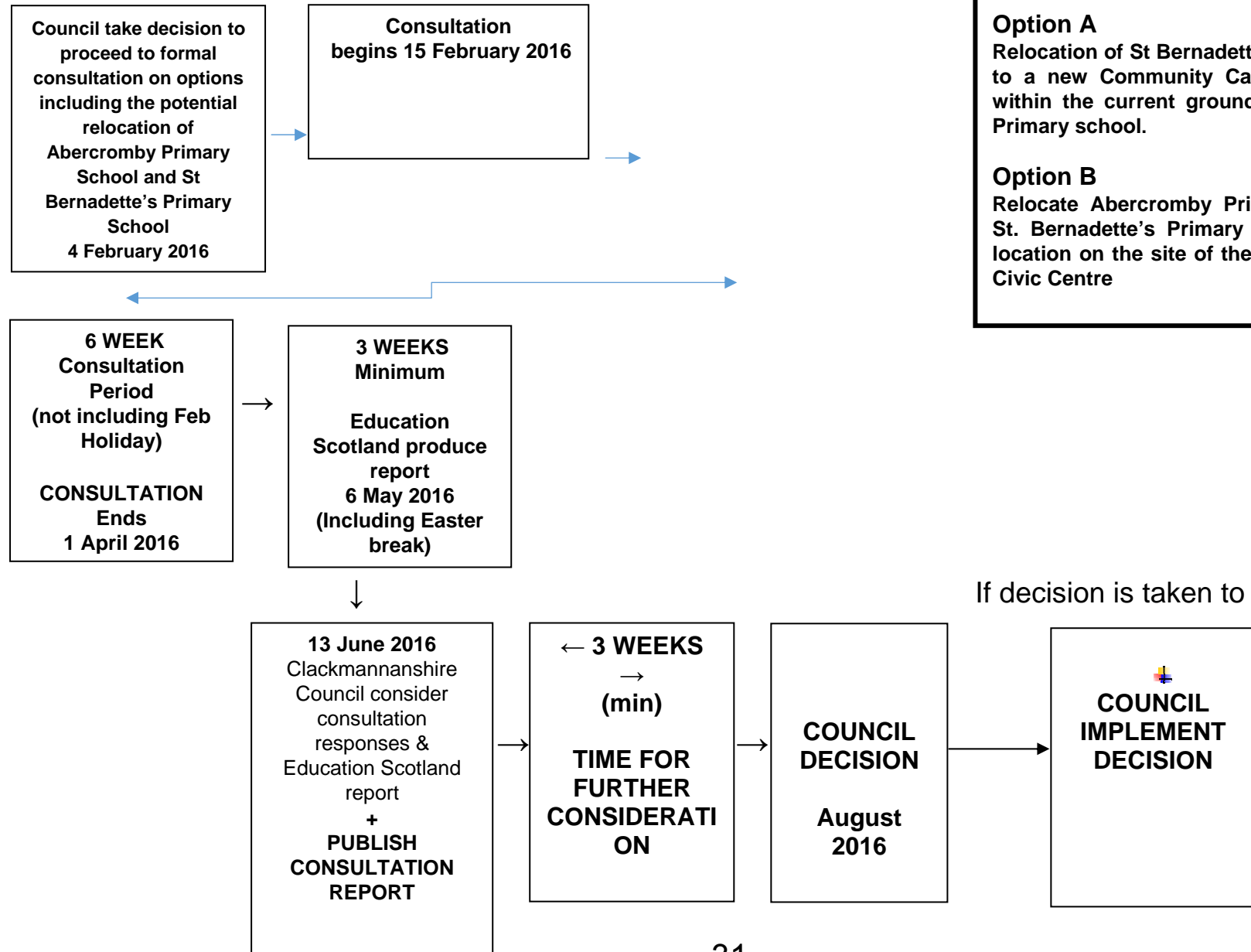
11.3 Corrections

If the Council are notified of any inaccuracy or omission in this Proposal Document or where an inaccuracy or omission is discovered, the Council will investigate and inform the notifier of their decision and their reasons for reaching a decision. The Council will invite the notifier to make representations if he or she disagrees with the Council's decision. Where an omission or inaccuracy relates to a material consideration, the Council will publish a corrected Proposal Document, send the corrected Paper to Education Scotland, and issue a notice to all consultees correcting the inaccuracy or providing the omitted information, and where appropriate reissuing of the Proposal Document. This may require a revision to the timescale for the consultation period. In that event, consultees and Education Scotland will be advised.

