
Report to Clackmannanshire Council

Date of Meeting: 16 December 2021

Subject: Statutory Consultation for Clackmannanshire Secondary School Support Services

Report by: Chief Education Officer (Interim)

1.0 Purpose

- 1.1. This report seeks Council approval and authority to hold a statutory consultation process on a proposal to permanently move Secondary School Support Services to its current location at The Orchard, Tullibody. (Former St Bernadette's Primary School) where it has been located since the closure of the Bedford Place building in July 2020.

2.0 Recommendations

- 2.1. It is recommended that Council:
- Agrees to officers taking forward a formal consultation on the proposal to permanently move Secondary School Support Services from its previous location at Bedford Place to its current location at the Orchard, Tullibody.
 - Agrees that a full consultation proposal will be presented at a meeting of the People Committee in January 2022. This requires to be a formal consultation under the Schools Consultation (Scotland) Act 2010.

3.0 Considerations

Background on Former CSSS building at Bedford Place

- 3.1 The Bedford place school building was built in 1875 and is a Category "C" Listed Building. Bedford place is within a Conservation area.
- 3.2 The Bedford Place school building was closed in July 2020, further to an inspection report of July 2020, and is now a vacant school building. It remains closed due to structural failure of the roof and wall masonry, as outlined in a Progress Report Update to the Senior Leadership Group in October 2021.

- 3.3 In September 2021, an independent structural engineer (FLN Consulting Engineers) gave the Council a second opinion in a further report on the structural integrity of the Bedford Place building. In this report, several options for the future of the building are considered - either refurbishment, demolition or sale to a developer.
- 3.4 In the extracts below from Report on Structural Condition of Bedford Place Building by FLN Consulting Engineers, the costs to refurbish and retain the Bedford Place building as a school building are extensive, as outlined below:

‘Works would include, roofing replacement works, specialist stonework, DDA compliance, complete rewiring, re-plumbing, removal of asbestos, full internal refurbishment including internal decoration and external landscaping. It is noted that this is within the original school building footprint and the building would not have external space for PE or a drop off area as per a modern school. A full strategic options appraisal of the building including a suitability assessment is required to ascertain viability and costs. Projected capital costs to sustain this as a future school facility are expected to be in excess of £3.5M excluding project fees’.

For the refurbishment option a close inspection requires to be made internally in order to establish the degree of deterioration, the repair options available and the cost of these repairs. Repair and refurbishment of the roof structure alone will involve a considerable amount of work and cost. It is anticipated that the extent of structural deterioration may be too far advanced for any repairs and that full removal and replacement of the entire roof structures will be required. This will be a significant undertaking without factoring in the cost of the repairs to the external fabric such as dormer façade rebuilding, repairs to the stone copes, general stone repairs, repointing and internal refurbishment. The refurbishment cost of the school will be far higher than the cost of a full or partial demolition and we can conclude that refurbishment whilst technically feasible would be cost prohibitive. Our recommendation purely on the grounds of cost would be to either undertake a full demolition with the site being made available for re-development or to sell the building on to a prospective developer. (Extract from report by FLN Consulting Engineers on Structural Condition of Bedford Place Building)

4.0 Sustainability Implications

- 4.1. The Scottish Government requires all new school developments to be carried out with regard to the following principles:-
- 4.1.1 To have regard for others who do not have access to the same levels of resources.
 - 4.1.2 To minimise the impact of actions on future generations by reducing the use of resources and minimising environmental impacts.
 - 4.1.3 To live within the capacity of the planet to sustain our activities and replenish resources we use.

4.1 4 Making use of The Orchard as a learning environment would ensure that Clackmannanshire Council meets the criteria noted in points 4.1.1, 4.1.2 and 4.1.3.

4.2 Educational Aspects of Proposal

The proposal to retain the provision of Secondary School Support Service at The Orchard, Tullibody, has clear educational benefits, including:

4.2.1 The co-location of primary, secondary and outreach supports the Senior Management Team to retain a high profile in all sectors, thereby promoting a very positive ethos for young people and staff and enhancing learning experiences.

4.2.2 The sensory garden provides a wide range of opportunities for outdoor learning in a safe, contained environment for all age groups. There is scope for these areas to potentially support children's broader achievements, including developing their skills when outdoors.

4.2.3 There are clear benefits for maintaining the school in its current locality, including the seamless transitions for learners and capacity to support outreach pupils in school grounds.

4.2.4 Excellent links have been established with 'blue house', Tullibody Community Garden and Civic centre, which lends itself to the DYW agenda.

4.2.5 On its current site, the school community has achieved a 6th Eco flag and increased volunteering qualifications by 100%

4.2.6 Partnerships have been forged with NHS, FVEL, CTSI, NHS Braveheart, Scottish Trust for Conservation Volunteers, the Gate and Robertson Construction.

4.2.7 Has been a significant reduction in 'safe holds' as children and young people are encouraged to self-regulate using the safe space within the grounds.

4.2.8 The shared experiences of joining up sectors has offered additional benefits to learners and enhanced staff development.

4.2.9 Children, young people and staff have settled well into The Orchard facility, ensuring no interruption to learning.

4.3 Next steps

This is required to be a formal consultation under the Schools Consultation (Scotland) Act 2010 with a focus on the educational benefits of the proposal.

Should the Council agree to the proposal of a consultation, a Paper will be brought to People Committee in January 2022, outlining a timeline of next steps, including the involvement of Education Scotland.

5.0 Resource Implications

5.1 There are no staffing implications, as all staff have moved to The Orchard.

6.0 Exempt Reports

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

7.0 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)

8.0 Equalities Impact

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

Yes No

9.0 Legality

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

10.0 Appendices - N/A

Background Papers

11.1 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)


Bedford Place Structural Report and Structural Addendum Report– CRA Ltd
Alloa

Report on Structural Condition of Bedford Place Building, FLN Consulting
Engineers

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Catriona Scott	Improving Outcomes Manager	01259 452469

Approved by

NAME	DESIGNATION	SIGNATURE
Cathy Quinn	Interim Chief Education Officer	
Lorraine Sanda	Strategic Director (People)	