

The Highland Council

Education, Children and Adult Services Committee - 12 November
2014

Agenda Item	8.
Report No	ECAS 47/14

Strontian Primary School - Proposals to Improve Accommodation

Report by Director of Care and Learning

Summary

On 21 May 2014, the Education, Children and Adult Services (ECAS) Committee agreed to proceed to statutory consultation on proposals to improve the accommodation at Strontian Primary School. Following the statutory consultation, undertaken per the requirements of the Schools (Consultation) (Scotland) Act 2010, this report sets out a final proposal and recommendation for consideration by the Committee.

1. The Proposal

- 1.1 Attached as **Booklet 1** is the proposal document for consideration by this Committee. The proposal responds to feedback and comments from interested parties during the statutory consultation period, including the statutory report by Education Scotland. The proposal for consideration reflects a variation on the original consultation proposal, as a result of feedback and comments from interested parties. It recommends:

the installation (on land close to Ardnamurchan High School) of a 2-classroom demountable unit, with additional accommodation, is adopted as the best option for improving the current accommodation at Strontian Primary School and providing flexibility in future, in particular when the current PPP contract comes to an end in 2027.

- 1.2 This booklet includes the original proposal document agreed by ECAS Committee on 21 May 2014.
- 1.3 As required by the Schools (Consultation) (Scotland) Act 2010 ("the Act"), the Council published the attached proposal document on 21 October 2014, thereby providing a minimum 3 week period prior to this Committee, in order that interested parties had the opportunity to make further submissions. The document was included on the Council's website from that date, and letters were issued to all those who responded in writing to the initial proposal paper, as well as elected members from Ward 22.
- 1.4 Enclosed as **Booklet 2**, are details of further submissions received from interested parties, since the proposal document was published on 21 October. Any further submissions received following issue of this report, will be tabled for members on the day of the Committee meeting.

2. Implications

- 2.1 Resource Implications – if approved, the proposal will result in an estimated £1.166m capital investment in delivering the recommended option. Work is ongoing to update the Service capital programme, and as part of this activity funding and

timescales for this proposal would be considered for reporting back to a future Committee meeting in early 2015.

- 2.2 Legal Implications – this proposal and statutory consultation has been taken forward under the requirements of the Schools (Consultation) (Scotland) Act 2010. As the proposal is a re-location of Strontian Primary School, rather than a closure as defined by the legislation, the proposal should not be subject to potential Scottish Government Ministerial call-in.
- 2.3 Climate Change/Carbon Clever implications – the proposal presents an opportunity to deliver improvements to energy use and carbon emissions from moving out of the current 1970s primary school building into a modern demountable unit.
- 2.4 Risk implications – final costs and timescales for taking forward the recommendation will be determined following decision by this Committee, and further work to develop detailing design, layout and project implementation arrangements. Stakeholders would be involved in further discussions on these matters.
- 2.5 Gaelic implications – no implications to highlight.
- 2.6 Rural implications – the proposal would see the re-location of Strontian Primary School from its current location, to a new demountable unit on land close to Ardnamurchan High School. During the statutory consultation period, concerns were raised by interested parties in relation to the implications for the local community. These points have been addressed through the final proposal report attached, and in particular the following points are highlighted:
 - The proposal as recommended should not result in any reduction in jobs (as had been the case from some of the original options considered).
 - While concerns had been expressed about future access to the school/community hall, the proposal makes clear that the Council will work with the community in terms of options they may wish to explore regarding future use and ownership of the village hall.

3. Recommendation

3.1 Members are asked to:

1. Consider this report, the attached proposal document (Booklet 1) and the further submissions received from interested parties (Booklet 2 plus any additions to be tabled on the day of the meeting);
2. Agree to recommend to Council the installation (on land close to Ardnamurchan High School) of a 2-classroom demountable unit, with additional accommodation, is adopted as the best option for improving the current accommodation at Strontian Primary School and providing flexibility in future, in particular when the current PPP contract comes to an end in 2027.

Designation: Director of Care and Learning

Date: 31 October 2014

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BOOKLET 1 – Consultation Report and Appendices

Review of Proposals to Improve the Accommodation at Strontian Primary School

Appendix 1 - The original proposal document

Appendix 2 - Minute of public meeting held in Strontian Village Hall on 9 June 2014

Appendix 3 - Minute of the meeting held in Strontian Village Hall on 30 June 2014

Appendix 4 - Written Submissions Received

Appendix 5 - Report from Education Scotland

Appendix 6 - Revised Financial Table – Revenue Expenditure

Appendix 7 - Estimate of Capital Costs



HIGHLAND COUNCIL

CARE AND LEARNING SERVICE

REVIEW OF PROPOSALS TO IMPROVE THE ACCOMMODATION AT STRONTIAN PRIMARY SCHOOL

This report has been prepared following conclusion of the Statutory Consultation for improving the current accommodation at Strontian Primary School (SPS).

In summary, options explored within the proposal paper considered by the 21st May 2014 Education, Children and Adult Services (ECAS) Committee were as follows:

- Option 1 - a significant upgrade to the existing SPS building addressing the weaknesses in the existing ancillary accommodation and playground area;
- Option 2 - provide the appropriate Pre-school and Primary-age classroom, ancillary rooms and safe and secure play space adjacent to and within the AHS building;
- Option 3 - 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.

The proposal paper agreed by the May ECAS Committee, was based upon the following recommendation:

- 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 Preschool pupils adjacent to this wing.

This final proposal report is produced, having had regard (in particular) to:

- Relevant written representations received by the Council (from any person) during the consultation period.
- Oral representations made to it (by any persons) at the public meeting held in Strontian Village Hall on 9th June 2014.
- The report from Education Scotland.

The final proposals within this report, having had regard to the representations made, reflect variants of the original options consulted on, on which there was consensus amongst parents. The recommendation contained within this report is to recommend:

“Option 4”, the installation of a 2-classroom demountable unit, with additional accommodation, is adopted as the best option for improving the current accommodation at Strontian Primary School and providing flexibility in future, in particular when the current PPP contract comes to an end in 2027.

This document has been issued by the Highland Council under the requirements of the Schools (Consultation) (Scotland) Act 2010.

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9th June 2014.

Appendix 3 - Minute of the meeting held in Strontian Village Hall on
30th June 2014.

Appendix 4 - Written Submissions Received

Appendix 5 - Report from Education Scotland

Appendix 6 - Revised Financial Table – Revenue Expenditure

Appendix 7 - Estimate of Capital Costs

REVIEW OF PROPOSALS TO IMPROVE THE ACCOMMODATION AT STRONTIAN PRIMARY SCHOOL

1.0 Background

- 1.1 The Education, Children and Adult Services Committee (ECAS) at its meeting on 21 May 2014 agreed that a statutory consultation be undertaken on options to improve the current accommodation at Strontian Primary School.
- 1.2 **Appendix 1** is the original proposal document and provides full details of the above proposal.

2.0 Consultation process

- 2.1 The formal consultation period ran from Friday 23 May 2014 to Friday 11 July 2014 and written representations on the proposal were sought from interested parties as defined within the Schools (Consultation) (Scotland) Act 2010.
- 2.2 In accordance with statutory requirements, the following were consulted:
 - (i) Parents of pupils attending Strontian Primary School, including pre-school pupils, and parents of pupils attending Ardnamurchan High School
 - (ii) All pupils attending Ardnamurchan High School and all P4-7 pupils attending Strontian Primary School
 - (iii) Members of Parliament and Members of Scottish Parliament for the area affected by the proposal
 - (iv) The Parent Councils of Ardnamurchan High School and Strontian Primary School
 - (v) Staff of Ardnamurchan High School and Strontian Primary School;
 - (vi) Trade union representatives
 - (vii) The community councils for the areas covered by Strontian Primary School and Ardnamurchan High School
 - (viii) Education Scotland
 - (ix) Local Youth Forum.
- 2.3 The proposal document was also advertised in the local press and on the Highland Council website.
- 2.4 A public meeting was held in Strontian Village Hall on the 9th June 2014. This meeting was advertised in advance in the local press and on the Highland Council website. The Minute of that meeting is

appended – **Appendix 2**. A further meeting was subsequently held on 30 June. The minute of that meeting is at **Appendix 3**.

3.0 Review of proposals following the consultation period

- 3.1 Following receipt of written representations received by Highland Council and consideration of oral representations made at public meetings held during the consultation period, officials reviewed the proposals.
- 3.2 The feedback from the consultation was considered by a range of Council officials. This ensured that the Council met the requirements of sections 9 and 10 of the 2010 Act.
- 3.3 The outcome of this review process is reflected in the response, conclusion and recommendations outlined below.

4.0 Responses received

- 4.1 15 written submissions were received during the consultation period. Details of these submissions are appended – **Appendices 4A – 4P**.
- 4.2 The written submissions were:
 1. Email 18 May 2014.
 2. Email from resident of Strontian, 20 May 2014.
 3. Statement from Strontian PS Parent Council dated 20 May 2014.
 4. Manuscript amendments to table and drawing submitted 22 May 2014.
 5. Email from Strontian PS Parent Council, 23 May 2014.
 6. Email and attachment from Strontian PS Parent Council, 25 June 2014.
 7. Email from Ardnamurchan High School Parent Council, 25 June 2014.
 8. Letter and attachments from Strontian PS Parent Council, 9 June 2014.
 9. Email dated 10 June 2014.
 10. Email on behalf of the Àrainn Shuaneirt Management Committee, 25 June 2014.
 11. Email on behalf of Sunart Committee Council, 3 July 2014.
 12. Email from resident of Acharacle, 3 July 2014.
 13. Email from parents of children attending Strontian Primary, 11 July 2014.
 14. Email on behalf of West Ardnamurchan Community Council, 8 July 2014.
 15. Appraisal by Sunart Community Council of local priorities.

5.0 Issues raised during the consultation period

5.1 The issues identified during the consultation period are summarised below. The Highland Council's response to each follows thereafter.

Issue 1

The Table of Benefits submitted as part of the original consultation is misleading, and shows alleged benefits for one option that have no basis in evidence.

There was a lack of transparency about the process at which the options were arrived at.

The option favoured by Highland Council is not supported by the parent body.

The area suggested for development as a playground under Option 2 is boggy and shaded by buildings and high ground on 3 sides. It is unsuitable for the suggested purpose.

The community facilities within Àrainn Shuaineirt/The Sunart Centre operate very successfully and should not be put at risk by moving the primary school into the Centre. Local people are particularly respectful of the position of the Mother and Toddler Group.

Àrainn Shuaineirt/The Sunart Centre has created a unique "Ardnamurchan" identity which must be preserved. The existing facilities within the Centre must be protected.

Ardnamurchan High School and Àrainn Shuaineirt were built for the wider community of the Peninsula, and this should be taken into account in any proposals to relocate Strontian Primary.

Highland Council Response

All of the above comments were made in response to the preferred option set out in the original proposal paper, under which one of the classrooms of Strontian Primary School would be located within the current accommodation of Àrainn Shuaineirt/The Sunart Centre. Following public consultation, Highland Council officials no longer intend to recommend this option to Committee.

Issue 2

Option 2 identified job losses for local people and this is a

concern for the community.

Highland Council Response

As for Response 1. The option now being recommended does not involve any job losses.

Issue 3

Highland Council proposes that Option 3 is located on the same side of the road as the Fire Station, requiring pupils to cross the road to access the facilities that would be shared with the High School. There is development land on the opposite side of the road and there should be an Option to relocate the school there.

Highland Council Response

Having reviewed the consultation responses, Highland Council agrees that relocating the building to the opposite side of the road should be considered as a new "Option 4". This represents a variation on the original Option 3.

Issue 4

The disruption involved with Option 1 would have a significant educational impact.

Highland Council Response

Highland Council agrees with this view.

Issue 5

Children in Strontian have the right to be educated within high quality facilities, similar as exist elsewhere on the Ardnamurchan Peninsula.

Highland Council Response

One of the aims of Highland Council's Sustainable School Estate Review is that pupils should be educated in facilities which are rated at least category B for each of Condition and Suitability. The proposal aims to achieve that outcome.

Issue 6

Under Option 1, it may not be necessary to retain the section of road in front of the current school as a 'through' route, as access to Dail Mhor House and the surgery could be gained from either direction. In this way the stretch of road in front of the school could simply be removed completely and become part of the school grounds.

