

THE HIGHLAND COUNCIL
EDUCATION, ADULT AND CHILDREN SERVICES
COMMITTEE

21st May 2014

Agenda Item	10.
Report No	ECA/07/14

A statutory consultation re the future education provision to serve the Strontian Primary School catchment area

Report by Director of the Education Culture & Sport

Summary

This report sets out for Members' consideration a proposal for the future education provision to serve the existing Strontian Primary School catchment area. Members are asked to consider the following proposal and agree that a statutory consultation be progressed in accordance with the requirements of the Schools (Consultation) (Scotland) Act 2010:

- Place a single classroom modular accommodation with office accommodation adjacent to the existing community/nursery wing of Ardnamurchan High School;
- Convert the existing Pre-school/mother and toddler accommodation within Ardnamurchan High School into a Primary classroom and Pre-school accommodation;
- Create an appropriate safe and secure play area for the Primary-age and Pre-school pupils adjacent to this wing.

This report contributes towards the following outcomes in **Working together for the Highlands**:

- The Council will work with the Scottish Government to continue to develop an ambitious 10-year Capital programme to provide modern schools in the Highlands. We are determined to ensure the completion of the current school building programme;
- The Council will promote energy efficiency in Highland schools, and build on the success of "our eco schools";
- The Council will ensure that all new school buildings will act as a community-hub. We will investigate new and innovative ways to deliver more community access to existing buildings as part of a review of the schools estate.

1. Background

1.1 This report outlines proposals to provide appropriate and proportionate Primary School accommodation to replace the existing Strontian Primary School (SPS) building. As the recommended proposal involves relocating school provision the Council is required to undertake a statutory consultation in accordance with the Schools Consultation (Scotland) Act 2010 (hereafter referred to as the School Consultation Act).

1.2 Section two of the report outlines the approach adopted to examine the options for future education provision that were considered.

- 1.3 Section three of the report outlines the options under consideration for future Primary-age education provision to serve the SPS catchment area. Each of these proposals is assessed in relation to the extent to which it satisfies the key relevant criteria contained within the School Consultation Act.
- 1.4 Section four of the report contains the proposal that is recommended for statutory consultation. This section contains justification for this proposal, in particular providing evidence of the educational, community and financial benefits.

2.0 The approach adopted

- 2.1 Extensive engagement has taken place with the school communities and the wider community in the area (including local Members) in order to identify and agree the options for future Pre-school and Primary provision within the SPS catchment area. Details of this engagement process are outlined in the proposal document referred to in section 4 below
- 2.2 The list of options under consideration was subsequently evaluated in order to identify the most reasonable and viable option.

3.0 The options considered

- 3.1 As indicated above there has been some engagement with the local community in recent years to explore the options for future educational provision that merit further consideration.
- 3.2 The proposals that have emerged from this engagement can be summarised thus:
 - **Option 1** - a significant upgrade to the existing SPS building addressing the weaknesses in the existing ancillary accommodation and playground area;
 - **Option 2** - purchase land at the front of the Ardnamurchan High School (AHS) and place modular accommodation there, comprising two classrooms, the appropriate office accommodation and the creation of an appropriate and proportionate play area;
 - **Option 3** - provide the appropriate Pre-school and Primary-age classroom, ancillary rooms and safe and secure play space adjacent to and within the AHS building.

4.0 The proposal recommended for statutory consultation

- 4.1 Following the evaluation and engagement process a proposal document was produced. This document is contained within **Appendix 1**. The proposal document in summary contains the following;
 - Existing school details;
 - Options under consideration;
 - Educational benefits;
 - Transport implications;
 - Staffing and management implications;
 - Community impact;

- Financial implications
- The option recommended for statutory consultation

4.2 The recommendation contained within the proposal document is that the following proposal should progress to a statutory consultation in accordance with the requirements of the Schools Consultation (Scotland) Act 2010;

- Place a single classroom modular accommodation with office accommodation adjacent to the existing community/nursery wing of Ardnamurchan High School;
- Convert the existing Pre-school/mother and toddler accommodation within Ardnamurchan High School into a Primary classroom and Pre-school accommodation;
- Create an appropriate safe and secure play area for the Primary-age and Pre-school pupils adjacent to this wing.

4.3 If approved the statutory consultation period will commence on Monday 19th May 2014 and will be conducted in accordance with the requirements of the related legislation. The outcomes from the statutory consultation will be reported to this Committee on the 12th November 2014.

4.4 During the statutory consultation period the opportunity exists for consultees to suggest other options for future education provision that are not included within the proposal document

5.0 IMPLICATIONS

5.1 **Resource implications** – the financial and resource implications are contained within the proposal document. The Capital and Revenue financial implications are contained within Appendices 6 and 7 to that document.

5.2 **Legal implications** – a number of aspects need to be examined in detail including:-

- The title deeds of the existing school buildings;
- Any potential impact on the Public Private Partnership (PPP) contract with Community Schools Highland Limited who own the AHS building until the end of the contract period in 2025;
- Any access issues relating to the proposed school site

In addition, the requirements of the updated Schools Consultation (Scotland) Act 2010 are reflected in the consultative process being progressed in consideration of this proposal.

5.3 **Equality implications** – the accommodation provided will ensure that the requirements of Equalities Act are met in full.

5.4 **Climate change implications** – as a result of utilising existing accommodation within Ardnamurchan High School and also as a result of utilising modern, energy efficient modular accommodation the Council's carbon foot-print will be reduced.

5.5 **Risk implications** – the potential risks that can be identified at this time include;

- Any variation to the PPP contract will take a significant period to ensure that any potential risks from the funder's perspective are fully mitigated;
- The Pre-school and Primary School provision can be accommodated within AHS without any adverse impact on the day-to-day running of the Secondary School and the community facilities provided in the school;
- The appropriate safe and secure play space can be provided for the Primary-age pupils within the AHS campus.

5.6 **Gaelic** - no direct impact.

6.0 Recommendation

6.1 Members are asked to agree that a statutory consultation be carried out in relation to the following proposals in accordance with the updated requirements of the Schools Consultation (Scotland) Act 2010;

- Place a single classroom modular accommodation with office accommodation adjacent to the existing community/nursery wing of Ardnamurchan High School;
- Convert the existing Pre-school/mother and toddler accommodation within Ardnamurchan High School into a Primary classroom and Pre-school accommodation;
- Create an appropriate safe and secure play area for the Primary-age and Pre-school pupils adjacent to this wing.

Signature:

Designation: Director of Education Culture & Sport

Date: 12th May 2014

Joint Authors: Ron MacKenzie, Head of Support Services, Education, Culture and Sport and la

Jackson, Education Officer (West Area), Education Culture & Sport

Background Papers

Appendix 1 – the proposal document

THE HIGHLAND COUNCIL

EDUCATION, CHILDREN AND ADULT SERVICES COMMITTEE

The views of consultees are sought on a variety of options for improving the accommodation at Strontian Primary School. Options include a major upgrade to the present building, or relocating Strontian Primary School from its present location to Ardnamurchan High School and to retain its separate identity therein. The latter option is the preferred option of the Education, Culture and Sport Service.

EDUCATIONAL BENEFITS STATEMENT

THIS IS A CONSULTATIVE PAPER PREPARED IN TERMS OF THE EDUCATION AUTHORITY'S AGREED PROCEDURE TO MEET THE REQUIREMENTS OF THE SCHOOLS (CONSULTATION) (SCOTLAND) ACT 2010

This paper seeks views on the most effective means of improving the current accommodation at Strontian Primary School (SPS). Options identified include upgrading the present building or relocating SPS from its present location to Ardnamurchan High School (AHS) and to retain its separate identity therein. If agreed, the latter option would be implemented for the start of the school session in August 2015.

1.0 Background

- 1.1 During the course of 2012, The Highland Council proposed to undertake construction works that would improve aspects of the accommodation of SPS. The work was due to start in early 2013 and it was acknowledged that there would have been major disruption to the school during building work.
- 1.2 On being notified of the proposed building work, the SPS Parent Council indicated that they would welcome discussions on the possibility of re-locating to the AHS campus, thereby creating a "3-18 campus." Informal meetings with parents were held on 16 January 2013, 18 March 2014, and 29 April 2014. A meeting was also held on 30 September 2013 with members of the Sunart Centre Management Committee and other community representatives. At these meetings parents indicated that they supported the issue being taken to formal consultation. A brief summary of the issues raised at those meetings are at **Appendices 1(a) to 1 (c)**.
- 1.3 The population living in the AHS catchment area grew by around 120 during the last decade, an increase of 5%, although this was accompanied by an ageing of the population and a fall in the number of women of child-bearing age.
 - 1.3.1 Population projections for the wider Lochaber area show a 4% increase over the next decade and putting this together with the economic position in the AHS area it is likely that future population change will be similar to recent

historic trends, with modest increases accompanied by a general ageing of the profile.

