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**Report to: Clackmannanshire Council**

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**Date of Meeting: 21<sup>st</sup> March 2024**

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**Subject: St Mungo's RC Primary – Learning Estates**

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**Report by: Chief Education Officer**

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## **1.0 Purpose**

- 1.1 The purpose of this paper is to seek approval of Council to progress with a consultation to permanently relocate St Mungo's Primary to Alloa Academy.

## **2.0 Recommendations**

- 2.1 It is recommended that a consultation, under the Schools (Consultation) (Scotland) Act 2010, be undertaken to permanently relocate St Mungo's Primary to its current accommodation within Alloa Campus (previously Alloa Academy sole use) and that a report on the outcome of the consultation be brought back to Council in Jan/Feb 2025. (See Paragraph 3.6 and 3.7)

## **3.0 Background**

- 3.1 St Mungo's RCPS was decanted to Alloa Academy in April 2018, as a result of concerns about the ongoing issue with damp. In November 2018 the Council agreed that the school should remain in Alloa Academy in the medium term.
- 3.2 Since moving into the Alloa campus, there has been a considerable amount of ongoing adaptations to ensure both schools can run smoothly and best support the learning communities. Adaptations to the campus have included investment in playground resources, separate secure access, toilets, office space and additional partitioning to give both schools their own internal space. Future facility adaptations are continually considered as part of the Learning Estate Strategy for Clackmannanshire Council. Senior Managers continue to listen to the views of the Head Teachers, Parents and Young People to ensure adaptations and operating arrangements are considered and best meet the needs of the schools.
- 3.3 Pupils attending St Mungo's are able to benefit from the additional facilities that a large modern secondary school offers, and that would not be available

in a small primary school. This includes access to a greater range of PE facilities and equipment as well as PE staff from Alloa Academy. They also can access other facilities in the secondary school, such as Home Economics and Science that are not available in primary schools. The external grounds and sports facilities in Alloa Academy are also superior to those that would be available in a primary school. In addition, they access the assembly hall, staging and sound system for school shows and/or performances. The school Management teams continue to review the use of all of the facilities in the Alloa Campus and there is an ongoing ambition to maximise this unique partnership.

- 3.4 In addition, having reviewed adaptations, St Mungo's and Alloa Academy Head Teachers review operating plans to ensure all learners get the maximum benefit from the campus and catering facilities.
- 3.5 In terms of the Schools (Consultation)(Scotland) Act 2010, any proposed changes to a school estate including a relocation requires Statutory Public Consultation. The Act specifies that the education authority must prepare an educational benefits statement, which sets out the educational benefits of the relocation.
- 3.6 The consultation involves the parents/carers/children and staff of both St Mungos and Alloa Academy, as well as all other key stakeholders associated with the schools. As St Mungo's is a Roman Catholic school. the Catholic church will be included as a consultee and statutory consultees as detailed in Schedule 2 of the Act. Education Scotland will meet with stakeholders and attend the public meeting that will be held as part of the consultation. Education Scotland will prepare a report on the educational benefits of the proposal.
- 3.7 A report on the outcome of the consultation, including how the Council intends to respond to any recommendations that Education Scotland may make and feedback from parents, pupils and staff will be brought back to Council in January /February 2025 for a final decision.

### 3.8 **Options Considered**

3.8.1 In considering the options to be explored, the importance of retaining and re-using existing buildings as a more sustainable approach has been recognised, and a balanced mix of existing, extension and new build options have been developed and tested. Accordingly, four options have been identified as being representative of what might be considered necessary to allow an informed decision to be made. Under all options, the existing school at Forth Crescent is demolished.

- Option 1 – Co-location of St Mungos within Alloa Academy,

- Option 2 – Build a New St Mungo’s Single Stream Primary School at Forth Crescent,
- Option 3 – Build a New St Mungo’s Single Stream Primary School on Another Site, or
- Option 4 – Build a New St Mungo’s on the Land Adjacent to Park Primary School.

3.8.2 The technical reviews undertaken of the old St Mungo’s building and Forth Crescent site indicate that refurbishment or redevelopment on the site are not recommended as economically viable. This informed the options (3.6.1).

3.8.3 Various sites were evaluated and footprint tested for a potential new build 6 Classroom school with maximum 150 Pupils. Based on SFT metrics for a primary school, initial costings came in at £4.77m excluding allowances for site abnormalities. However, Hubco have provided comparison costings based on current market build rates which indicate that a capital investment of between £6.8m and £7.6m would be required, excluding any site abnormalities.

3.8.4 Council has previously agreed that to demolish and rebuild at the existing Forth Crescent would not be economically viable. The most recent estimate indicates that £8.6m would be required should this be considered as an option. The higher costs are due to the requirement for demolition and to accommodate additional flood and drainage infrastructure.

### **3.9 Conclusions**

3.9.1 Option 1 for St Mungo’s pupils and staff to co-locate within Alloa Academy represents an economic, low risk and workable solution. This option secures top grade condition and suitability solutions for education provision. Pupils attending St Mungo’s are able to benefit from the additional facilities that a large modern secondary school has that would not be available in a small primary school.

### **4.0 Sustainability Implications**

4.1 There is a carbon emissions benefit of the school remaining collocated with Alloa Academy rather occupying additional building footprint.

4.2 The nature of Alloa Academy’s PPP contract ensures condition and suitability will be maintained long-term.

### **5.0 Resource Implications**

5.1. Contained within the report.

## 6.0 Exempt Reports

6.1. Is this report exempt? 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

## 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

## 10.0 Appendices

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

None

## 11.0 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)

"Financial Appraisal cost Model" Hub East Central Scotland

**Author(s)**

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**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
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