Flat roofs are indicated for the extension areas in Option 1. These are aesthetically poor, do not perform well in Highland weather, and miss an opportunity to use the roof space e.g. for additional storage. Pitched roofs should be considered instead.

Highland Council Response

Although the stopping up of the section of road in question would be possible, it would need to be subject to a statutory order, which might well attract objections. In addition, it is likely that any such order would result in considerable infrastructure costs, arising particularly from a need to upgrade the route in front of Burnside Cottages and the Telephone Exchange.

The plans for the extension to the existing school are designed to make the extension compatible with the existing design. They involve pitched roofs for the majority of the extension but incorporate flat roofs for the connecting corridors. This is in keeping with the main part of the primary school building.

Issue 7

A permanent building would be the best option as it is not more expensive in terms of initial cost, and represents better value long-term as it will not depreciate to same extent as modular units (indeed, property can be expected to appreciate in value rather than depreciate), it would provide greater design flexibility allowing the construction of a form of building which better reflects its surroundings; and a permanent building does not rule out future incorporation into AHS in 2027 (when the current PPP contract ends), if desired. If it is decided to stay as is, no costs are incurred, but on the other hand if it is preferred to move into AHS the investment required for the modifications required will be offset by the existing permanent building being of greater value than modular units, when sold or transferred to another user.

Highland Council Response

Although it is acknowledged that the demountable and the permanent building have very similar costs, a demountable unit

would allow greater flexibility to Highland Council once the current PPP contract expires in 2027. The Council could then assess the High School building with a view to making alterations that would allow the creation of a fully integrated 3-18 campus. The demountable unit itself could be transferred to another school, which would allow the Council to maximise the operational life of the building.

Issue 8

The inclusion of a new dedicated primary school car park for Option 3 or “Option 4” is an unnecessary expense. If the new school is sited as close to the main AHS building as the PPP 'red line' permits, access should be straightforward via the existing parking arrangements, as also used by the nursery.

Highland Council Response

Agreed, although parking arrangements will be subject to planning permission.

Issue 9

The current orientation & layout does not maximise natural daylight for the children. Both classrooms should have at least some southerly aspect to them.

Highland Council Response

This would be an issue for the detailed consultation process with the community regarding the design and layout of the chosen option – see also Response 13 below.

6.0 Summary of the issues raised by Education Scotland

- 6.1 In line with legislative requirements, Education Scotland were invited to submit comments on the Council’s proposals. A copy of the report from Education Scotland is appended – **Appendix 5**.
- 6.2 The report from Education Scotland identified further issues for consideration by the Council. These are detailed below, together with the Council’s responses.

Issue 10

Parent Council representatives and staff expressed frustration about the lack of detail available regarding the proposed design layout and timescale for the development. They were not aware of the most up to date proposal. All Parent Council representatives and staff did not favour a modular building, and were more in favour of an eco-friendly, traditional build approach.

Highland Council Response

Throughout the consultation process the Highland Council has sought to engage with parents and staff. At this stage in the process it is not possible to go into detail about the proposed design and layout of the building, as that is not the purpose of the Statutory Consultation. The Council will work closely with parents, staff and children on the design and layout, once a decision on the proposal has been taken.

Issue 11

A number of stakeholders including Parent Councils, school staff and members of the Sunart Community Company raised concerns about future access to a village hall in the event of the school being relocated. The council needs to engage with a range of community partners to manage their concerns, when considering options about the future operation of Strontian Village Hall.

Highland Council Response

Highland Council will work with the local community over any proposal to acquire the asset, and provide advice and information as appropriate. A business case would require to be drawn up for presentation to the Highland Council's Asset Management Project Board, who consider and make recommendations to Committee on such matters.

Issue 12

The Council needs to put in place safe and secure access between the primary school, nursery and high school buildings, including provision for inclement weather.

Highland Council Response

The Highland Council is sympathetic to the need to provide safe and secure access between the primary and high schools in inclement weather. We are unable to breach the boundary of the PPP site for legal and financial reasons, and any provision for access will be restricted by this factor.

Issue 13

In taking forward the proposal, the council needs to engage parents, staff, children, young people and the wider community in discussions about the finalised design and layout of the new school.

Highland Council Response

Following the completion of the current consultation exercise, and the decision on the options put forward, Highland Council will work very closely with staff, children, young people and the wider community in discussions about the finalised design and layout of the new school building, through the establishment of a Stakeholders Group.

7.0 Alleged omissions or inaccuracies

- 7.1 A number of alleged omissions and inaccuracies were raised during the consultation period. These are detailed below, together with the Council's responses.

Issue 14

Ardnamurchan High School was designed for 250 pupils, not 318.

Highland Council Response

Highland Council has assessed Ardnamurchan High School as having capacity for 318 pupils and this figure is recorded in returns to the Scottish Government.

Issue 15

Option 1 as described in the existing paperwork would not extend the playground, despite the assertion made there that it would. This is a key concern for parents. We recognise new options for this are

under consideration, but they are not currently included in this paper.

Highland Council Response

Option 1 has since been revised to include an extension to the playground.

Issue 16

The financial table attached as Appendix 7 to the original proposals, had mixed up Options 2 and 3.

Highland Council Response

The comment above is correct. A revised financial table is attached at Appendix 6.

Issue 17

A major issue with the existing paperwork is the omission of Option 4 (and variants), which is now considered by all to be one of the front-runners.

Highland Council Response

“Option 4” as now presented is a variation to the Option 3 that was set out in the proposal paper.

8.0 Legal issues

8.1 The Council has complied in full with the requirements of the Schools (Consultation) (Scotland) Act 2010 throughout this statutory consultation.

8.2 As provided for in section 1 of the 1980 Act it is the duty of the Council to ensure adequate and efficient provision of school education within Highland, such education to be directed towards the development of the personality, talents and mental and physical abilities of children or young persons to their fullest potential (Standards in Scotland's Schools Etc. Act 2000). That said, as with all Council duties, the Council has a duty to make arrangements to secure best value and in securing best value the Council is required to maintain an appropriate

balance between, inter alia, the quality of its performance of its functions and the cost to the authority of that performance (Local Government in Scotland Act 2002, section 1). In coming to any decision the above factors should be taken into account.

9.0 Conclusion

- 9.1 The statutory consultation exercise resulted in a consensus amongst parents for two options to be considered:
1. Refurbishing the existing school, keeping it in its current location in the centre of the village, (Option 1) and;
 2. Building two classrooms with ancillary facilities, as close to the High School as possible, with shared use of the High School sports, music and dining facilities. Costs should be obtained for both modular accommodation and traditional build. These represent variations on the original Option 3, and are henceforth described as Options 4 and 4B.
- 9.2 After reviewing the consultation responses, Highland Council does not propose to continue with either Option 1 (refurbishment of Strontian Primary on its current site), or Option 2 (relocating part of the school into Àrainn Shuaineirt/The Sunart Centre) from the original proposal paper.
- 9.3 There was no support amongst parents or staff for pursuing Option 2, or the original Option 3.
- 9.4 As set out above, variants on Option 3 emerged through the Statutory Consultation process on which there was a consensus amongst parents, referred to as Options 4 and 4B.
- 9.5 In deciding on options and recommendations, The Council is constrained by the fact that Ardnamurchan High School and The Sunart Centre are located within a PPP building that does not currently belong to The Highland Council. Any alterations to the existing building would affect the Council's annual payment to the PPP provider and would incur an unacceptable level of cost to the Council's revenue budget.
- 9.6 Under the terms of the PPP1 contract, the Ardnamurchan High School/ Sunart Centre building will transfer to the Highland Council's ownership in 2027. At that point Highland Council will have an opportunity to decide on the best form of educational provision within the community of Strontian. Any decision taken now should allow for future flexibility for that provision.

- 9.7 The Highland Council's estimate of the capital costs for Options 1, 4, and 4B are set out at **Appendix 7**. For commercial reasons, land purchase costs have not been shown but they do not materially alter the conclusion.
- 9.8 Option 1 is identified as the most expensive option, and would also result in considerable disruption to the education of the children whilst the work was underway. It would also provide the least flexibility in respect of future educational provision within Strontian, following the expiry of the current PPP contract.
- 9.9 For the above reasons Option 1 is not recommended.
- 9.10 It can be seen from Appendix 7 that, in respect of Options 4 and 4B, the costs for a demountable building and those for a permanent structure are very similar.
- 9.11 A demountable building does however provide a variety of advantages in respect of future flexibility. As identified at Issue 7 above, a demountable building could be removed after 2027, allowing Highland Council to review the existing High School building and environs with a view to creating a fully integrated education and childcare campus. The demountable unit itself could be transferred to another school, which would allow the Council to maximise the operational life of the building.
- 9.12 Although a permanent structure built at this stage could be designed in anticipation of its future incorporation into the High School building, the creation of a permanent structure now would inevitably mean some reduction in the number of options available to Highland Council in 2027.

10.0 Recommendation

- 10.1 It is therefore recommended that "Option 4", the installation of a 2 – classroom demountable unit, with additional accommodation, is adopted as the best option for improving the current accommodation at Strontian Primary School and providing flexibility in future, in particular when the current PPP contract comes to an end in 2027.

Bill Alexander

Director of Care and Learning

21 October 2014

Appendix 1 – The proposal document

Appendix 2 – Minute of public meeting held in Strontian Village Hall on the 9th June 2014.

Appendix 3 – Minute of the informal meeting held in Strontian Village Hall on 30th June 2014.

Appendix 4 – Written Submissions Received

Appendix 5 - Report from Education Scotland

Appendix 6 - Revised Financial Table – Revenue Expenditure

Appendix 7 – Estimate of Capital Costs

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 a Public Meeting held at Strontian Primary School at 7pm on 9th June 2014, to discuss the most effective means of improving the current accommodation at Strontian Primary School.

Chairperson: Alasdair Christie, Chairperson, Education, Children and Adult Services Committee

Officials attending: Norma Young, Area Education Manager (West)
Ian Jackson, Education Officer, Ross, Skye and Lochaber
Brian Porter, Finance Manager (Budget Strategy)
Ron Mackenzie, Head of Support Services

Present:

Cllr. Andrew Baxter
Cllr. Bren Gormley
Cllr. Brian Murphy

Approx. 30 local residents

Cllr. Christie explained that the purpose of the meeting was to consult on the proposals and revised options to provide the most effective means of improving the current accommodation at Strontian Primary School. He introduced the Education Manager and the Education Officer and acknowledged the presence of and named the local members present. Apologies were recorded from Cllr. Thomas MacLennan. Cllr. Christie then indicated that a note would be taken of the proceedings and ascertained that all who required a copy of the consultation paper had one. He advised that the meeting was part of a statutory consultation in line with the relevant legislation – the Schools (Consultation) Scotland Act 2010.

On 21st May 2014 the Education, Culture and Sport Committee had agreed to consult on the proposals and included a fourth option. The relevant consultation paper had been issued to those potentially affected by the proposal and to other nominated parties and made available to the public at large. It was also available on the Council's website. An advertisement had been placed in the Oban Times, and the Lochaber News, to alert people to the proposal, including the time, date and place of tonight's meeting.

Cllr. Christie explained that the consultation period began on 23rd May 2014 and would close on 11th July 2014. All representations and submissions have to be received by the closing date and should be sent to Ian Jackson, Education Officer, Camaghael Hostel, Fort William. All the comments made at tonight's meeting would be written up as a report. It will be made available to all interested parties at least 3 weeks before the Education, Culture and Sport Committee meets on 12th November 2014 when the results of the consultation will be considered.

Cllr. Christie then asked the Education Manager for the West, Mrs Norma Young, to explain the proposal.

Mrs Young introduced the background to the consultation in that 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. A fourth option has been added to the consultation to include a proposal that a new primary school should be built adjacent to the nursery building as an additional option to be consulted on during the statutory consultation period.

Mrs Young alerted the room to several points in the Educational Benefits Statement namely section 2 which outlines the details of the current Strontian Primary School and pointed out specifically point 2.3 which is specific to the current school rolls and the roll projections to 2027-28 which shows a significant drop in numbers expected. Mrs Young confirmed there was a weakness in accommodation at Strontian Primary School and discussions have taken place with both Strontian Primary School and Ardnamurchan High School. Mrs Young reiterated point 3.4 in that Ardnamurchan High School is currently operating at 33% of capacity with 106 pupils currently attending. Mrs Young clarified that there were 18 classrooms within Ardnamurchan High School, 7 of which are of a practical nature.