1.3.2 Population change is taken into account in school roll forecasts through new house building. The Council's West Highland and Islands Local Development Plan allocates 15 sites for housing in the AHS catchment area with a capacity of 237 houses. The most significant of these are:

- 2 sites in Strontian with a capacity of 53 houses, but with lapsed planning permission and no activity;
- 3 sites in Lochaline with a capacity of 57 and no activity but recent planning permission for 6 houses on small parts of two sites;
- 1 site with a capacity of 70 houses in Acharacle but no activity and no planning permission.

1.3.3 In view of the minimal progress on large sites, roll forecasts for the area assume that house building will continue to be mainly on small or single plot "windfall" sites distributed fairly evenly across the catchment. The assumption used in the roll forecast for AHS is 14 new houses per year, equal to the historic average from 2000 to date: 4 of these are in the Strontian catchment.

1.3.4 Interim 2014 forecasts are given in the table at paragraphs 2.3 and 3.2 below. They show that the AHS roll is forecast to increase to 141 - as the increase in the birth rate that began in 2006 feeds through the school system – before falling again as the birth rate falls because of the ageing population. The roll in Strontian Primary is forecast to fall steadily and this is due to a low number of births in the area in recent years, which is assumed to continue. This is unusually low and the age profile of Strontian suggests that if the current age profile is maintained we might expect to see a rise in the number of births to 3 to 4 per year giving a school roll in the region of 25, but this will not be achievable if the population continues to "age" as it has in recent years.

2.0 School Details – Strontian Primary

2.1 SPS is a 2-classroom non-denominational school located at the head of Loch Sunart at the junction of the Ardnamurchan and Morvern Peninsulas. The school serves a wide rural area. The present school was built in the mid-1970s. The school is contained within a wider complex which includes a school/community hall, an adult care home (Dalmhor House) and a medical general practice.

2.2 Pre – school provision is located in the nearby AHS and is managed by the Primary School Head Teacher.

2.3 The school has a current roll of 38. The expected roll for August 2014 is 34. Current roll projections for future years are as follows:

2015-16 - 31
2016-17 - 31
2017-18 - 23
2018-19 - 20

2019-20 –17
2020-21 –15
2021-22 - 15
2022-23 - 15
2023-24 –16
2024-25 - 16
2025-26 - 16
2026-27 - 16
2027-28 - 17

The significant drop in numbers in 2017 reflects a large year group of 10 in the current P4 class, and the projected replacement of that year group by a P1 intake of 2 in 2017-18.

- 2.4 Details of the number of placing requests in and out of SPS have not been provided due to the very low numbers involved and the need to avoid the identification of pupils.
- 2.5 The school has a permanent capacity of 50. The August 2014 roll of 34 pupils therefore represents 68% use of capacity.
- 2.6 On average 17 pupils (44%) of the total school roll take paid school meals. The number entitled to free school meals is not broken down to avoid the identification of pupils.
- 2.7 The most recent HMIE report was published in September 2007. The school was assessed as “Very Good” on 3 aspects, “Good” on 5 aspects, “Adequate” on 5 aspects and “Weak” on 1 aspect.
- 2.8 The anticipated year group numbers for August 2014, based on current enrolments, are as follows:

P1 – 1
P2 – 5
P3 – 5
P4 – 5
P5 – 10
P6 – 2
P7 – 6

Pupils will be organised into two classes, P1 to P4 - 16 and P5 to P7 - 18.

- 2.9 The 2013-14 staffing entitlements, as per the Council's Devolved School Management policy are as follows;
- Head Teacher – 1.00 FTE
 - Un-promoted Teachers – 1.00 FTE
 - Management Teacher 0.20 FTE
 - Clerical Assistant – 17 hours per week

The school nursery is staffed with a Nursery Assistant at 19.50 hours per week and a Nursery Auxiliary at 15.00 hours per week

In addition, 0.10 FTE Additional Support Needs (ASN) teaching provision and 28.00 hours per week ASN non-teaching provision are currently allocated to the school to meet identified needs.

The Catering and Cleaning Service employs the following staff at the school;

- Cook 1 (Catering Assistant) 8.75 hours per week
- Cleaning Operative – 10.50 hours per week

2.10 There are 2 school transport routes funded by the Council, which on average carry a total of 14 pupils. Therefore, approximately 37% of the total school roll accesses free school transport on a daily basis.

2.11 The Highland Council assesses all of its schools for Suitability and Condition, per the Scottish Government's School Estate management guidelines. Schools are assessed on scales from "A" to "D". Strontian Primary School is currently rated as "C" for both educational suitability and building condition. This indicates an assessment of the accommodation as "Poor", defined as *"showing major problems and/or not operating optimally (the school buildings and grounds impede the delivery of activities that are needed for children and communities in the school)."*

2.12 The scores for each component part of the suitability assessment are as follows:

- Learning and Teaching General B
- Internal Social C
- Internal Facilities C
- External Social C
- External Facilities C

2.13 Particular weaknesses in the school's accommodation were identified as follows:

- There is a small office which is used by the School Clerical Assistant, as a staffroom and office for the Head Teacher. Consequently the Head Teacher does not have appropriate accommodation to deal with private or confidential matters;
- The lack of space in the school means that when individual pupils are receiving instrumental instruction it is disruptive to other pupils;
- Older pupils take their meals at the lower end of the stage, which results in meals being carried down the stage steps.
- The school playground is restricted and does not meet national area guidelines for a school of this size;
- The former storage cupboard at the end of the school hall has been converted into a disabled toilet. The toilet door opens directly

into the hall and does not afford appropriate privacy for users. As a consequence there is no dedicated storage for large items of PE. The disabled toilet was put in this location because the hall doubles up as a village hall which is used quite extensively in evenings and weekends;

- The Pre-school's off-site location raises logistical issues, due to the need for the Head Teacher to travel between the two sites. Despite the low pupil numbers a second member of staff is employed at the nursery because of the offsite location.

3.0 School Details – Ardnamurchan High School

3.1 AHS was constructed in 2002. It is located around a quarter of a mile from the Primary School. Both externally and internally the building is maintained in excellent condition. The school benefits from excellent ventilation and natural lighting. Classrooms are spacious, as is the games hall and the theatre, and there are a good number of smaller tutorial rooms located all around the school. Practical areas are well-appointed and there are practice and recording rooms adjacent to the music classroom. There are also excellent external sports facilities and in essence the school provides the ideal location for good quality learning and teaching. The building is designed to be fully accessible to disabled pupils.

3.2 The school has a current roll of 108. The expected roll for August 2014 is 106. Current roll projections for future years are as follows:

2015-16 - 102
2016-17 - 104
2017-18 - 116
2018-19 - 126
2019-20 - 137
2020-21 - 139
2021-22 - 141
2022-23 - 140
2023-24 - 125
2024-25 - 114
2025-26 - 106
2026-27 - 102
2027-28 - 98

3.3 Over the last 6 years the school has received 8 placing requests from elsewhere, whilst 11 pupils from the catchment have entered other schools.

3.4 The published capacity of the school is 318, so the expected roll of 106 for August 2014 represents 33% of capacity.

3.5 On average 82 pupils (76%) of the total school roll take paid school meals, of whom 14 (13%) are entitled to free school meals.

3.6 The anticipated year group numbers for August 2014, based on current enrolments, are as follows:

S1 – 18
S2 – 16
S3 – 13
S4 – 20
S5 – 20
S6 – 21

3.7 The 2013-14 staffing entitlements, as per the Council's Devolved School Management policy are as follows;

- Head Teacher – 1.00 FTE
- Depute Head Teacher – 1.00 FTE
- Principal Teachers – 3.00 FTE
- Un-promoted Teachers – 8.81 FTE
- Administrative Assistant – 1.00 FTE
- Clerical Assistant – 0.70 FTE
- Technician – 0.50 FTE

In addition 27.50 hours per week ASN non-teaching staff are allocated to the school.