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Timeline for Consultation Decision-making



Potential Options for Consultation

Option A
Relocation of St Bernadettes primary school to a new Community Campus to be built within the current grounds of Abercromby Primary school.

Option B
Relocate Abercromby Primary School and St. Bernadette's Primary School to a new location on the site of the current Tullibody Civic Centre

If decision is taken to relocate

Clackmannanshire Council
Proposed Tullibody South Campus Development
Projected Key Build Stage Dates

SOD Cutting	13 September 2017
Construction Start Date	17 September 2017
Construction Completion Date	29 January 2019
Opening Date	Mid February 2019

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Appendix 2: Background Papers

The background papers listed below may be obtained from the Education and Learning Service, Kilncraigs, Alloa, FK10 1EB. Clackmannanshire Council and Committee papers can be accessed at www.clacksweb.org.uk

1. Condition Report for Tullibody Civic Centre by NIFES Consulting Group, June 2014.
2. Condition Report for Abercromby Primary School by NIFES Consulting Group, June 2014.
3. Condition Report for St. Bernadette's R.C. Primary School by NIFES Consulting Group, August 2014.
4. Report to Clackmannanshire Council on 5 March 2015: 'Abercromby Primary School Development Option Appraisal'.
5. Report to Clackmannanshire Council's Education, Sport and Leisure Committee on 10 September 2015: 'The Consultation Process for the Tullibody South Proposal' (Report of the informal consultation to ascertain public views on potential options for the replacement of Abercromby Primary School).

APPENDIX 3: SOUTH CAMPUS DEVELOPMENT RESPONSE SHEET

		PLEASE WRITE YOUR RESPONSE TO EACH TOPIC IN THE ROWS BELOW
	Respondent's Name	
	Contact Phone No:	
	Email Address:	
1	Do you support the development of a Tullibody South Campus?	Please tick as appropriate YES: NO:
2	If Yes, which option do you prefer?	Please tick as appropriate Option A: Option B:
3	If yes, why do you prefer your chosen option?	
4	If NO, what are your concerns?	
5	Do you have any general comments or questions about the Proposal?	

This Consultation Document and all other paperwork can be accessed electronically on the Clackmannanshire Council website. It can be returned electronically to consultations@clacks.gov.uk or by post to the Education Service, Kilncraigs , Alloa FK10 1EB