Mrs Young outlined the 4 options:

- Option 1: Refurbishment of Strontian Primary School in its current location (point 4.1 in Educational Benefits Statement).
- Option 2: One Demountable Classroom and one classroom within Ardnamurchan High School (point 4.2 in Educational Benefits Statement).
- Option 3: Two Classroom Demountable next to Fire Station (point 4.4 in Educational Benefits Statement).
- Option 4: Two Classroom Demountable adjacent to Ardnamurchan High School near the nursery.

Mrs Young stated that site plans for option 4 were available to the room and costings should be considered similar to those of option 2. Mrs Young addressed the concern of the effects of school transport and staff and school management arrangements and confirmed that it is intended that Strontian Primary will retain its separate identity in the event of any of the options.

Back to Chair, Cllr. Christie, who invited questions from the floor.

Q1. Mrs Ogilvie, Head Teacher, Strontian Primary School – Could the panel confirm the scale of the map is correct as the size of the module buildings appears very small and doesn't match up?

A1. Ian Jackson stated he would be unable to answer and would have to consult with Property and Architectural Services. Chris Miller Craig (Head Teacher

Ardnamurchan High School) commented that the A1 drawings had been printed to A3 for photocopying and that would have affected the scaling.

Q2. Cllr. Bren Gormley – Commented that the process and legislative restrictions has been daunting for locals and that usually in this process there would be a much longer period of consultation and more debate on concerns which would more likely result in a proposal to suit most. Also stated that clarification over the classroom sizes etc. was vital and that there is a lot more work to be done over the next few weeks.

Q3. Mrs Ogilvie, Head Teacher, Strontian Primary School – Made various points relating to the proposals. At present, the current school has flexible working spaces consisting of 5 classrooms which are used for teaching, music lessons, art, learning support, drama and many more activities. She stated the accommodation was not brilliant but was flexible and with the other options there is very little flexibility especially option 4. Mrs Ogilvie also commented on the necessity to have a designated Head Teacher's office. At present the office is shared by HT and 2 clerical staff and it forces a "hot desk" method of working which puts constraint on both the head-teacher and the clerical assistants. She also commented that whilst option 2 has a large office in the plan, the office has 3 windows. Parents require privacy while meeting with the head-teacher.

Q4. Robert Dunn, Parent – Commented there was much confusion over the plans and asked for some clarification. Also pointed out that Appendix 7 was incorrect.

A4. Ian Jackson outlined the proposals on the whiteboard and explained them clearly. It was confirmed by the panel that indeed Appendix 7 was incorrect however there was very little difference between the figures.

Q5. Helen Tait, Parent – Ms Tait raised several points relating to the current status and the proposals for Strontian Primary School.

- Current building has a serious lack of storage and it would appear all options do not address this.
- Playground – Location in Option 2 is a north facing playground with walls and a hill surrounding and is not bright enough and feels like a prison.
- All options have less toilet facilities; option 2 has one unisex toilet for 23 pupils which is unacceptable.
- Option 3 has no Head Teacher's office and no learning support room. There would be no opportunities for active learning. Could we look at purchasing additional land?

A5. Chris Miller Craig, Head-Teacher at Ardnamurchan High School stated that there were options regarding office space at Ardnamurchan High including the existing nursery and sharing with the secondary clerical staff. He also commented that he and Mrs Ogilvie have had and will continue to have discussions regarding rooms, office space, dining, timetables and many other matters which need to be considered. Cllr. Gormley agreed there was a lot of work to be done in terms of utilising and sharing space.

Q6. Chris Miller Craig, Head Teacher AHS – With separate demountable huts will there be a provision for undercover walkways considering the climate and the age of the children?

A6. Cllr. Christie confirmed there would be discussion round walkways and paths and that CMC has made a very valid point.

Q7. Jamie Tait, Parent – Observed that Option 4 is just a copy of Option 3 moved across the road. Commented that there is a possibility to combine Option 2 and Option 4 and this would have advantages? Also raised the issue of lack of parking and infrastructure costs. The costs shown for Options 3 and 4 were not a true comparison with those for Option 2, because those for Options 3 and 4 included a car park not shown in Option 2. However Options 3 and 4 had no more need for a car park than Option 2.

A7. Cllr. Christie agreed that a combination of Option 2 and Option 4 could be advantageous and stated he would undertake a view of costings etc. This was a very valid point and he would refer to it as Option 5 in the meantime. Option 5 is to move the set of demountable units closer to the school within the grounds and take land ear-marked for car parking to use as a playground.

Q8. Chris Evans, resident – What will be the options on indoor space? Will there be any facilities for children to have an indoor play area?

A8. Norma Young confirmed there is no additional internal space and space inside AHS will be utilised. Mrs Ogilvie confirmed that currently SPS have the option to use the school/community hall for supervised play in bad weather, but this would not be available if the school were re-located.

Q9. Helen Tait, Parent – Commented that the proposal made by the Parent Council in September 2013 looks similar to the new Option 5.

A9. Ian Jackson stated that an extension to the nursery, as per previous plans, was not possible however a demountable unit was an option.

Q10. Jamie MacIntyre, Parent – The paper makes reference to Option 2 providing an extension to the current playground. However the plan shows no such extension. Can the plans for the playground be confirmed?

A10. Ian Jackson commented that the proposal to upgrade Strontian PS to “A” for suitability couldn’t be achieved with the current playground and an extension to the playground would be needed.

Q11. Robert Dunn, Parent – The option for refurbishment of existing school was earlier budgeted at an estimated £200,000 however under the current option the cost is estimated at £920,000. Can more information be provided on costings as it is a substantial difference?

A11. Cllr Christie stated he is also querying the reason for the difference and suspected it would mean the difference between a Category A and a Category B school. Ian Jackson added that the revised option involves a full refurbishment which will include stripping back all walls and rewiring the entire school which would be a substantial cost.

Q12. Cllr. Andrew Baxter – Will there be significant disruption to Ardnamurchan High School during any works and is it possible for any works to be completed in school holidays?

A12. Cllr Christie confirmed there will obviously be decant issues. Ian Jackson also agreed that with Option 1 there will be considerable disruption and it would be highly unlikely that the works could be completed outwith term time. Robert Dunn, Parent, added that he had spoken with Cllr. Foxley who had indicated that it would be an option to relocate pupils for the duration of the works.

Q13. Chris Evans, Resident – Introduced self as a member of the Sunart Community Council. She stated their AGM is on June 23rd and would like clarification on a few points. She attends several groups and Community Council events within Ardnamurchan High School and is concerned there will no longer have the space available should the SPS pupils move in. Would other accommodation for the Community Council be made available?

A13. Cllr Christie commented that the concerns would be noted and feedback would be provided following discussion with everyone involved.

Q14. Neil Roberts – Under Option 1, would it be possible to prioritise the work and do over a number of years to keep disruption to a minimum?

A14. The Panel commented that it would be more disruptive and costly to do the work in stages or over a number of years.

Q15. Jamie MacIntyre, Parent – What is the rationale in financial sustainability with regard to having no permanent structure?

A15. Current roll stands at 38 and is due to fall significantly. A modular structure provides flexibility and gives options for every eventuality.

Q16. Several parents asked where the roll projections had come from.

A16. The Panel confirmed that estimated projections come from various sources including planning applications, number of births locally and projected house building plans. Cllr. Christie confirmed that the estimates are based on the best information available.

Q17. Helen Tait, Parent – Lochaline Primary school has a current roll of Approx. 20 pupils however and they have a brand new school with 2 classrooms. She also commented that the projected figures indicated a cost of £2500 per sqm for a temporary building. However she has made enquiries and has been quoted £1500

per sqm for a temporary domestic building, surely for £2500 per m² we could have a permanent structure?

A17. Ron Mackenzie discussed costs from previous projects in Highland; e.g. the High School in Inverness was of a similar price per m² to that projected for Strontian.

Helen Tait suggested that added weight to the argument that a permanent structure could be obtained for the cost HC were suggesting for a temporary one.

Ron Mackenzie again referred to the need for a flexible structure, given projected falling rolls.

A parent from the floor commented that it would be more logical to build a 2 classroom school, nothing fancy, which would have a 30year plus lifespan, as opposed to expensive modular units which will only last approx. 15 years.

Q18. Mrs Taylor, Parent – Both Lochaline and Ardgour, who both have smaller school rolls than SPS, have in recent years had new purpose built schools with 2 classrooms, storage, toilets, nursery, Head Teacher's room and plentiful accommodation.

A18. Neither Lochaline PS nor Ardgour PS have a secondary school nearby which has spare accommodation, bearing in mind that AHS is operating at 30% of capacity.

Q19. Louise Cameron, Chair of AHS Parent Council – Commented on various points raised. She did not accept that AHS could accommodate 300 pupils and keep the high standards of education it currently has, so to say it is operating at 33% capacity is unfair. Across a range of issues the population of Ardnamurchan are being treated as a low priority. Highland Council is full of rural communities who struggle and these communities need support, not negativity. Feels that with restrictions and adversities such as Ferries, Jobs etc. the HC need to offer more support and make the rural communities as attractive as possible so more want to live there.

A19. Ron Mackenzie stated that HC want to upgrade provisions for Strontian PS and want to find the best sustainable option for everyone and want to get the communities what they deserve. Norma Young agreed with RM and explained again that having viable space in the secondary school gives more options. HC are committed to make the best use of all space.

Q20. Robert Dunn, Parent – People who are considering moving to the area will obviously be checking out schools etc. before making a decision and at present other areas of the Peninsula are more attractive due to the schools. Doesn't feel like a demountable unit will be appealing to new families looking to relocate to the area.

A20. Norma Young will arrange for photographs of the demountable units to be distributed and reiterated that they are of a very high standard and are very attractive. Families will see a sustainable school unit. Roy Bridge Primary School has a similar unit which has been very successful.

Q21. Pauline Brady, Parent – It is the belief of many that combining the schools will have a detrimental effect on the primary age pupils due to the differences in behaviours etc.

A21. Norma Young stated that she does not accept there be a detrimental effect and many schools now operate with a 3-18 campus. It has been very successful in Kinlochleven. Different playtimes and lunchtimes will be introduced for the appropriate age groups.

Cllr Andrew Baxter agreed about the success of the 3-18 campus has been in Kinlochleven. The success of the integration there has been phenomenal. The children have benefitted tremendously and he sees no need for concern with AHS and SPS.

Q22. Cllr Bren Gormley - Commented that these are all conversations which should have been had previously. He commented that falling rolls are due to various factors not least the lack of affordable and mid-range accommodation. If these issues are resolved the numbers will rise. Commented on the massive benefits of integration for pupils and teachers alike.

A22. Ron Mackenzie took the opportunity to remind the floor that AHS is a PPP school with an annual charge funded from the Revenue budget rather than Capital expenditure. Revenue funding is the one thing Highland Council does not have much of, and this brings additional restraints to any suggestions that would impact on the AHS building.

Q23. Mrs Ogilvie, Head Teacher, Strontian Primary School – Would like to confer with Bren re working closely with AHS and confirmed that the teaching staff already have good, established connections. Understands that AHS is under capacity however still has to provide all core education. MO queried how much time and space will be made available for SPS pupils as most spaces are always currently in use. Need very significant discussion around timetables etc. to allow SPS pupils to access all facilities.

A23. Chris Miller Craig, Head Teacher, AHS – Confirmed that AHS are totally committed to providing education for their pupils, and that staff also offer many extra-curricular activities. While the school may be running at low numbers, every course is still offered. This means that although class sizes are small there aren't a lot of spare rooms. However he remains committed to making the best of any decision for the benefit of the communities on the Peninsula.

Q24. Cllr Brian Murphy – Commented on Ms Cameron's points earlier and commended her valid points and commitment to the local community. We shouldn't be too hung up on roll projections etc. as they will almost certainly be wrong. We need to support the rural communities and believes SPS deserves a permanent school, not demountables which could prove to be problematic for leaks/draughts etc. Need to look at the future for Strontian and the common belief that a bridge will be over the Corran Narrows in the next 20-30 years which will increase the population dramatically and transform the roll projections. We need to listen to and put trust in the community's views.