The Catering and Cleaning Service employs the following staff at the school;

- Cook 3 (Cook-in-Charge with supervisory responsibilities) - 35 hours per week
- Cook 2 (Cook-in-Charge without supervisory responsibilities) - 16 hours per week
- Cook 1 - 25 hours per week

Additional building management staff are employed by the management company for the building

3.8 There are 5 school transport routes funded by the Council, which on average carry a total of 80 pupils. Two of the 5 routes are "feeder" journeys. Therefore, approximately 74% of the total school roll accesses free school transport on a daily basis.

3.9 The school is currently rated as "A" for both educational suitability and building condition. This indicates an assessment of the accommodation as "Good", defined as "*Performing well and operating efficiently (the school buildings and grounds support the delivery of services to children and communities).*"

3.10 Ardnamurchan High School was built as a community school and one entire wing of the building, Àrainn Shuaneirt/The Sunart Centre, is managed by High Life Highland as a community facility.

The theatre and sports facilities are used extensively by the community and there is a joint school and community library. A well-attended youth club takes place twice a week during the academic year based around a café close to the main entrance area. There are also two community rooms currently used for a variety of purposes. Most notably the space is used 2/3 times per week for medical purposes. There is also a well-appointed room given over for use by a local Mother and Toddler Group.

4.0 Outline of Options

- 4.1 Option 1 proposes enhancing current accommodation at the current site to bring the school accommodation up to at least a “B” rating for Suitability and Condition. The proposal would extend the playground, create a new kitchen and store, and create a new staffroom and disabled toilet. A plan is at **Appendix 2**.
- 4.2 Option 2 proposes relocating SPS on the following basis:
- Reassign the existing nursery space, within the Sunart Centre, as the SPS infant classroom;
 - Reassign the room currently used by the Mother and Toddler Group as the new school nursery;
 - Either, reschedule the Mother and Toddler group to the afternoon when they could use the Pre-school classroom (which is not used in the afternoon), or potentially offer them use of space in the existing SPS hall;
 - Install a new demountable building to accommodate the upper stages classroom for the Primary School, pupil toilets, and a staffroom;
 - Adapt the current office space next to the Pre-school classroom into an office for the Primary School Head Teacher;
 - Install secure doors in the corridor leading to the Primary School accommodation, to ensure security, whilst leaving in place the current public access to the community room and public toilets.
 - Create a playground space for the Primary School pupils;
 - Install a Multi-Use Games Area (MUGA) to further improve the school and community facilities;
 - Timetable access to Physical Education inside and outside as necessary;
 - Operate staggered break times for Primary and Secondary age pupils, with the Primary pupils having use of the two sports fields during their break times;
 - Operate staggered lunch breaks;

- Provide IT infrastructure for the new Primary School accommodation.

4.3 A plan is available at **Appendix 3**.

4.4 Option 3 proposes relocating SPS on the basis of a two classroom demountable unit, on land adjacent to AHS, with toilets, office, staffroom, and playground accommodation being provided. A plan is available at **Appendix 4**.

4.5 As with Option 2, timetabled access to indoor and outdoor PE would be arranged with AHS, and Primary- age pupils would use the dining room within AHS, with the two schools having staggered lunch breaks. Appropriate IT infrastructure would be provided and the Authority would consider installing a MUGA.

4.6 Under Option 3, pupils may need to be supervised whilst moving between SPS and AHS. The extent of supervision might vary according to the precise location of the building.

5.0 Educational Benefits

5.1 Highland Council is of the view that the school environment should be of a quality that sustains and improves education provision, pupil performance and outcomes for the young people of Highland.

5.2 With the above aim in mind, Highland Council has adopted the above indicators in reviewing its' school estate:

- Pupils should be educated in facilities which are rated at least category B for Condition and Suitability;
- Pupils should be members of an age-appropriate peer group;
- Pupils should have the opportunity to engage in the widest possible range of activities beyond the core curriculum, including music, sports, drama and art;
- Pupils with additional needs should be educated in the most appropriate local setting;
- Pupils should not ordinarily be required to travel for longer than 30 minutes from the nearest classified road pick-up point to school (Primary) or 45 minutes from the nearest road pick-up point to school (Secondary), although it is recognised that this may not always be possible in a rural Council area such as Highland;
- School facilities should be of a size appropriate to the delineated area that they serve, paying due regard to demographic trends;
- School delineated areas should reflect geography, travel routes and population distribution;
- Safe school transport should be provided and safe traffic management in and around school sites should be implemented;
- Teachers should be members of a professional learning community comprising at least 3 members located in the same facility;
- The implications of school location to local communities should be considered;

- Schools, wherever possible, should be located where there is a recognised village or other built up community.

5.3 In 2009 the Scottish Government also set out its vision for the future school estate in Scotland, in 'Building Better Schools: Investing in Scotland's Future'. Local Authorities are required to take account of these aspirations in planning changes to their school estate, namely:

- All children and young people will be educated in, and community users will use, schools that are 'fit for purpose' in terms of condition, suitability and sufficiency;
- Schools are well-designed, accessible, inclusive learning environments that inspire and drive new thinking and change and which support the delivery of high quality educational experiences through Curriculum for Excellence;
- Schools are integral parts of the communities they serve, with pupils making use of community facilities and communities accessing school facilities;
- Schools accommodate and provide a range of services, activities and facilities that make a difference to people's health and well-being, to sustaining economic growth and to the strength and vibrancy of communities;
- A sustainable school estate whose design, construction and operation is environmentally and energy efficient; contributes directly to delivering the year-on-year reductions in greenhouse gas emissions introduced by The Climate Change (Scotland) Act 2009, which is resilient to the impact of climate change and which leads by example in matters of environmental performance;
- A school estate that is efficiently run and that maximises value for money;
- A school estate which is flexible and responsive - both to changes in demand for school places and to learners' and teachers' requirements and wishes, and where the beneficial impact of change is maximised by thorough consultation and engagement with users and stakeholders

5.4 Each of the identified options would provide improved accommodation for SPS. In particular, each option would provide for better office, dining and playground facilities.

5.5 Option 1, if delivered, would meet the majority of the above criteria. One exception would be the aim that teachers should be members of a professional learning community comprising at least 3 members located in the same facility. If the projected fall in the roll is confirmed, the school will fall into the 1.50 FTE teacher staffing band by 2019-20.

5.6 Option 2 would meet all of the criteria in paragraph 3.2 above and most in paragraph 3.3. It would also create an integrated 3-18 campus. The Head Teachers of both schools recognise that in terms of educational benefits there is much to be gained from such an arrangement. The transitions between Pre-school and Primary, and between Primary and Secondary stages, would be virtually seamless. The

Primary pupils and staff would have access to facilities which would be a significant improvement on the current provision.

5.7 Option 3 would also meet all of the criteria set out at 3.2, although transition arrangements may be marginally less effective than with Option 2.

5.8 It is difficult to identify any issues in any of the proposals that would cause educational disadvantages, either to pupils in the primary school or the secondary school. During informal consultation, parents have highlighted that Option 2 would result in poorer room accommodation for the nursery. Set against that, Option 2 would allow for co-location of the nursery and the primary school.

5.9 The Table attached at **Appendix 5** outlines the advantages and disadvantages of the 3 options in respect of educational benefits and the criteria set out at 3.2 above.

6.0 Effects on School Transport

6.1 The proposal is not expected to have any significant effects on school transport.

7.0 Effects on Staff and School Management Arrangements

7.1 It is intended that SPS retains its separate identity and that the current management arrangements for the school will remain. The Highland Council would consult with the two Parent Councils regarding any future changes to the future management of the school.

7.2 Under Option 1 there would be no changes to school staffing.

7.3 Option 2 would result in some limited changes to the current staffing arrangements. The number of Pre-school could be reduced to one as a result of co-locating the facilities. Under Option 2 the number of cleaning hours would be reduced to 5 per week. Under Options 2 and 3 the total catering staff hours between both schools would be more or less the same as those currently being worked, although the provision would be located in the AHS kitchen.

8.0 Effect on the Local Community

8.1 As already highlighted, the existing SPS building currently houses a joint school/community hall. If the Primary School was to be re-located, the entire building would be declared surplus for educational purposes. The future uses of the accommodation would be determined in accordance with the Council's current asset management policy. Under this policy, the building would be offered first to other Services within the Council. The Care and Learning Service would be willing to consider bids from the

Community to allow the continued operation of the Community Hall, subject to the appropriate business case being made.