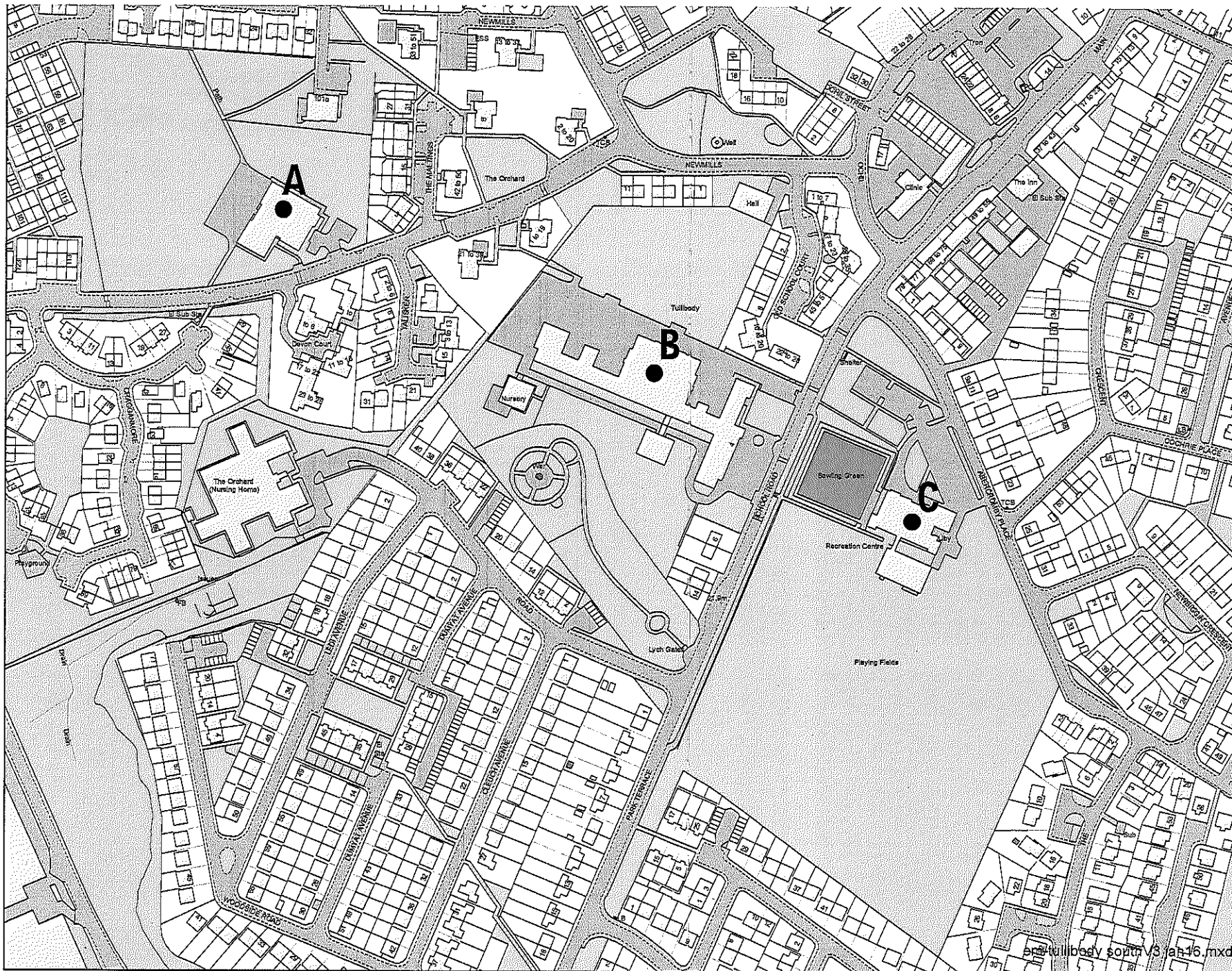
Appendix 4a

Tullibody South Block Plan

A = St Bernadettes Primary School
The Orchard Tullibody, FK10 2SD.

B = Abercromby Primary School
School Road, Tullibody, FK10 2PZ.

C = Civic Centre/Library
Abercromby Place, Tullibody
FK10 2RS.



Scale : 1:3,100
Paper Size : A4

Date: 19 January 2016

 **Clackmannanshire Council**
www.clacksweb.org.uk

Resources & Governance
Kineraigs
Greenside Street
Alicia
FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
propertyservices@clacks.gov.uk