A24. Cllr. Christie agreed that a bridge would certainly change dynamics. However it is speculation at this time.

Q25. Mr Thomson, Parent – If AHS had been built as a demountable, it would be nearing the end of its life, surely SPS needs a permanent structure and a permanent identity.

A25. Cllr Christie commented that all options raised issues and a permanent structure would raise its own issues.

Q26. Chris Miller Craig, Head Teacher, AHS – We are almost here discussing an Option 6. Officially AHS has no view and is advising. There is a need to bear in mind there are 4 players involved, AHS, the Sunart Centre Management Committee, SPS and PPP partners. If a new build is to be an option, it needs to be considered in relation to AHS. Is it possible to build a new school and join with AHS eventually when PPP handover is complete in 2027?

No comments from the panel or the floor.

Q27. Robert Dunn, Parent – Is it possible to amend Option 1 with option of building a new SPS in 10/15 years time. Other primary schools took a long time, let's look forward and decide on a long-term solution.

A27. Cllr Christie stated that costings etc. will be looked at and while he can't commit to anything, all opinions will be considered.

Q28. Jamie Tait, Parent – Doing things in a phased way costs more, let's get the right option now and build a new school.

A28. Cllr Christie stated he understands the views expressed. However he did not want to raise expectations. HC has hundreds of buildings in a poor state and the waiting list to build a new school would be significant. It could involve an extremely long wait.

Q29. Jamie MacIntyre, Parent – Disappointed that Options 3 and 4 have electric heating etc. We should be looking at biomass heating for any new development. Mrs Ogilvie, Head Teacher SPS, agreed, commenting that the fuel costs for SPS and Dalmhor house were astronomical. Mrs Ogilvie also took the opportunity to speak to the floor and state that the education of children does not depend on buildings, it's the relationships within the buildings which matter and these will remain.

Q30. Brian Evans, Sunart Community Council – The consultation period is due to end on the 11th July 2014 however there is no Sunart CC meeting before then therefore won't have an opportunity to discuss the options raised tonight.

A30. Ron Mackenzie confirmed that everything discussed will be published as part of a report and will be provided to all concerned parties.

Q31. Helen Tait, Parent – Does the process end now or will there be more consultation with the public?

A31. Cllr Christie confirmed that all new information will be taken away and looked at and worked on. The Report will be published at least 3 weeks before the November Committee date and all views will be encapsulated.

Cllr Bren Gormley commented that tonight has been a wide ranging discussion and there are many steps to come. We all want the right solution and if we are not ready for committee stage we will not proceed.

There being no further questions, Cllr. Christie reminded those present that the final date for the submission of representations was the 11 July 2014 and should be sent to Ian Jackson, Education Officer, Camaghael Hostel, Fort William. He repeated that all the comments made at tonight's meeting would be written up as a report. It will be made available to all interested parties at least 3 weeks before the Education, Culture and Sport Committee meets on 12th November 2014 when the results of the consultation will be considered. He advised that every member of the Education, Culture and Sport Committee would receive a copy of the meeting note and the written representations made.

Cllr. Christie thanked everyone for their attendance.

ENDS

Note of the Main Points Raised at a Meeting held on 30 June 2014 at Strontian Community Hall to discuss the possible relocation of Strontian PS.

In Attendance:

Norma Young, Area Education Manager (West) (NY)

Ian Jackson, Education Officer (West) (IJ)

Iain Robertson, Housing and Property (IR)

Cllr. Thomas MacLennan (TM)

Chris Millar-Craig, Head Teacher, Ardnamurchan High School (CMC)

Mindy Ogilvie, Head Teacher, Strontian Primary School (MO)

Members of the Strontian Primary School Parent Council

NY explained that that, following the meeting held on 9 June, the Council had reviewed the representations made with the caveat that the Authority could not breach the “red line” around the PPP site. She commented that, following the 9 June meeting, there was also a need to clarify the sizes of the demountable buildings being proposed.

NY continued by repeating the options set out in the original paper, and those discussed at the meeting of 9 June, and said that the Council were seeking a view from the parents as to which options they would wish the Council to provide further details.

IR advised that many schools in Highland now incorporated modular buildings, for example Aldourie and Roy Bridge. The modular buildings were built to a very high standard and the gap between such buildings and permanent structures had narrowed considerably in recent years. In response to concerns expressed at the 9 June meeting, he advised that all of the classrooms in the modular buildings would be of an appropriate size – 55m² to 60m², and all necessary ancillary accommodation would be included – e.g. toilet facilities, a Learning Support base.

There was a consensus amongst parents for two options to be considered.

1. Refurbishing the existing school, keeping it in its current location in the centre of the village, and;
2. Building two classrooms with ancillary facilities, as close to the High School as possible, with shared use of the HS sports, music and dining facilities. It was requested that costs were obtained for both modular accommodation and traditional build.

There was no support for the option of utilising the existing nursery space within AHS as a classroom.

IR commented that Option 1 would include an extension to create a dining room.

Discussion took place on the possibility of a walkway from the primary school to the high school as part of Option 2 above. **NY** advised that any walkway could only be constructed up to the “red line.”

Parents suggested it would be important to look ahead to 2027, and suggested that any new build should then be linked with the AHS building. At that stage, (end of PPP contract) the Council would reconsider the accommodation.

It was requested that the Council obtain comparative costs per square metre for modular and traditional builds.

Comments were made that any refurbishment of the current accommodation had to include an extension to the playground. It was acknowledged this may be difficult due to lack of space.

There was discussion about the possibility of using the public play park across the road from the primary school as part of the school playground. It was suggested that the village road be re-routed to accommodate this. If this were done it could open up all sorts of possibilities for extending the school in its current location.

A suggestion was also made about shutting the road for certain periods of the day (e.g. school playtime), rather than re-routing it. **IJ** commented there may be legal difficulties with such a proposal.

NY commented that re-routing the road would almost certainly be expensive.

Some concerns were expressed about the size of the dining room furniture at AHS. **MO** commented that the primary school had used the AHS for lunches during a period when the kitchen at Dalmhor House was out of action. The children had loved going to the AHS and the size of the furniture had not been an issue.

Concerns were expressed about the impact on the community if the primary school were moved. **MO** commented that the education of the primary age children was the most important thing to consider.

CMC commented that if the primary school relocated they might be able to use the facilities at the school, and the school minibus, but that this would require consultation.

It was commented that other communities on the Peninsula were becoming annoyed at perceived educational advantages for Strontian PS pupils that could arise from this proposal.

Some discussion arose about the detailed location of the school, were it to move. **CMC** suggested the school could be located to the side of the AHS building, near the nursery play area. This might preserve the aesthetics of the current build.

Parents suggested that any new build should be designed to complement rather than detract from the existing building.

Cllr. MacLennan agreed that was possible and commented that the modular building at Roy Bridge had a more pronounced pitch roof than normal, in order to fit in with the other buildings on that site.

Parents were concerned that any new refurb/build should incorporate a “green” energy solution such as biomass.

IR confirmed that would definitely be part of Option 1.

Parents suggested that Option2 should also include a biomass boiler that could be plumbed into the AHS building come 2027.

Cllr. MacLennan sounded a warning about the difficulty of obtaining approval for capital funding at Committee. There was a great deal of competition for capital funding.

NY thanked everyone for attending. She had found it very helpful to narrow down the options to those that had support. She was aware parents had changed the end of term concert for the meeting, and was very grateful for that.

Helen Tait, Chairperson of the PC, raised the issue about playground supervision at the school, that had been raised at previous meetings. NY undertook to look into this as part of the annual ASN allocation exercise.

NY undertook to meet again with parents after the start of the new school session in August.

From:
Sent: 18 May 2014 16:07
To:
Cc: Norma Young; Ron MacKenzie; Bren Gormley - Member; Brian Murphy - Member; Thomas MacLennan - Member
Subject: Fwd: Weblink: Education, Children and Adult Services Committee - 21 May 2014
Attachments: image001.gif

- as a key stakeholder, it is disappointing that as Chair of the ASMC I only receive this via the NHS.
Can you please circulate this to the ASMC members. We will need to meet to provide a comprehensive response.
Ron and Norma:
In the background information, there are a number of serious factual errors:
AHS was designed for 250 and the venue for 220, not over 318.
Strontian was the favoured site by the campaign group, the Council consulted on 7- Salen did not have a viable site.
Thanks.
PS Ron, could you please phone me, when convenient, about Portree HS and WHC. Thanks.

Sent from my iPad

Begin forwarded message:

From:
Date: 16 May 2014 12:09:01 BST
To: Board Member

Subject: FW: Weblink: Education, Children and Adult Services Committee - 21 May 2014

Board Members – for information.

E-mail:



Please consider the environment before printing this e-mail.

From:
Sent: 16 May 2014 11:56
Subject: Weblink: Education, Children and Adult Services Committee - 21 May 2014

Good morning

For information, the agenda and reports in respect of the **Education, Children and Adult Services Committee on Wednesday 21 May 2014** are now available on the Council's website and can be accessed by using the following hyperlink:-

<http://www.highland.gov.uk/yourcouncil/committees/strategiccommittees/acs-comm/2014-05-21-eca-ag.htm>

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Thank you for your co-operation.

NHSmial is the secure email and directory service available for all NHS staff in England and Scotland
NHSmial is approved for exchanging patient data and other sensitive

information with NHSmail and GSi recipients
NHSmail provides an email address for your career in the NHS and can be
accessed anywhere

From: Ian Jackson
Sent: 21 May 2014 07:40
To:
Subject: Fw: Fwd: Statutory Consultation on the future education provision to serve the Strontian Primary School Catchment area

Please save email as a response to the consultation.

From: Norma Young
Sent: Wednesday, May 21, 2014 06:44 AM
To: Ian Jackson
Subject: Fw: Fwd: Statutory Consultation on the future education provision to serve the Strontian Primary School Catchment area

See below

From:
Sent: Wednesday, May 21, 2014 06:30 AM
To: Norma Young
Subject: Fwd: Statutory Consultation on the future education provision to serve the Strontian Primary School Catchment area

----- Original Message -----

Subject: Statutory Consultation on the future education provision to serve the Strontian Primary School Catchment area

Date: Tue, 20 May 2014 18:35:42 +0100

From: ≥

To: norma.young@highland.co.uk

CC: bren.gormley.cllr@highland.gov.uk,
eoghan.carmichael@highlifehighland.com,
ron.mackenzie@highland.gov.uk

Dear Mrs Young,

RE: Document entitled 'Statutory Consultation on the future education provision to serve the Strontian Primary School Catchment area'

Having read and had time to reflect on the above document being taken to the Education, Adult and Childrens Services Committee tomorrow (21/5/14) I wish to make the following comments. (I must clarify that I make these comments as an individual parent not as part of the parent council or any community committee.)

1. **The document is misleading.** It shows in appendix 5 - the table of benefits - that there are significant differences between the options of a school build partially integrated into the Arainn Shuainert/AHS building (option 2) over a separate building (option3) that are **not true**. The 'significant benefits' stated are

'transitions' and 'staff professional community'. Transitions across the peninsular are excellent. Moving a matter of metres closer to the AHS school building will not significantly change them for either option. To show this as a significant benefit (to HC's preferred option 2) in your report is misleading to the members. Staff Professional Community again would not be significantly different between the options - **neither option 1,2 or 3 is located in Ardnamurchan High School** - a clear mistake on the chart. It is located on the end of the community part of the building and would have a separate secure entrance. With either option 1, 2 or 3 staff only have to cross the AHS threshold to access other staff and resources. Therefore the benefit status should be the same for each option. **Again, your chart is misleading to members and would clearly lead them to the conclusion that HC's preferred option provides significant benefit when this is not the case.**

2. My second comment surrounds the **lack of transparency** that has appeared via this document. Appendix 2 shows a new reconfiguration of the existing primary school that **has not been seen** by parent body, school or community before. You have lead discussions based on a very different plan of upgrade to the primary school. Appendix 4 details a building or prefab buildings at a location **never before discussed** with parents or community. At meetings we discussed an option of a site adjacent to the nursery doors not next to the fire station. (This again skews the information on appendix 5 - which shows a greater benefit to option 2 for safe transport - if located where discussed this would not be an issue, nor would we need a carpark. **Misleading.**) The document itself has not been circulated to key stakeholders, hence my untimely response, again a lack of transparency in proceedings. This lack of transparency is unacceptable, and does not bode well for further consultation and discussion.