- 8.2 Àrainn Shuaneirt/The Sunart Centre currently hosts a Mother and Toddler Group. Option 2 would have an impact on the Group, as set out at 2.2 above. There would no other measurable impact on Àrainn Shuaneirt/The Sunart Centre.
- 8.3 As set out above, the proposals for relocating the Primary School include the creation of a new MUGA. If this came to fruition, it would provide a new community facility for Strontian.

9.0 Financial Consequences

- 9.1 Indicative capital costs for the 3 options can be found at **Appendix 6**.
- 9.2 The table at **Appendix 7** illustrates the effect of the various options on revenue costs.
- 9.3 Only indicative figures can be provided for the potential running costs of the various options.

10. Recommendation

- 10.1 Taking into account the potential educational benefits, Highland Council recommends that Strontian Primary School is relocated from its present location to Ardnamurchan High School and to retain its separate identity therein.
- 10.2 Of the 3 options, The Highland Council is of the view that Option 2 provides the most significant improvements to educational benefit.
- 10.3 The Council must formally consult on changes to provision, hence the options to be considered in terms of the Council's policy on changes to educational provision. This consultation paper is issued in terms of the authority's agreed procedures to meet the relevant statutory requirements. Following the consultation period, a report and submissions received will be presented to the Education, Children's and Adult Services Committee of the Highland Council.

Note of the Questions Raised at a Meeting Held with Parents at Strontian Primary School on 16 January 2013

Norma Young – Area Education Manager

Ian Jackson, Education Officer

Mindy Ogilvie, Head Teacher, Strontian Primary School

The meeting had been called in response to the letter sent by the Strontian Primary School Parent Council on 03 December 2012, at which the PC had requested a discussion with officials about the prospect of Strontian Primary relocating to the Ardnamurchan High School building, either temporarily or permanently.

Mrs Young set out the background and outlined some of the potential educational benefits of such a move. She made clear, however, that the meeting was an informal one to gauge whether parents supported the idea in principle. Were the move to take place on a permanent basis, a statutory consultation would be required.

Mrs Young outlined that, if the move took place, Mrs Ogilvie would be retained as Head Teacher of the Primary School until she retired. This would allow for the transition of the primary school to the new location. However, after Mrs Ogilvie retired the Authority would be likely to move to a new management arrangement for the school. This might involve a second Depute being appointed at the High School, with specific responsibility for the Primary School, and perhaps also S1 and S2.

Mrs Young explained that the officials present had met that afternoon with Mr Millar-Craig and Mr Carmichael, and had taken a tour of the facilities at the High School/Àrainn Shuaineirt. She invited questions from the floor.

Q1 – Would it be possible for the primary school to function on its current site during the proposed building work?

A1 – The Head Teacher would prefer not to have to do so. The purpose of tonight's meeting was for the parents to indicate their preference.

Q2 – The current primary school playground has insufficient space. What arrangements would be made for playground space at the High School?

A2 – There are extensive playing fields at the school and we would look to use them to provide space for the primary school pupils to play sports at interval and lunchtime. It would be possible to divide the playing fields into areas for primary and secondary pupils. There is also a grassed quadrangle outside at the rear of AHS, that could be developed as a playground for the primary age pupils.

Q3 – If the move went ahead, would HC employ a playground supervisor for the primary age children?

A3 – We could consider additional funding for a playground supervisor. Although the roll means the school does not qualify for such a post, new models require new approaches.

Q4 – What about the school's allocation of IT devices? Currently the High School's allocation is much more generous than that of the Primary School, and this is inequitable.

A4 – If the primary school were to move, the primary pupils could have timetabled access to the IT facilities at the High School.

Q5 – The Mother and Toddler Group currently have their own space in the Sunart Centre. Would they continue to have space to operate?

A5 – We are not sure.

Q6 – When would the move take place?

A6 – Most likely this would be at the start of the school session in August 2014. It could possibly happen during the 2013/14 session.

Q7 – Would the public consultation include the High School parents?

A7 – Yes.

In discussion with Mr Millar Craig and Mr Carmichael we have also identified that there is a risk that the parents of the other primary schools might have concerns about the new arrangement, were it to be implemented.

Q8 – What percentage of pupils from Lochaline are currently attending Tobermory High School as opposed to Ardnamurchan High?

A8 – We don't know. Since Tobermory is in another local authority area, Highland Council doesn't keep statistics relating to it.

Q9 – What is the position with the future of Ardnamurchan High?

A9 – There are no plans to change the status of Ardnamurchan High.

Q10 – Is the current Strontian Primary big enough for the foreseeable future?

A10 – The school's capacity is 48 and the current roll is 36. However the school's accommodation is unsuitable in many aspects, particularly in respect of ancillary accommodation.

Q11 – Does the Council have any plans to build a new Strontian Primary?

A11 – No.

Q12 – Why wasn't a new primary school incorporated into Ardnamurchan High, when that building was constructed?

A12 – There were a variety of reasons. Originally it had been planned to site the new High School in Salen, so at that point the location of the primary school was not relevant. Also at the time it was felt that the new school was to be a facility for all of the Peninsula, and that it should not be seen as something just for Strontian.

Q13 – Have the Community Council been consulted?

A13 – Not yet. It was appropriate to speak to the Parent Council in the first instance. However in the event of a formal consultation the Community Council would be a statutory consultee.

At this point Mrs Ogilvie asked for a show of hands as to how many people would support further investigations by Highland Council into the proposal. There was unanimous support for further work by the Council.

Q14 – What happens if the move does not take place?

Q15 – We would have revert to the project Highland Council has for extending Strontian Primary.

Q16 – What other options exist?

A16 – Not many. We could investigate decanting the school to Acharacle whilst the works are progressing.

Q17 – What budget has been allocated for the extension to the current primary school?

A17 – About £200K.

Q18 – If the move did not happen, would there be consultation with parents about the proposed extension. Would parental concerns about the proposal be considered before it went ahead?

A18 – Not really. The Council has already approved the project. We would though need to consider the issue of playground space if the extension progressed.

Q19 – Where are we now? Will there be a formal consultation now?

A19 – No. A decision on a formal consultation would be made by elected councillors at Committee. We need to explore the feasibility of using Ardnamurchan High before we put proposals to Members.

Q20 – Could parents be invited on a tour of the facilities at AHS?

A20 – Yes.

Q21 – Have we approached the NHS about the possibility of them taking over the primary school building, following a move to AHS?

A21 – We haven't approached them. It would of course be a decision for the NHS.

There being no further questions, Mrs Young closed the meeting.

APPENDIX 1 (a)

Note of the Main Points Raised at a Meeting held on 30 September 2013 at Àrainn Shuaineirt/The Sunart Centre to discuss a possible move of Strontian into the accommodation currently used by Àrainn Shuaineirt/The Sunart Centre

In Attendance:

Ron MacKenzie, Head of Support Services, Education, Culture and Sport

Norma Young, Area Education Manager (West)

Ian Jackson Education Officer (West)

Chris Millar-Craig, Head Teacher, Ardnamurchan High School

Mindy Ogilvie, Head Teacher, Strontian Primary School

Eoghan Carmichael, Community Centre Co-ordinator, High Life Highland

Patricia Kennedy, Admin Assistant, Ardnamurchan High School

Pat Glenday, West Highland College

Dr. Michael Foxley, Chairperson, Sunart Centre Management Committee

Gill Calver, Sunart Centre Management Committee

Chris Evans, Sunart Centre Management Committee

Liz Ford, Sunart Community Council

Brian Evans, Sunart Community Council

Alan Thomson, Sunart Community Council

Claudia Nicolson, Sunart Community Council

Joan Madden, Strontian Village Hall Management Committee

Louise Cameron, AHS Parent representative, Sunart Centre Management Committee

Lyndsay Bradley, AHS Parent representative, Sunart Centre Management Committee

Elizabeth Carmichael, Ardgour and Achaphubuil Community Council

Ron MacKenzie outlined the proposals and explained that THC would be examining the financial, community and educational aspects. Educational aspects could be examined internally within the Council, and he particularly wanted tonight to hear about the community aspects.