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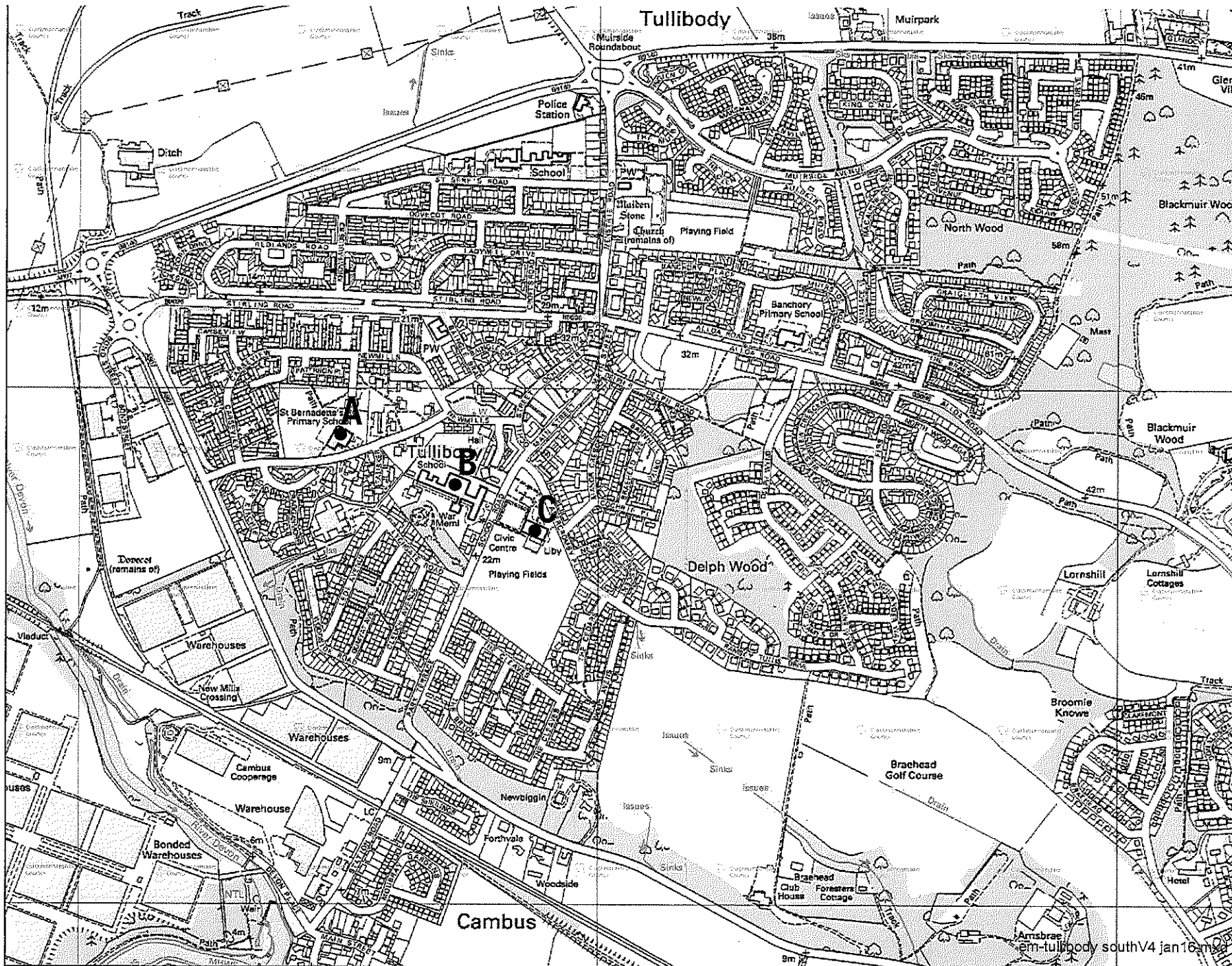
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**Tullibody South
& Surrounding Area**

A = St Bernadettes Primary School
The Orchard Tullibody, FK10 2SD.

B = Abercromby Primary School
School Road, Tullibody, FK10 2PZ.

C = Civic Centre/Library
Abercromby Place, Tullibody
FK10 2RS.



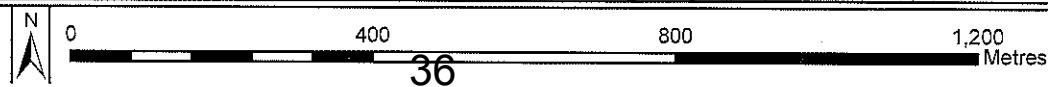
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Date: 19 January 2016