The observations I have made have left me with feelings of mistrust about the whole process to come.

We need to consider this situation carefully, with full, and transparent information, in order make positive, fair, sustainable changes for both the school and wider community.

I hope at your meeting tomorrow the above issues will be discussed so that consultation can go ahead with a true representation of the options available.

Yours sincerely,

Statement from Strontian Primary Parent Council regarding the statutory consultation of future education provision for Strontian.

The Strontian Primary School parents are pleased that the statutory consultation is moving forward as this process has been going on since 2012, and the existing primary school facilities have been labelled as poor and not fit for purpose for many years.

However the parents have major concerns that that Highland Council (HC) are basing their consultation on an option that is **not supported by the majority of the parent body**, and that the whole consultation document is tremendously biased towards an option which is not in the best interests of this school, its partner schools or the community as a whole.

The message given to the Primary School parents at the meeting of the 29th April, was that this would be a statutory consultation about **all the options** available, not just the Highland Councils' preferred one, especially when the parent's preferred option at the meeting was option 3. (No drawings or details were available at the meeting, and HC were unable to back up any figures quoted). The parents are concerned that the summary does not even acknowledge that other options are available.

Specific Concerns

- The document states that at the initial meeting parents supported a move to AHS, but this support was for a temporary measure not a permanent move. This isn't clear from the presentation or the appendices.
- Item 3.0 – The options considered. The options highlighted in 3.2 are not the same as those detailed in the proposal Appendix 1 of the report. This calls into question the accuracy of comparisons made between the options - exactly which option are they comparing with which?
- Appendix 1 - Notes from 16 January meeting, A2 "There is also a grassed quadrangle outside at the rear of AHS, that could be developed as a playground for the primary age pupils" This is an area of boggy ground shaded by high buildings and a hill on three sides, and therefore completely unsuitable as a play area for primary school children and is therefore NOT an option. The parents have raised the unsuitability of this area as a playground a number of times at meetings with HC.
- Appendix 2 – The plans for option 1 have been radically changed, and have been unseen until this document was published.
- Appendix 3, - The drawing for option 2 shows, given the two lengths of access ramp shown to get up the building that not much excavation is expected, so this building is likely to sit up much higher than the level of the nursery. Is this split level what is wanted for the next 25 years of Strontian Primary School?
- Appendix 4 – Why has the Highland Council located option 3 out near the fire station, on the opposite side of the road when there is development land adjacent to the existing Strontian Nursery, about 5 metres away from the Option 2 proposal? To the best of our knowledge HC have not discussed this with landowners (the Housing Trust themselves are only meeting landowners this week) so to choose the 'wrong' side of the road when either side is presumably potentially available skews the comparison. HC have also added a separate car park which would be unnecessary if Option 3 was sited in the correct field and accessed in the same way as the nursery. This goes some way to explain the HC's **inflated costs for this option**.
- The building shown for option 3 (appendix 4) would easily fit on the land opposite the existing childcare centre entrance. We'd have the best of both and none of the disadvantages - ie requirement for supervised access for catering and other AHS facilities, disruption to existing nursery and playgroup facilities.

- Appendix 5 - Options 2 & 3 are practically very similar yet the comparison table suggests that for some aspects one option provides no significant benefit and yet the HC preferred option provides significant benefit (ie opposite extremes). They would **clearly** have very similar benefit status. Teachers and pupils only have to enter the AHS building to access other staff and future fellow pupils, and we should remember that the part of the building HC are proposing to doctor is NOT part of AHS either. It makes it look though option 2 is very much better, when the actual difference between the options is negligible or in fact nil.
- Plans for both Option 2 & 3 would appear to have been drawn by someone who has not visited the site and has thus made completely impractical choices.
- There is general agreement amongst the Parent Body, that the facilities shown for option 2 (appendix 3) would be inferior to option 1. It would still present operational difficulties and appear to be a temporary measure. The village would find itself going through this again in 10 to 15 years time.
- Any job losses for local people are also a concern with a move to AHS.

The parents have been assured in meetings with the Highland Council that the consultation will be fair and that Education Scotland will form a view on the educational merits of the proposals. We trust that these concerns are listened to, and that any suggested community solutions are considered as part of the consultation. The parents expect that the Highland Council will be prepared to make alterations to the current options should cost effective solutions materialise as part of this process.

The parents feel that an Option 4, in the correct field, would be the most cost effective, and educationally beneficial solution for the next 25 years of Strontian Primary School. In addition, this option is the one that we have been discussing with Norma Young and Ron MacKenzie. The option 3 you see on the table is again unseen by the parent body/community and has not been discussed.

Chair, Strontian Primary Parent Council

20th May 2014.

Attachments

1. Appendix 5 Revised showing benefits of 'Option 4' DWG/App5/Rev1
2. Local Development plan 'DWG/HT/building locations', showing HC location for 'Option 3', and the parents preferred location for 'Option 4'

APPENDIX 5 REVISED SHOWING BENEFITS OF OPTION 4

Options	Enhanced Facilities		Age Appropriate Peer Group		Wider Activities		Travel Times		Safe Transport and Traffic Management		Key - Professional Community		Key - Transition Arrangements	
	No Significant Improvement	Some Improvement	No Significant Benefit	Some Benefit	No Significant Benefit	Some Benefit	No Significant Benefit	Some Benefit	No Significant Benefit	Some Benefit	No Significant Benefit	Some Benefit	No Significant 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 appropriate peer group?	Would an Option Improve Access to Music, Sports, Drama, and Art?	Would an Option reduce Travel Times?	Would an Option Create Safer Transport and Traffic 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 generate suitable building to B-B standard. No other significant changes
Option 2 - Refurbish in AEF with additional classrooms	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 reduced learning community. Building would be split between AEF and primary building.
Option 3 - New School in Park Avenue	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 accommodations. Classrooms would be joined but issues would remain over supervision of pupils moving between buildings.

Option 4 new school on east side of road, next to Nursery (preferred option by VAST majority of parents)

* Same modular class rooms as Option 2 so should be the same.

Would generate improved arrangements in terms of transition & prog. learning comm. Classes located together. No issues crossing to AEF building.

Significant benefit (next to nursery, same as Option 2)

Significant benefit (next to nursery same as Option 2)

Moderate Benefit (no road to cross)

No Significant Benefit

Moderate benefit

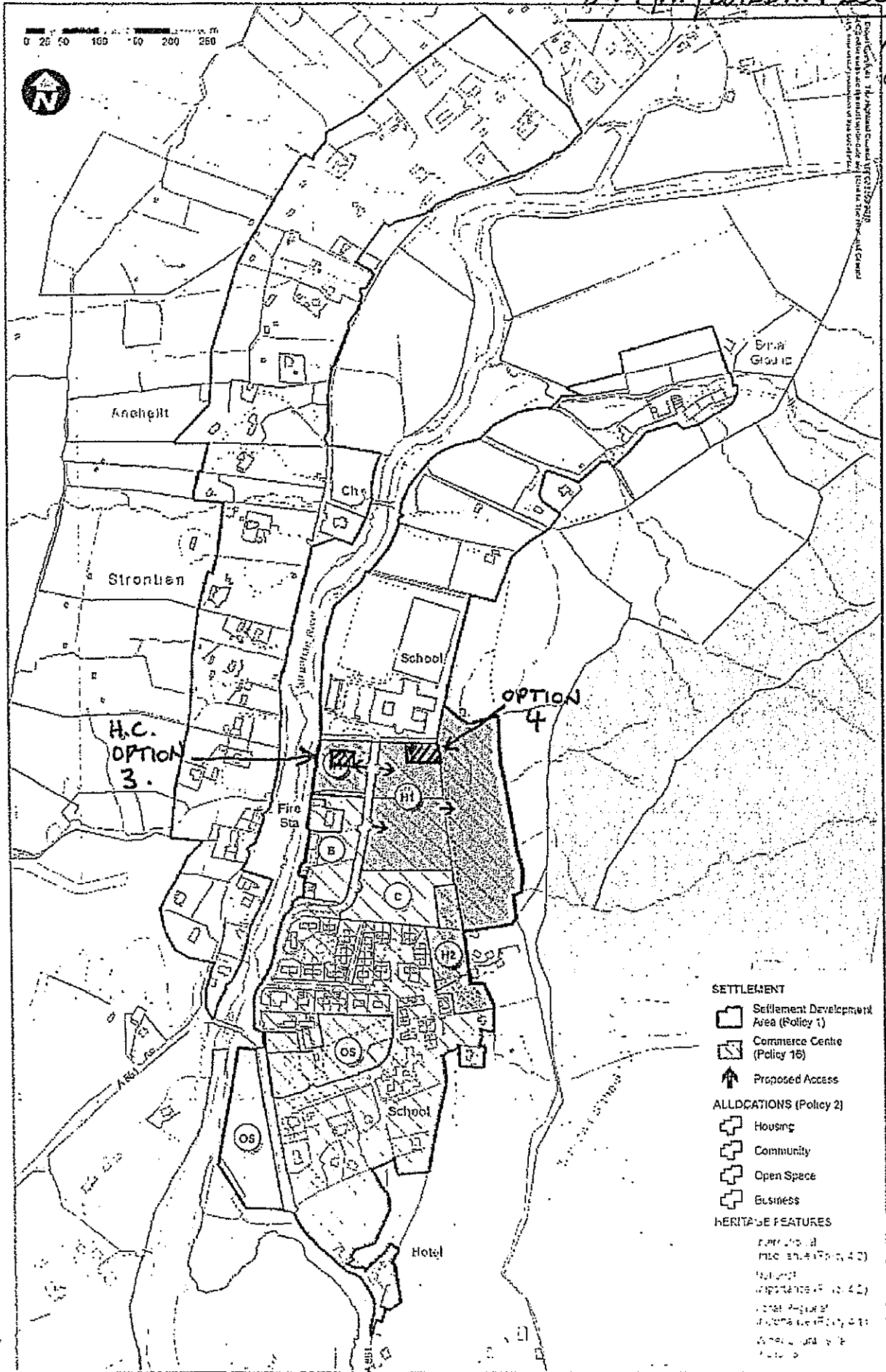
No Significant Benefit

No Significant Benefit

LOCAL DEVELOPMENT PLAN

DWG 11/ BUILDING LOCATIONS

MAY 2014



- SETTLEMENT**
- Settlement Development Area (Policy 1)
 - Commerence Centre (Policy 1B)
 - Proposed Access
- ALLDCATIONS (Policy 2)**
- Housing
 - Community
 - Open Space
 - Business
- HERITABLE FEATURES**
- National Monument (No. 42)
 - National Historic Monument (No. 42)
 - National Historic Monument (No. 42)
 - National Historic Monument (No. 42)
 - National Historic Monument (No. 42)

(As Continued in Force) (April 2012)

INSET 13 : Stronlian and t-Sithein

From:
Sent: 26 May 2014 12:47
To: Norma Young
Cc: Ron MacKenzie; Janice MacKinnon - Strontian Primary; Mindy Ogilvie; Andrew Baxter - Member; Thomas MacLennan - Member; Bren Gormley - Member; Ian Jackson
Subject: Strontian Primary School consultation

Norma

Letter and full package received both as chair and as a parent, thank you. I also recieved in the library today a copy of the letter to go with the documents, again many thanks.

Whilst the letter does have a couple of sentences in it referring to option 4, I am concerned that without option 4 being marked on a drawing, or mentioned anywhere in the main text of the document, this may be confusing to those without intimate knowledge of the sites in question. I am also concerned that 'the educational benefits and financial implications of option 4 will be presented in **November** to the Education Committee'. Again I worry that the lack of inclusion of this information during the consultation period, will lead to unbalanced discussions, and could make the whole consultation process irrelevant.

Whilst I understand your need to get documents out so as not to miss the 30 school day window.... I request that the full cost details, and educational benefits for Option 4 are brought to the public meetings so that they can form part of the discussions.

Please consider the above a personal opinion, as the Parent Council hasn't met in full yet this week.