Ron continued by explaining that any proposal to move the primary school would be subject to a full statutory consultation. Tonight's meeting was an informal one to allow the THC to understand the local issues, prior to any statutory consultation.

Ron outlined that there were two main options:

1. Keep Strontian PS where it is and invest in the building:
2. Move Strontian PS into the AHS/Sunart Centre building.

Mindy Ogilvie reported the views of the Parent Council of Strontian PS. They were in favour of the school moving but did not want there to be any loss of community facility or space as a result of the move.

Chris Evans commented that the Management Committee would be very unhappy if part of the community space were lost.

Elizabeth Carmichael asked for more information on the amount of use of the community part of the building.

Eoghan Carmichael commented that the loss of Àrainn Shuaineirt/The Sunart Centre would have a major impact on young people in the area. There is a well-attended Youth Club on Tuesday and Thursday evenings, that currently use the community room as well as other areas. It has been suggested that the YC move upstairs in compensation for losing the community room, but this would be impractical as it would require additional staffing to supervise pupils over this wider area. He added there would also be impacts on other users. The community room is used three times per week for psychotherapy sessions, and there are regular events and also commercial lettings to companies such as SpecSavers.

Chris Evans asked what effect there would be on the public library? She also asked whether the community area was big enough to accommodate the primary school.

Mindy Ogilvie commented that provision within Àrainn Shuaineirt/The Sunart Centre would be a major improvement on what the school currently had.

Norma Young advised that the library, foyer and public toilets would remain as part of Àrainn Shuaineirt/The Sunart Centre, and that the primary school would begin from the corridor that ran past the community room. The existing fire doors would be moved to create a secure area for the primary school.

Ian Jackson commented that new toilets would need to be installed for the primary school, as existing provision within the area described would not meet the legal requirements for a school the size of Strontian Primary.

Pat Glenday commented that, whilst it was important for WHC to provide services within a school setting, the current accommodation for the College, within the school, was off-putting for adult access.

Michael Foxley commented that AHS complex was not just a school with community rooms, but was a joint school/community facility. Rooms within Àrainn Shuaineirt/The Sunart Centre could not just be moved around into the school. When the building was constructed the community raised an additional £1.5 million to incorporate all the community facilities. This money was only awarded because Àrainn Shuaineirt/The Sunart Centre was not part of the school. There could therefore be legal issues around simply allocating this space to the primary school.

Brian Evans commented that moving the school into Àrainn Shuaineirt/The Sunart Centre was not really the solution to the primary school's accommodation problems. The primary school should have properly designed facilities of its own.

Mindy Ogilvie commented that there were 4 options:

1. Do nothing.
2. Adapt Strontian PS at significant cost.
3. Extend the facilities at AHS to accommodate the primary.
4. Use the existing facilities at Àrainn Shuaineirt/The Sunart Centre, with some adaptations for toilets and a playground.

Alan Thomson suggesting that move Strontian PS into Àrainn Shuaineirt/The Sunart Centre was the most sensible and low cost option. He indicated however that he spoke as a grandparent of children attending Strontian PS rather than as a representative of Sunart CC.

Gill Calver commented that Àrainn Shuaineirt/The Sunart Centre was not just a resource for Strontian, but for the whole peninsula.

Ron MacKenzie asked for further information on the current use of Àrainn Shuaineirt/The Sunart Centre. Would an annual timetable of bookings be available?

Chris Evans commented that the issue was not just one of current users.

Pat Glenday cited the example of the Kilchoan Community Centre, and what WHC had achieved there, due to having better facilities than existed at AHS.

Chris Millar-Craig commented that extending, college and community partnership was key to a broader curriculum, particularly for the senior phase.

Louise Cameron and Liz Ford both commented that the best solution would be an extension to the AHS building.

Ron MacKenzie explained that the PPP nature of the building was a significant factor. The Council's revenue budget was under severe pressure and the Service is struggling to fund frontline services. The Council pays an annual "unitary charge" to the PPP provider and any building work would increase the amount of that charge, perhaps significantly. Where the Council actually owns a building, such as Strontian Primary, it can borrow money to invest in the building. There is

therefore, a major financial incentive to spend money on the primary school rather than on extending a PPP building.

Alan Thomson asked whether THC would construct a new Strontian Primary School.

Ron MacKenzie commented that the Council had many competing priorities for capital spend and that existing commitments extended some 10 years into the future. He indicated that we would be interested to hear from the Community about their ambitions for the facility for the future.

Michael Foxley commented that the campaign for the new school at Acharacle had lasted 23 years and similar campaigns had taken place for the schools at Ardgour and Lochaline.

Michael added that he did not envisage anyone would object to a temporary decant of Strontian PS into Àrainn Shuaineirt/The Sunart Centre, to enable works to take place at Strontian PS.

Elizabeth Carmichael suggested that investment into Strontian PS would be possible if THC purchased some of the community woodland at the back of the school.

Ron MacKenzie thanked everyone for their contributions and indicated that all parties would be kept informed of developments.

**Parents Meeting
Strontian Primary School
on
Tuesday 18th March 2014**

<p>Present: Ron Mackenzie – Head of Support Services Norma Young – Area Education Manager (West) Ian Jackson – Education Officer</p>	
	<u>Action</u>
<p>Mr Mackenzie gave parents an overview of the options which were being considered. The meeting was advised that the options would form a consultation paper and exercise which would be undertaken as per the Schools (Consultation)Scotland Act, following approval from the Members at Committee in May 2014. Information was shared in relation to the meeting held with the Sunart Centre Management Committee.</p> <p>The Statutory Consultation would include public meetings that would include a public meeting and would take account of written representations. The consultation would be undertaken over a period of 6 weeks, of which a minimum of 30 days would be during the school term. It is intended that the consultation run from 23rd May to the end of the school session on the 3rd July 2014. Parents were informed that the Act required an assessment of Educational Benefits, community impact and financial implications. All views would be represented.</p> <p>Discussion on the constraints of PPP schools and the high costs associated with any changed to the contract. Also the fact that any changes to the PPP building would come from the Council’s revenue budget.</p> <p>Mr Mackenzie advised that the Council wanted to use capital funding, if at all possible.</p> <p>A number of parents made representation with a focus on:</p> <ul style="list-style-type: none"> • Consideration to be taken of future housing developments. • Sustainability for the school • Lack of playground space at present location • Falling school roll at Strontian Primary • The possibility of acquiring land in front of the High School, to use for relocating the Primary School 	

	<p>Council Officers made reference to:</p> <ul style="list-style-type: none">• Future proofing the provision• Transition at key stages 3-18• Discussion with colleagues and partner agencies re the future/ disposal of existing Primary School site/ Dalmhor House. <p><u>Options</u></p> <ol style="list-style-type: none">1. To refurbish existing school & improve rating2. To secure demountable & move to High School3. To purchase ground and secure new Primary School on ground near the Secondary School. <p>Parent advised that Highland Council Officers would draft options, with costing's etc and bring to meeting on Tuesday 29th April at 6.30pm.</p>	
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Norma A. Young

**Parents Meeting
Strontian Primary School
on
Tuesday 29th April 2014**

<p>Present: Norma Young – Area Education Manager (West) Ian Jackson – Education Officer</p>	
	Action
<p>Mrs Young introduced the meeting and asked Mr Jackson to speak to a prepared presentation.</p> <p>Mr Jackson’s presentation discussed:</p> <ul style="list-style-type: none"> - the Condition and Suitability assessments for Strontian Primary and AHS; - the future roll projections for both schools, and the assumptions on which these were based; - The criteria used by Highland Council for reviewing the school estate; - The Scottish Government’s vision for schools in Scotland; - Options for improving the accommodation at Strontian Primary; - Indicative costs of the various options, and; - The likely recommendation to be made by officials - <p>Mrs Young added that a Statutory Consultation would take place, which would include a public meeting and would take account of written representations. The consultation would be undertaken over a period of 6 weeks, of which 30 days would be within the school term, and was planned for May/June as the school session finished in the 1st week of July 2015.</p> <p><u>Questions and Points Raised from the Floor</u></p> <p>Q1 – It is very hard to believe that it would cost only £199K to bring the current Strontian PS up to standard. Is this scheme not just a re-hash of the one proposed in 2012?</p> <p>A1 – Unfortunately we only received these figures minutes ago and have not had a chance to analyse them. In respect of costs, we will have to take questions and report back to parents.</p> <p>Q2 – The costs for Option 3 seem high. Do these include land acquisition costs?</p> <p>A2 – As per A1.</p> <p>Q3 – If land acquisition costs are included, then they may be overestimated. The</p>	