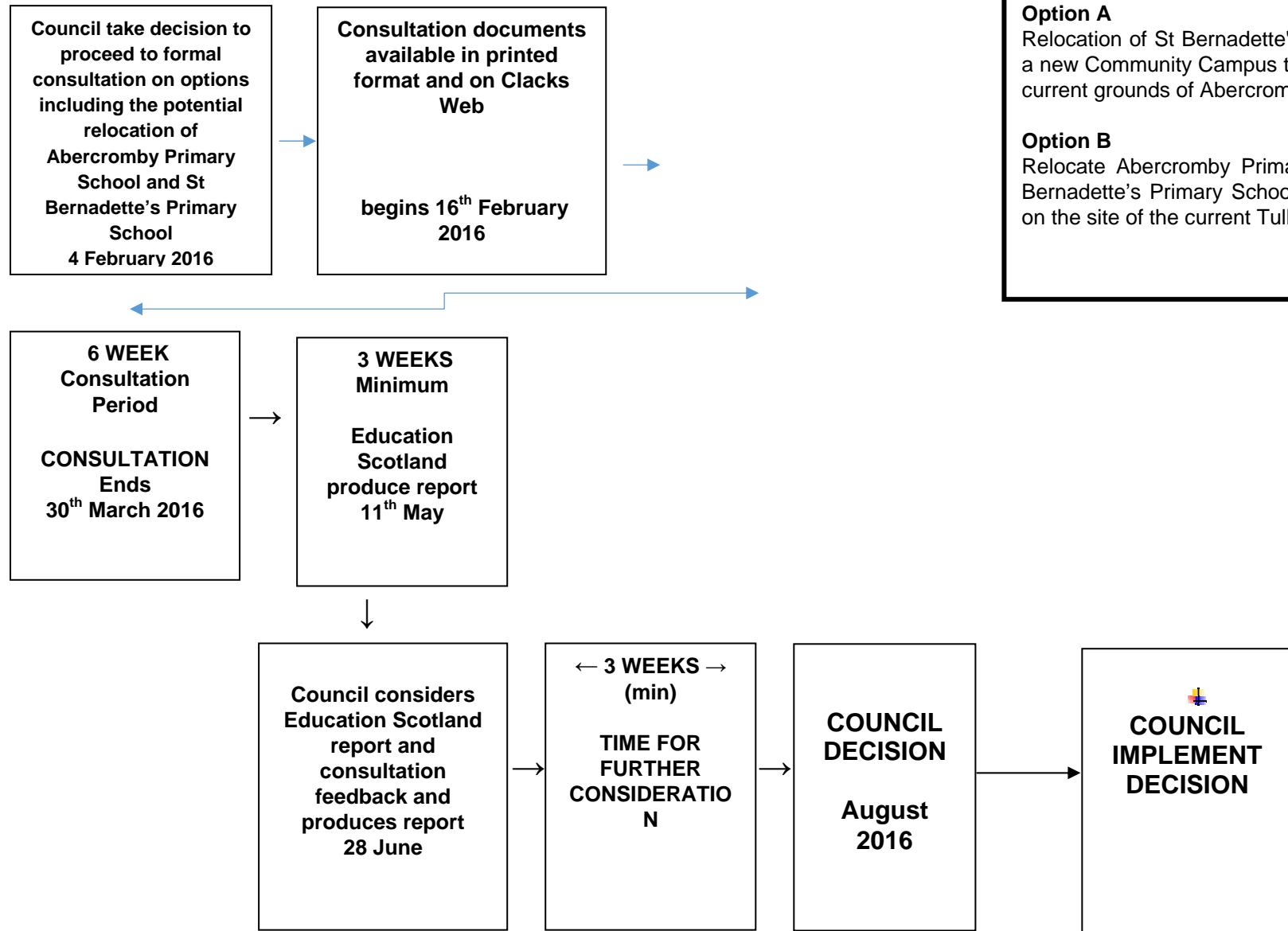
 **Clackmannanshire
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Abercromby & St Bernadette's Consultation Timeline



Potential Options for Consultation

Option A

Relocation of St Bernadette's primary school to a new Community Campus to be built within the current grounds of Abercromby Primary school.

Option B

Relocate Abercromby Primary School and St. Bernadette's Primary School to a new location on the site of the current Tullibody Civic Centre