Regards

On 23 May 2014, at 13:12, Ian Jackson <ian.jackson@highland.gov.uk> wrote:

Hi

The documents sent to the library are really just spares in case anyone requires further copies. As a parent, you will be receiving a full set of papers with a covering letter that explains how the consultation now includes Option 4 and how the detailed information on that option is to be developed.

The letters to parents were posted first class yesterday so should arrive today.

From:
Sent: Friday, May 23, 2014 12:26 PM
To: Norma Young; Ron MacKenzie; Ian Jackson; Janice MacKinnon - Strontian Primary; Mindy Ogilvie
Cc: Andrew Baxter - Member; Thomas MacLennan - Member; Bren Gormley - Member

Subject: Strontian Primary School consultation

Following the outcome of the meeting on Wednesday, please can you explain why Option 4 is not mentioned in any way in the public consultation document received in the library this morning.

Many thanks

Chair - Strontian Primary Parent Council

Unless related to the business of The Highland Council, the views or opinions expressed within this e-mail are those of the sender and do not necessarily reflect those of The Highland Council, or associated bodies, nor does this e-mail form part of any contract unless so stated.

Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

Listening * Open * Valuing * Improving * Supporting * Partnering * Delivering
Èisteachd * Fosgailte * Luach * Leasachadh * Taic * Com-pàirteachas * Libhrigeadh

From:
Sent: 25 June 2014 15:50
To: Ian Jackson
Cc: Mindy Ogilvie; Janice MacKinnon - Strontian Primary; Norma Young; Ron MacKenzie
Subject: Strontian Primary School Relocation
Attachments: Strontian primary parent proposal for new build adjacent to AHS , June 2014.pdf; ATT00001.txt

Dear Ian

Since the public meeting on the 9th June, I have drawn plans up for discussion of what I think we as parents would like to see as an option for Strontian Primary School. I was going to send through as part of the consultation process in a more complete form, however since we are now meeting this Monday, I thought it was important you knew how we were thinking, and hopefully we are close to how you are thinking as well?
By sending through now, hopefully your team will have a chance to look at them in more detail, before we meet.

These plans have the backing of the parents, but haven't gone out to the wider community yet. We think they provide both a 15 and 25 year solution, and reduce your land purchase needs.
The one thing I forgot to mention on the drawing is the possibility of biomass heating, which was discussed on the 9th June.

Please do not hesitate to contact me before the meeting if needed.

Kind Regards

Strontian Primary Parent Council Chair.

From:
Sent: 25 June 2014 12:47
To: Ian Jackson
Cc: Christopher Millar-Craig; Norma Young; , Patricia Kennedy; Eoghan Carmichael
Subject: Strontian Primary school relocation to AHS proposal 2014

Dear Iain Jackson,

At our meeting of AHS parent council on Monday 16 June we discussed the proposal to relocate Strontian Primary School into the AHS building. We note that the Options have increased from 4 to 6? since the initial consultation papers were issued and that it is quite possible the new Option 6 may be most suitable for our PPP building.

Ardnamurchan High School Parent Council are supportive of other local school Parent Councils generally and partnership working in principle. In particular we would like to, and have already offered support to Strontian Primary Parent Council as they work towards a viable solution with the Highland Council. We are respectful of both the Community Wing use as a community resource for the wider peninsula and the Nursery and Toddler group's current successful use of their space.

Yours sincerely

AHS parent council

Mr Ian Jackson
Area Education Officer, West Ross, Skye & Lochaber
Highland Council – Education, Culture and Sport
Camaghael Hostel
Fort William
PH33 7BR.

9th June 2014

Dear Ian

Parents Meeting with Highland Council Tuesday 29th April 2014. Request for amendment to meeting minutes (Appendix 1 (c) in Statutory Consultation document).

Following a review of the Highland Council minutes, received as part of the consultation document, the parents think there may be an error in part of the minutes taken.

The queries relate to the questions and answers to items 17 and 18.

On question 17, we believe no one felt able to answer Mrs Young's question about a choice between option 1 and option 2, because the hall was in agreement that the finances for option 1 were not realistic, and there was therefore no choice available (rather than most choosing option 2 which is implied in the minutes).

On question 18, my question requested an additional member of staff to join the lunchtime team on health and safety grounds on a temporary basis until the school is modified or relocated. As you are aware, lunch is currently undertaken in cramped conditions on an elevated stage, and the primary school teachers do not currently get a lunch break because they have to act as waitresses. The floor recalls Mrs Young saying yes to this.

Please can you amend the minutes.

Yours sincerely

Chair- Strontian Primary

cc. Mrs Mindy Ogilvie. Strontian Primary Head Teacher

Strontian Parent Council Discussion Folders
prepared for the Primary School Consultation –
June 2014.

Contents

1. Letter to Ian Jackson dated 26th September 2013 detailing concerns and proposing solutions for Strontian Primary accommodation, prior to Highland Council meeting with the Àrainn Shuaineirt Management Committee.
2. Letter of support from Sunart Community Council, October 2013.
3. CADISPA report extract detailing community feeling about the primary school – April 2014
4. Statement from Parent Council to the Education Committee regarding the statutory consultation of future education provision for Strontian. 20th May 2014.
5. Letter from Mindy Ogilvie to all parents 8th June 2014.
6. Photographs of the existing playground provision at Strontian Primary.
7. Aerial photograph of Ardnamurchan High School
8. Option 2 location photographs.

Chair, Strontian Parent Council 9th June 2014.

Mr Ian Jackson
Area Education Officer, West Ross, Skye & Lochaber
Highland Council – Education, Culture and Sport
Camaghael Hostel
Fort William
PH33 7BR.

26th September 2013

Dear Mr Jackson

Ref het/pc/004. Strontian Primary School Accommodation Review.

We understand that the Highland Council is currently preparing a report to put towards Council concerning the proposed relocation of Strontian Primary School to Ardnamurchan High School / The Sunart Centre (AHS/SC).

The Parent Council and Head Teacher have engaged in extensive discussions about the idea. The current Primary School premises are not fit for purpose in a modern age of education, even though Strontian Primary School has a supportive parent body and dedicated school staff. We have drawn up and attach a list of problems for your consideration, along with our preferred solutions (Table 1: Parental concerns about existing facilities at Strontian Primary School).

At the present primary school, the Council has plans to build two extensions to the existing premises: a Head Teachers office, and a kitchen to address some of these problems. These plans will reduce a small playground space further, which is a major parental concern. We believe that these two extensions would not address many of the long-term issues with the present school building and the Council would be wasting a substantial sum of money. This proposal has been rejected by parents as a workable long term solution. The Parent Council have agreed that the best solution for Strontian Primary would be a new school building.

The proposal to transfer Strontian Primary to AHS/SC is considered to be the next best solution, provided the arrangements address all the problems outlined in our attachments (Table 1, and Table 2: Core requirements and concerns raised at Parent Council Meeting 26th August 2013). The Parent Council feel strongly that any relocation should have minimal impact on the existing community facilities at the Sunart Centre.

On Saturday 21st September, Strontian Primary parents had a tour of the Childcare Wing and the Community Rooms at the Sunart Centre. From this, we feel that the best and most cost effective solution to house the Primary School would be the construction of a single storey extension on the end of the Child Care Centre to provide two new classrooms. We attach an annotated ground floor plan (DWG/HET/9/13/001) showing how we think that this could work. We feel this is achievable for around £180,000. This calculation is based on a rate of £1500 per m² for a high specification finish. Was provision made in the original building plans for a future extension in this area?

The present Primary School playground does not meet statutory requirements, and was the reason parents first became concerned about the plan for extensions to the existing building. Purchase of land adjacent to AHS for school and community use is essential to address this requirement, and is shown on the annotated Strontian development plan DWG/HET/9/13/002 attached.

A move for Strontian Primary School to AHS/SC is possible but it does need to provide the best facilities for all concerned.

We hope the attached documents are useful.

Yours sincerely

Chair, Strontian Primary School Parent Council.

c.c. Mindy Ogilvie, Strontian Primary School

- Enc. Table 1. Parent Council concerns about the existing facilities at Strontian Primary School.
Table 2. Core requirements and concerns raised at Parent Council Meeting 26th August 2013.
DWG/HET/9/13/001: Possible location for a Strontian Primary School extension.
DWG/HET/9/13/002: Possible land purchase area for Strontian Primary School playground.

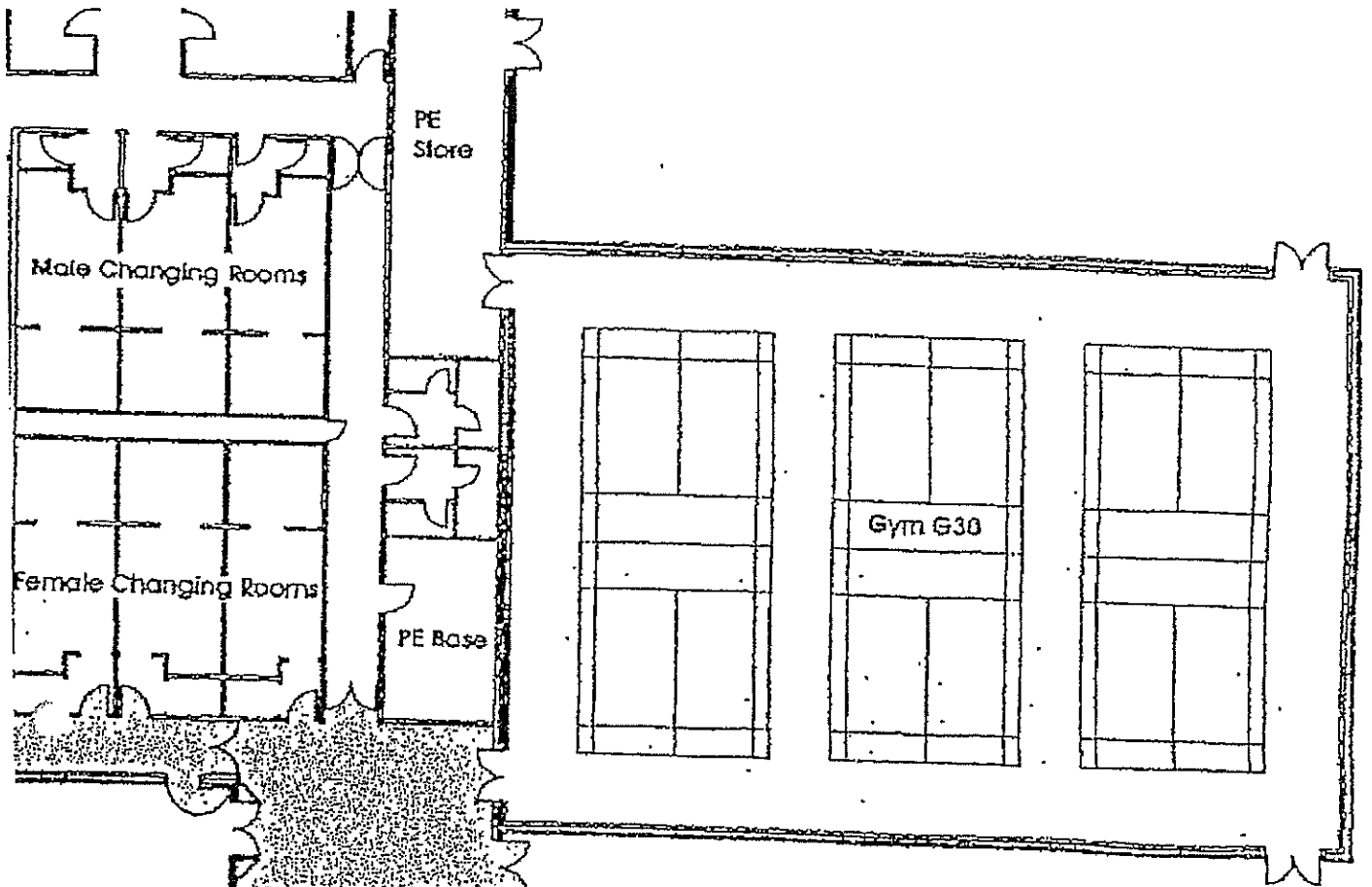
Table 1. Parent Council concerns about the existing facilities at Strontian Primary School