<p>HSCHT are willing to act as intermediaries between Highland Council and the landowner, and THC may be able to acquire a site at below market cost.</p> <p>A3 – Thank you for that helpful information which is noted.</p> <p>Q4 – The presentation suggested that the Mother and Toddler Group could move to an afternoon session. That would be unsuitable as most 0-3 children take an afternoon nap.</p> <p>[There was general agreement from the floor for this comment].</p> <p>A4 – It is accepted that Option 2 would have an impact on the Mother and Toddler Group. There may be other, more suitable, alternatives.</p> <p>Q5 – The school nursery has excellent accommodation, and under these proposals would be moved into what is really a storage cupboard. The presentation did not take sufficient account of the negative impact on the nursery.</p> <p>A5 – Whilst the nursery room itself is very spacious and well-equipped, it is located remotely from the school. Anyone starting from scratch would not have designed the nursery that way. Option 2 would allow for co-location of the school and nursery.</p> <p>Q6 – Your presentation suggested that under Option 3 pupils would require supervision when moving from the Primary School to the High School. That would depend which side of the road the new building is on.</p> <p>A6 – There is some truth in that, although very young children might still need supervision. Under Option 2 the youngest children would be within the building.</p> <p>Q7 – Option 2 would mean the school was on a split site. Educationally that would be less valid.</p> <p>A7 – We don't accept that.</p> <p>Q8 – What about playground space? Under options 1 and 2 that would be very limited.</p> <p>A8 – No. Under option 2 there would be adequate playground space and a MUGA.</p> <p>Q9 – Your proposals are to bring the Strontian PS accommodation up to a "B" standard. Why are we not aiming for an "A" rated building, as was provided for Acharacle and Lochaline?</p> <p>A9 – The point is well made, but we have to concentrate on what is achievable, given other demands.</p> <p>Q10 – The Strontian parents have shown a willingness to compromise, in that we are willing to accept modular accommodation and are not demanding a new school with a full specification. Surely therefore HC can compromise with us?</p>	
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<p>A10 – We are more than willing to listen to parents’ views on the options.</p> <p>Q11 – Surprised that the current accommodation was rated as high as “C”. Why was it not a “D”? When was the assessment undertaken?</p> <p>A11– It was undertaken quite a few years ago. The school’s learning and teaching spaces received a B rating and this weighted the overall score. We will send out a copy of the detailed assessment.</p> <p>Q12 – Strontian Primary has 38 pupils just now, whilst Lochaline has just over 20. Why was Lochaline treated as a priority before Strontian, and why are the two schools to be the same size when Strontian has nearly twice the roll?</p> <p>A12 – Lochaline PS had fallen into serious disrepair. The roll at Strontian is due to fall. Both Lochaline and Strontian will be two classroom schools, which in both cases will provide considerable spare capacity.</p> <p>Q13 – What are the options for working with other agencies to improve facilities within the Peninsula for the public as a whole and attract more families to the area? It may only be 22 miles from Strontian to Fort William, but the Peninsula is often treated like a faraway island.</p> <p>A13 – Highland Council is very keen to work with other agencies. We are aware that there is a local campaign to remove the ferry fares. If that were successful it would bring its’ own challenges. If travel to Fort William becomes easier there is a risk that people will choose to access services in Fort William rather than on the Peninsula. Local residents need to make sure they focus on what makes Ardnamurchan special.</p> <p>Q14 – Why has the Council announced a preference in advance of the actual consultation? Does this not introduce a bias to the consultation process? Why not just consult on the 3 options without announcing a preference?</p> <p>A14– The relevant legislation is set up with the expectation that the Council consults on a proposal. It is appropriate for HC to have a view.</p> <p>Q15 – Will the consultation be fair, or has the Council already made its’ mind up?</p> <p>A15 – The consultation will be fair. We would add that, as part of the overall process, the proposals and all responses are sent to Education Scotland, who will form a view on the educational merits of the proposal. A few years ago they did not fully endorse a Highland Council proposal in relation to another proposal, and the proposal was not put into effect. The consultation process is far from a formality. Also, the decision is not taken by officials, but by elected members.</p> <p>Q16 – Whilst accepting that the decision is taken by elected members, senior officials can strongly influence their decision. Will you reflect on what has been said tonight?</p> <p>A16 - We will, and some of the points raised will be incorporated into the consultation paper.</p>	
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<p>Q17 – Can we have a show of hands for preferences amongst the 3 options?</p> <p>[A show of hands revealed near unanimous support amongst parents for Option 3].</p> <p>Mrs Young asked parents which they would prefer between Option 1 and Option 2.</p> <p>Most people chose Option 2 but said they would be willing to consider Option 1 if it delivered genuine improvements.</p> <p>Q18 – The school is short of ancillary staffing. Can we have a playground supervisor appointed for August?</p> <p>A18 - The school will not be entitled to a playground supervisor for August, but we will take account of any additional needs identified and staff the school accordingly.</p> <p>The meeting concluded with a detailed explanation of the consultation process.</p>	
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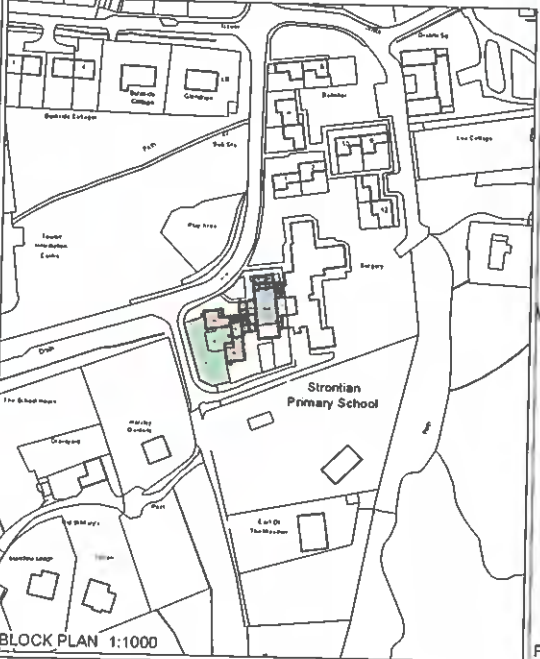
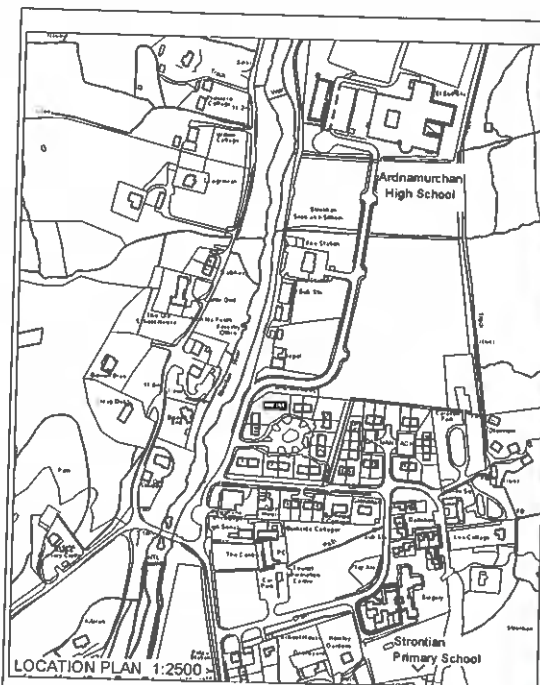
Ian Jackson
6 May 2014

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OUTLINE SPECIFICATION OF WORKS

1.0 INTRODUCTION
 1.1 This drawing is a preliminary floor plan for the proposed works to the Strontian Primary School. It is intended to provide a general overview of the proposed layout and to illustrate the proposed works to the school building and its associated facilities. It is not intended to be used for construction purposes.