Building issue, or Highland Council policy issue?	Problem at Existing Strontian Primary School	Proposed Solution
Building	The outside playgrounds are small and oddly shaped. The P1-3 playground has a small paved area (about 9mx9m) which the children are restricted to for much of the year, as the rest of the playground is sloping grass, which can be dangerous when wet. Both areas are way below recommended playground sizes, and there are no team playing fields nearby.	There must be a dedicated outside play space adjacent to the primary school, with easy access to and from the primary school building. By purchasing land to the east of AHS/SC, a play area of adequate size can be realised. (DWG HET/9/13/002) The use of the existing AHS play area is not a solution, as it is too far from primary school toilets, and would be shared with much older children.
Building	Because of the failings in the existing playground, the Primary School has created and made full use of a wood school and school garden, within the Community woodland. The area allows the school to take active learning and learning for sustainability outdoors. This fulfils CfE outcomes and experiences and Education Scotland and Highland Council guidelines.	Purchase of land adjacent to AHS/SC for school and community use is essential to address this requirement. (DWG HET/9/13/002)
HC Policy	There is no provision for playground supervision in the school staffing complement.	Provide playground supervision
Building	No staff room facilities means that teachers have nowhere to even sit down when not teaching, and class management time must take place in the cloakroom in the centre of the school (next to the toilets and the photocopier).	Allow for a staff room area within the new building.
Building	No Head Teacher's office means that any private /sensitive calls need to be made from the staff toilet.	Allow for a private Head Teacher's office within the new building.
Building	Only having one office (shared between head teacher and clerical), means that the school is only allowed one computer for administrative purposes, which must be shared.	Allow for a private office and staff area within the new building.
Building	There is no room available for additional pupil support, so any one-to-one or group support with pupils has to be conducted in	Additional pupil support could be given in the existing nursery, quiet room, or playgroup room, when not in

	the cloakroom in the centre of the school.	use by others.
Building	There is little storage, and the construction of a disabled toilet (for school use) in the village hall has meant the loss of the PE cupboard.	A new build extension would allow adequate storage areas to be easily incorporated into the design. Squeezing the school into existing community rooms within the Sunart Centre would not address this issue.
Building	There are no facilities for the Cook 1 to change prior to serving lunches (or even wash hands).	Existing catering facilities could be shared/timetabled with AHS
Building	Pupils eat lunches on the stage in the Village Hall. The area is so cramped that children are unable to get up to clear their own plates. Currently school staff have to act as waiters, which doesn't encourage responsibility, co-operation and independence in pupils.	Existing dining facilities could be shared /timetabled with AHS.
Building	Music lessons are popular with a number of children, and have to take place in the village hall, which makes it out of bounds for other activities for large portions of the week. The village hall is used for classroom projects needing a large area, concert and pantomime rehearsal (including for the Gaelic mod), and for PE lessons.	Existing music facilities could be shared /timetabled with AHS. Existing venue and sports hall space could be shared/timetabled with AHS. The nursery and playgroup rooms could be used for large scale classroom projects and rehearsal space when not in use by others.
HC Policy	Strontian Primary does not currently qualify for an on site janitor. This means that immediate janitorial concerns have to be undertaken by either the Head Teacher, or the cleaner, whose time and dedication could be better spent. These can include clearing of the flat roof and gutters following snow melt to avoid flooding, changing of light bulbs, and unblocking toilets.	By being part of the AHS/SC complex, the schools janitorial needs could be met.
Building	The building, although not doing so at the moment, has a tendency to leak. The heating system is temperamental. There are plans to undertake further repairs on the heating, but this will not address the long-term issues. Class time was lost last year due to failings in the heating system.	School relocation would resolve this issue.

Table 2. Core requirements and concerns raised at Parent Council Meeting 26th August 2013

Parent Council core requirement, or core concern	Requirement/Concern
Requirement	There must be dedicated outside play space, adjacent to the school, with easy access to and from the school building. The dark and soggy area next to the transformer to the back of the high school, is not fit for purpose.
Requirement	The school must be provided with a single campus space (i.e. not split between different buildings or in different parts of a building).
Requirement	There must be a staff room and adequate office space for staff.
Requirement	There must be dedicated toilets – to be used only by Nursery/Primary School pupils.
Requirement	There must be provision of a better lunch area.
Requirement	The Head Teacher requires a separate office.
Requirement	There must be adequate storage within the campus.
Requirement	There must be adequate capacity for possible future increase in school rolls.
Requirement	The name 'Strontian Primary School' must be retained along with the school's identity (e.g. retaining the current school uniform, etc.).
Requirement	There must be a dedicated teacher for each class – i.e. P1-3 and P4-7.
Requirement	There must be a dedicated Primary School Head Teacher, or Depute Head Teacher within AHS with dedicated <i>timetabled</i> primary school responsibility.
Requirement	There must be timetabled access to the AHS gym hall, venue, home economics room, computer suite etc.
Requirement	There must be adequate computer facilities within the classrooms.
Requirement	There must be a spare room to be used for music tuition/ additional support needs, etc.
	The Parents do not want any changes to result in reduced access to facilities to the community. The key concerns about a primary school move to within AHS/ the Sunart Centre are noted below.
Concern	The impact on community use of the Sunart Centre/AHS.
Concern	The impact on the income/revenue for the Sunart Centre.
Concern	Any impact on the current playgroup/mother-and-toddlers.
Concern	The Sunart Centre Management Committee must be kept fully informed throughout the process of consultation/decision-making.
Concern	All other Parent Councils in the area must be kept fully informed of the process.
Concern	That Strontian Primary School does not become 'Junior AHS', but retains its current identity.
Concern	That the Village Hall continues to be a village resource – used in the same way that it is at present (a consultation with user groups and the Hall Committee should take place).



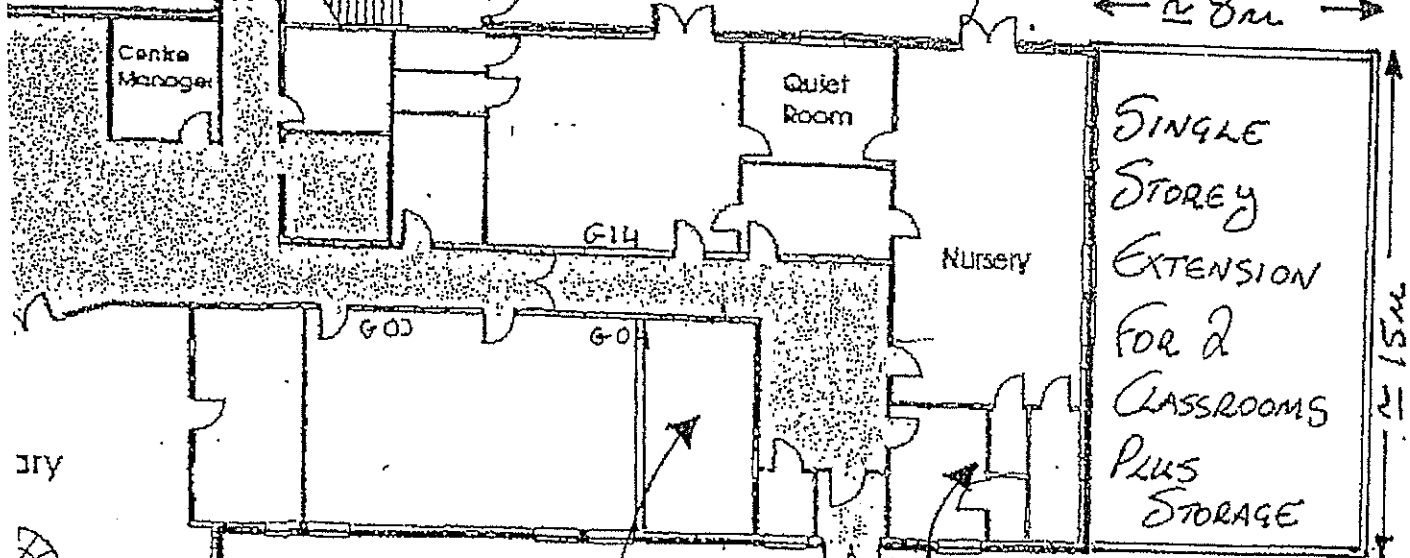
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Dwg/HET/9/13/001

POSSIBLE LOCATION FOR A
STRONTIAN PRIMARY SCHOOL
EXTENSION

(NOT TO SCALE)

← 8m →



Jry

STAFF ROOMS ?
 OR TOILET BLOCK :

Nursery
 Entrance

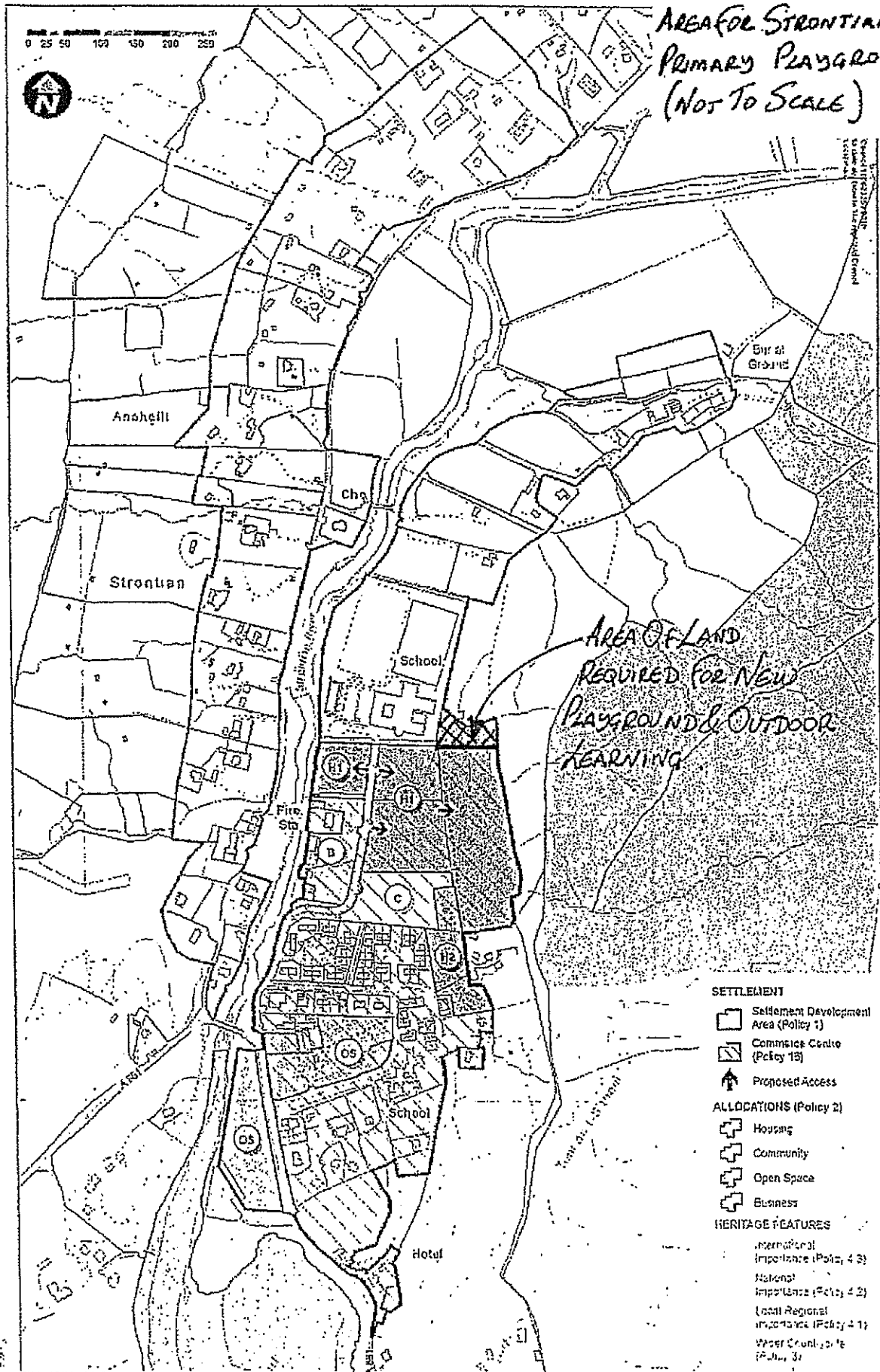
PRIMARY TOILET BLOCK OR
 STAFF ROOMS ?