2.0 GENERAL NOTES
 2.1 All dimensions are in millimetres unless otherwise stated.
 2.2 All work is to be in accordance with the current British Standards.
 2.3 The proposed works are to be carried out in accordance with the current Building Regulations.
 2.4 The proposed works are to be carried out in accordance with the current Health and Safety Regulations.
 2.5 The proposed works are to be carried out in accordance with the current Environmental Protection Regulations.
 2.6 The proposed works are to be carried out in accordance with the current Planning Regulations.
 2.7 The proposed works are to be carried out in accordance with the current Local Authority Regulations.
 2.8 The proposed works are to be carried out in accordance with the current Scottish Council Regulations.
 2.9 The proposed works are to be carried out in accordance with the current Scottish Government Regulations.
 2.10 The proposed works are to be carried out in accordance with the current Scottish Parliament Regulations.



FLOOR PLAN 1:1000



THIS DRAWING IS SIGNED AS BEING RELATIVE TO OUR TENDER OF _____ DATE _____ ON BEHALF OF _____ SIGNED _____

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Legend:

- Classroom
- Reception
- Office
- Staff
- Kitchen
- Games Hall/Dining
- Playgrounds
- Disabled WC
- Entrance
- Entrance
- Stage
- Courtyard

Preliminary

The Highland Council
 Combining an
 independent

HOUSING AND PROPERTY SERVICE
 Tracey Lavery
 Interim Director, of Housing and Property

High Street
 Fort William PH33 6EL Tel: 01878 707204
 Fax: 01878 707272

Project: ECS
 Project Manager: Iain Robertson
 Client: Strontian Primary School
 Project Name: Feasibility Study

Option 1
 Discussion

DATE	BY	REVISION	SCALE
1 FEB 2014	Tracey Lavery	Issue for discussion	A1

Project No: ECSB0385 A (00) 101

IMPORTANT: THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY

OUTLINE SPECIFICATION OF WORKS

GENERAL NOTES:
 1. All work shall be in accordance with the current British Standards and Codes of Practice.
 2. The Contractor shall be responsible for obtaining all necessary permissions and consents.
 3. The Contractor shall be responsible for the safety of all workers and the public.
 4. The Contractor shall be responsible for the protection of all existing services and structures.
 5. The Contractor shall be responsible for the disposal of all waste materials.
 6. The Contractor shall be responsible for the completion of all work within the specified programme of works.
 7. The Contractor shall be responsible for the maintenance of all access roads and paths.
 8. The Contractor shall be responsible for the completion of all work within the specified programme of works.
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 10. The Contractor shall be responsible for the completion of all work within the specified programme of works.

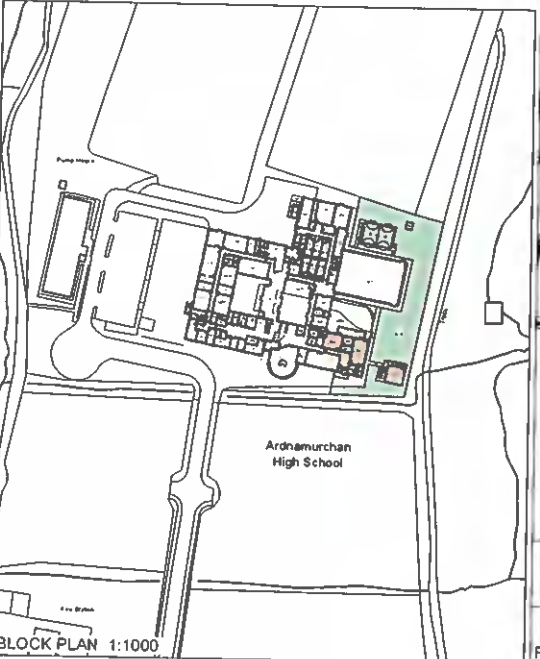
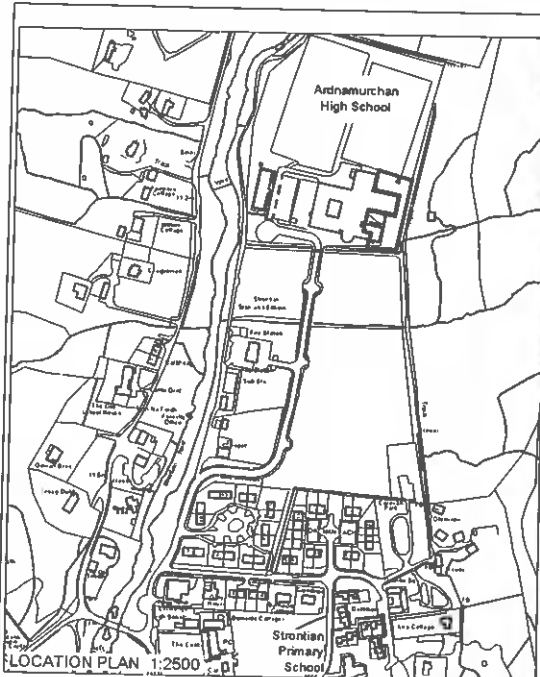
GAMES HALL
 (W/SOM)
 456 SQM

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 DATE _____
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 ON BEHALF OF _____

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- PT
- Corridor
- Store
- Classroom
- Sanitary
- Kitchen
- Storage
- Staff Room
- Staff
- High School
- High School Area



Preliminary

The Highland Council
 Comhairle na Gàidhealtachd

HOUSING AND PROPERTY SERVICE
 Tracey Uiry
 Interim Director of Housing and Property

High School For Williamstown
 Tel: 01387 707204
 Fax: 01387 707272

Project: Stronrian Primary School Feasibility Study
 Option 2

Discussion

Scale:	1:100	Date:	Mar 2014	Sheet:	A1
Author:	Iain Robertson	Checked:		Drawn:	

EC5B0365 A (00) 102

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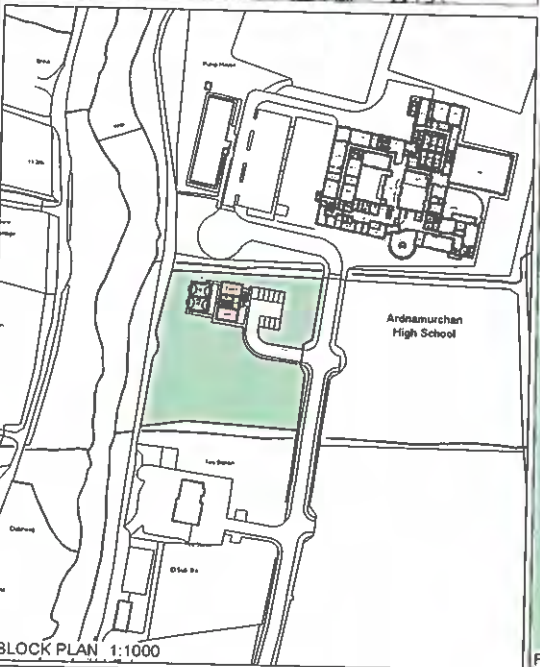
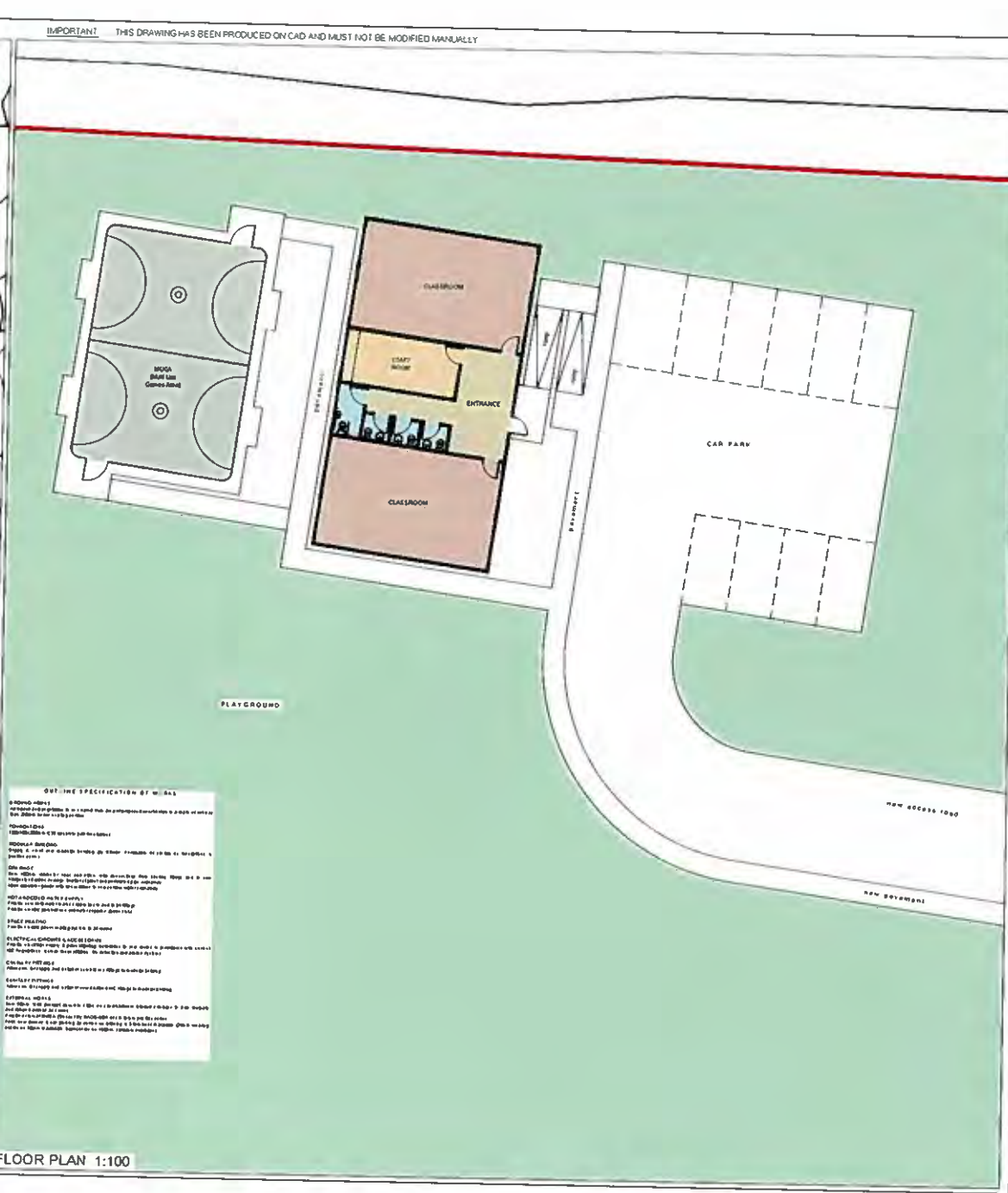
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DATE _____
 SIGNED _____
 ON BEHALF OF _____

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- 1.01: Foundation Slab
- 1.02: Classroom
- 1.03: Entrance
- 1.04: Corridor
- 1.05: Storage
- 1.06: Staff Room
- 1.07: Office
- 1.08: White Room
- 1.09: Wash Room



OUTLINE SPECIFICATION OF WORK

1. GENERAL
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

2. SCOPE OF WORK
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

3. DESIGN
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

4. CONSTRUCTION
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

5. FINISHES
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

6. SERVICES
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

7. SPECIAL REQUIREMENTS
 The school is to be a modern building of approximately 1000 sq m in area, to be built on the site of the existing school.

Preliminary

The Highland Council
 Cumhairle na Gàidhealtachd

HOUSING AND PROPERTY SERVICE
 Tracey Lundy
 Interim Director of Housing and Property

High Street
 Fort William PH33 6EL Tel: 01337 732204
 Fax: 01337 732272

Project: ECS

Author: Iain Robertson

Client: Stronfian Primary School
 Feasibility Study

Revision No: Option 3

Project Name: Discussion

Scale:	1:100	Date:	Mar 2014	Sheet:	A1
Author:		Checked:		Drawn:	
Project No:	ECSB0365 A (00) 103				

Options

Enhanced facilities	Age Appropriate Peer Group	Wider Activities	Travel Time	Safe Transport and Traffic Management	Key - Professional Community	Key - Transition Arrangements
No significant improvement	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit
Some Improvement	Some Benefit	Some Benefit	Some Benefit	Some Benefit	Some Benefit	Some Benefit
Moderate Improvement	Moderate Benefit	Moderate Benefit	Moderate Benefit	Moderate Benefit	Moderate Benefit	Moderate Benefit
Significant improvement	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit

Option	Would the option place pupils in buildings that are a minimum of B-B in terms of Condition and Suitability ?	Would the Option enhance the prospect of pupils being in an age-appropriate peer group?	Would an Option Improve Access to Music, Sports, Drama, and Art?	Would an Option reduce Travel Time?	Would an Option Create Safer Transport and Traffic Management Arrangements?	Would the option allow staff to become members of a professional community comprising at least 3 persons located within the same facility?	Would the Option Allow for Improved Transition between nursery, primary and secondary?	Summary
Option 1 - Improve Existing Primary School	Some Improvement	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	Would upgrade existing building to B- B standard. No other significant changes
Option 2 - Relocate to AHS with additional demountable etc	Moderate Improvement	No Significant Benefit	Moderate Benefit	No Significant Benefit	Moderate Benefit	Significant Benefit	Significant Benefit	Would generate improved arrangements in terms of transition and professional learning community. Building would be split between AHS and Demountable.
Option 3 - New School at Drimnatorrin	Some Improvement	No Significant Benefit	Moderate Benefit	No Significant Benefit	Some Benefit	No Significant Benefit	No Significant Benefit	No benefits for transition or learning community. Possibility of improved accommodation. Classrooms would be joined but issues would remain over supervision of pupils moving between buildings.

STRONTIAN PRIMARY SCHOOL FEASIBILITY STUDY

29/04/2014

BUDGET COST ESTIMATES - OPTIONS 1, 2 & 3SUMMARY

				Option 1	Option 2	Option 3
CONSTRUCTION WORKS						
<u>Option 1</u>						
Extensions to existing Strontian Primary School				£ 103,713.00		
New floor finishes & redecoration of existing building				£ 27,198.00		
<u>Option 2</u>						
Modular building (69m ²)					£ 138,200.00	
Associated external works					£ 21,400.00	
MUGA (145m ²)					£ 60,455.00	
<u>Option 3</u>						
Modular building (180m ²)						£ 351,000.00
Associated external works						£ 103,465.00
MUGA (145m ²)						£ 60,455.00
SUB-TOTAL				£ 130,911.00	£ 220,055.00	£ 514,920.00
Preliminaries						
Percentage allowance		Opt's 1 & 2 Option 3	On cost 20% 15%	£ 26,182.00	£ 44,011.00	£ 77,238.00
SUB-TOTAL				£ 157,093.00	£ 264,066.00	£ 592,158.00
Contingencies						
Percentage allowance			7.5%	£ 11,782.00	£ 19,805.00	£ 44,412.00
CONSTRUCTION COST				£ 168,875.00	£ 283,871.00	£ 636,570.00
Other Costs						
H&P Fees			17%	£ 28,709.00	£ 48,258.00	£ 108,217.00
Planning & Building Warrant Fees (Allowances)				£ 1,662.00	£ 2,062.00	£ 4,376.00
TOTAL COST				£ 199,246.00	£ 334,191.00	£ 749,163.00

QUALIFICATIONS

- All costs are exclusive of VAT which should be added where relevant at the appropriate rate.
- Costs assume works are tendered during 2014.
- Costs are based on Highland Council Feasibility Study Drawing Nos. ECSB0365-A-(00)-101 (Option 1), 102 (Option 2) & 103 (Option 3). These Drawings are very outline in nature meaning that the production of costs has required many assumptions to be made both in regard to existing site conditions and specification of new elements.
- Ground conditions for all options are assumed good meantime with no substantial abnormalities allowed for in this regard.
- No allowances are made in costs for dealing with asbestos in the existing buildings, it being assumed this is not present.
- Costs assume sprinkler installations with associated tanks etc. will not be required within the extensions or new buildings.
- Services - Options 1 & 2: It is assumed that services within the existing buildings can be readily extended and have adequate capacity to serve the additional accommodation proposed. Option 3: Allowances are included in costs for bringing services to the new building location.
- Options 2 & 3: Allowances are included in costs for IT installations and classroom furniture & fittings.

Financial Template - Stontian Primary School Options

Additional revenue costs associated with options 1 to 3			
Strontian Primary School	Option 1- Existing Strontian PS	Option 2 - standalone modular building	Option 3 - integrated with AHS plus adjacent modular building
<i>Employee costs- teaching staff</i>	0	0	0
<i>Employee costs- support staff</i>	0	-10,367	-267
<i>Building costs</i>	0	15,000	5,750
<i>School operational costs</i>	0	0	0
revenue costs arising from capital			
TOTAL ADDITIONAL COSTS	0	4,633	5,483