DWG/NET/9/13/002

POSSIBLE LAND PURCHASE

AREA FOR STRONTIAN
PRIMARY PLAYGROUND
(NOT TO SCALE)

As continued in force (April 2012)



INSET 13: STRONTIAN
Inset 13: Strontian L-shilbein

INSET 13: SYRONIAN

Inset 13 : Srón an t-Sithein

Position in Settlement Hierarchy	Area centre
2007 Estimated Population	246
Housing Completions 2000-2005	17
Primary School Capacity (nonphysical capacity)	57%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity

Objectives

- To consolidate the core of the village by reaffirming the long term commitment to development at Driematorran.
- To acknowledge possible opportunities in future for improved community facilities notably primary school, health centre/surgery, business accommodation.
- To secure land for a swimming pool and additional cemetery provision.
- To promote redevelopment of "brownfield" sites notably the former hotel and encourage its redevelopment for business.
- To maintain the grain of the community, its overriding linear form and shape and the balance of development and in-bye croft land through Anabheill.
- To protect and enhance the character and architectural merit of the 1970's planned village, its layout and open spaces.
- To safeguard the village setting including rising land, the open and wooded seaboard, river margins and community woodland.
- To protect the Tree Preservation Order within the settlement.
- To ensure drainage to land.
- Access improvements will be necessary to allow limited development north of Ardnamurchan High School.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	4.9 ha	Driematorran	40 units	Accommodation suitable for the elderly. Protect existing trees. High quality designs in keeping with the important woodland setting/built environment. Retain & integrate watercourses as natural features within the development. Home zone or equivalent. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
H2	0.8 ha	Former caravan site	12 units	Accommodation suitable for the elderly. Protect existing trees. High quality designs in keeping with the important woodland setting/built environment. Retain & integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
C	0.9 ha	Driematorran (south-east)	-	Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
B	0.8 ha	Driematorran (west)	-	Observe statutory distance for overhead lines. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.

Dear Mr. Jackson,

Members of Sunart Community Council attended an "informal" meeting in the Sunart Centre on 30th September 2013, at which the possible move of Strontian Primary School to the High School building was discussed.

As is quite clear to everyone the current Primary School building is not fit for purpose, the reasons for which are very clearly laid out in the letter which you received from the chair of the Parent Council. Council members were horrified to learn that confidential phone conversations have to take place in the toilets due to lack of office space, a computer is shared between the HT and clerical staff, one to one teacher/ pupil time takes place in the cloakroom---the list is endless.

SCC understands and accepts the financial constraints under which Highland Council is operating, but feels that a solution is urgently needed. Without flourishing primary schools there will be a reduction in numbers at the High School which must ultimately impact on its viability.

We acknowledge that the community rooms are important, but surely in a school which was built to accommodate 240 pupils and has fewer than half that number, there must be room for manoeuvre.

As was pointed out at the meeting the building is Ardnamurchan High School and the Sunart Centre, it just happens to be in Strontian. Fair enough, but Strontian children are being seriously disadvantaged by being overcrowded in a building which is not fit for purpose, and playing in an area which does not meet statutory requirements. SCC offers its support to the parents, pupils and staff of Strontian Primary School and hopes that with goodwill and compromise on all sides a satisfactory solution to this problem can be found in the very near future.

Yours sincerely,

Sec Sunart Community Council.

CADISPA REPORT

As part of a Community wide Development plan, in 2013 the Sunart Community Company engaged an organisation called CADISPA to carry out a community consultation. The executive summary was launched on the 26th April, and the full report will be ready imminently. A copy of the executive summary was presented to Norma Young at the meeting with parents on the 29th April 2014.

Over 49% of the population responded to a very lengthy survey which is a huge number, as typically a return of 20% is considered good. The key issues generated from the report were – transport – education – housing- jobs- health

Overwhelmingly 79% of all respondents identified an upgraded school building as the main source of improvement needed for the primary school.

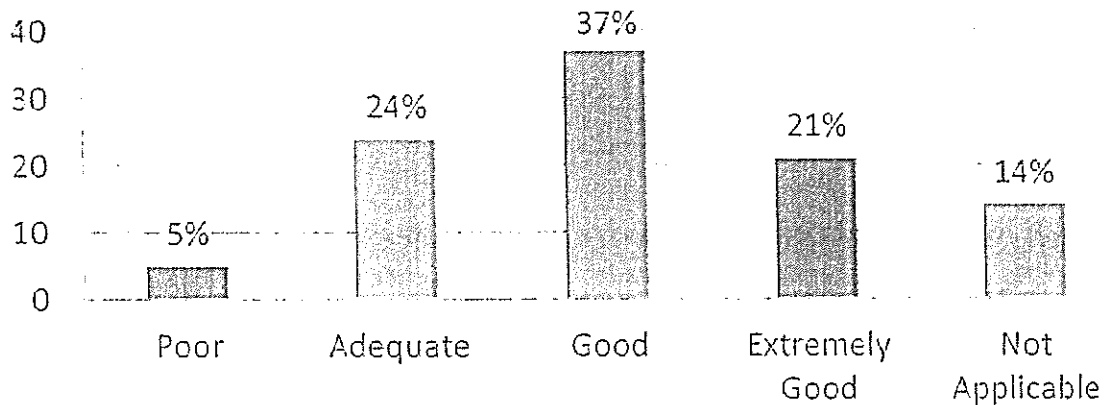
This is not just a primary school parents issue, but a whole community issue. When people move to an area they look at educational provision. We need to ensure that the solution for Strontian Primary school is one which is attractive and long term.

Attached is part of the report regarding our schools, which will become part of the main report, to be published in due course.

9th June 2014

School Education

f. What is your opinion about the provision of school education in Sunart?



The overall results from this question indicate that the vast majority of respondents feel positive about the provision of local school level education that is available in Sunart with only 5% highlighting classifying it as 'poor'. The highest proportion of people (37%) responded that school education locally was 'good' with a further 21% classifying it as 'very good'. Comments have been made, however, both throughout this questionnaire and within group discussions that wished to examine the local Nursery, Primary School and High School individually and the issues concerned with these separate educational entities have been examined in more detail in the following sections.

c. Education for children and young adults could be improved by:

When examining potential improvements Ardnamurchan High School, Strontian Primary School and the local Nursery (situated within the same building as the High School) respondents were asked to examine these facilities separately.

- **High School:** 58% of respondents felt that the main concern for the local high school lay in their lack of ability to attract and keep teachers for the longer term. A further 37% felt that the limited course choice available for pupils at Ardnamurchan High School was something that could be improved upon, a number of individuals recognised the difficulty associated with this (especially when linked to the previous issue of teacher retention) and suggested the possibility of further links with other local schools, colleges or even online courses to overcome some of these issues. 12% of respondents specifically mentioned the possibility of incentive schemes to attract local teachers to live and work in the area with the lack of affordable housing options identified as one of the main barriers facing the High School.
- **Primary School:** The teaching at the Primary School was largely praised as excellent with the majority of the suggested improvements revving around the school building itself. Overwhelmingly, 79% identified an upgraded school building as the

20.	Move into High School
21.	Better facilities for the children. Play area.
22.	A new building. The one they have is very old, falling apart and with new 'baby boom' younger pupils, not really fit for purpose any more.
23.	new premises
24.	New Premises
25.	New primary school
26.	Provision of an adequate school building. School building which reflects the local, highland setting of the school. More gaelic. Links with community 'elders'.
27.	A bigger school with a proper playground
28.	Improved/new school premises, additional staff.
29.	I feel there is no improvement needed regarding education. Fantastic school and nursery.
30.	Very good

Statement from Strontian Primary Parent Council regarding the statutory consultation of future education provision for Strontian.

The Strontian Primary School parents are pleased that the statutory consultation is moving forward as this process has been going on since 2012, and the existing primary school facilities have been labelled as poor and not fit for purpose for many years.

However the parents have major concerns that that Highland Council (HC) are basing their consultation on an option that is **not supported by the majority of the parent body**, and that the whole consultation document is tremendously biased towards an option which is not in the best interests of this school, its partner schools or the community as a whole.

The message given to the Primary School parents at the meeting of the 29th April, was that this would be a statutory consultation about **all the options** available, not just the Highland Councils' preferred one, especially when the parent's preferred option at the meeting was option 3. (No drawings or details were available at the meeting, and HC were unable to back up any figures quoted). The parents are concerned that the summary does not even acknowledge that other options are available.

Specific Concerns

- The document states that at the initial meeting parents supported a move to AHS, but this support was for a temporary measure not a permanent move. This isn't clear from the presentation or the appendices.
- Item 3.0 – The options considered. The options highlighted in 3.2 are not the same as those detailed in the proposal Appendix 1 of the report. This calls into question the accuracy of comparisons made between the options - exactly which option are they comparing with which?
- Appendix 1 - Notes from 16 January meeting, A2 "There is also a grassed quadrangle outside at the rear of AHS, that could be developed as a playground for the primary age pupils" This is an area of boggy ground shaded by high buildings and a hill on three sides, and therefore completely unsuitable as a play area for primary school children and is therefore NOT an option. The parents have raised the unsuitability of this area as a playground a number of times at meetings with HC.
- Appendix 2 – The plans for option 1 have been radically changed, and have been unseen until this document was published.
- Appendix 3, - The drawing for option 2 shows, given the two lengths of access ramp shown to get up the building that not much excavation is expected, so this building is likely to sit up much higher than the level of the nursery. Is this split level what is wanted for the next 25 years of Strontian Primary School?
- Appendix 4 – Why has the Highland Council located option 3 out near the fire station, on the opposite side of the road when there is development land adjacent to the existing Strontian Nursery, about 5 metres away from the Option 2 proposal? To the best of our knowledge HC have not discussed this with landowners (the Housing Trust themselves are only meeting landowners this week) so to choose the 'wrong' side of the road when either side is presumably potentially available skews the comparison. HC have also added a separate car park which would be unnecessary if Option 3 was sited in the correct field and accessed in the same way as the nursery. This goes some way to explain the HC's **inflated costs for this option**.
- The building shown for option 3 (appendix 4) would easily fit on the land opposite the existing childcare centre entrance. We'd have the best of both and none of the disadvantages - ie requirement for supervised access for catering and other AHS facilities, disruption to existing nursery and playgroup facilities.

- Appendix 5 - Options 2 & 3 are practically very similar yet the comparison table suggests that for some aspects one option provides no significant benefit and yet the HC preferred option provides significant benefit (ie opposite extremes). They would clearly have very similar benefit status. Teachers and pupils only have to enter the AHS building to access other staff and future fellow pupils, and we should remember that the part of the building HC are proposing to doctor is NOT part of AHS either. It makes it look though option 2 is very much better, when the actual difference between the options is negligible or in fact nil.
- Plans for both Option 2 & 3 would appear to have been drawn by someone who has not visited the site and has thus made completely impractical choices.
- There is general agreement amongst the Parent Body, that the facilities shown for option 2 (appendix 3) would be inferior to option 1. It would still present operational difficulties and appear to be a temporary measure. The village would find itself going through this again in 10 to 15 years time.
- Any job losses for local people are also a concern with a move to AHS.

The parents have been assured in meetings with the Highland Council that the consultation will be fair and that Education Scotland will form a view on the educational merits of the proposals. We trust that these concerns are listened to, and that any suggested community solutions are considered as part of the consultation. The parents expect that the Highland Council will be prepared to make alterations to the current options should cost effective solutions materialise as part of this process.

The parents feel that an Option 4, in the correct field, would be the most cost effective, and educationally beneficial solution for the next 25 years of Strontian Primary School. In addition, this option is the one that we have been discussing with Norma Young and Ron MacKenzie. The option 3 you see on the table is again unseen by the parent body/community and has not been discussed.

Chair, Strontian Primary Parent Council
20th May 2014.

Attachments

1. Appendix 5 Revised showing benefits of 'Option 4' DWG/App5/Rev1
2. Local Development plan 'DWG/HT/building locations', showing HC location for 'Option 3', and the parents preferred location for 'Option 4'

APPENDIX D REVIDED SHOWING BENEFITS OF OPTION 4

Options	Safe Transport and Traffic Management					Safe Transition Arrangements		Summary	
	Pro Appropriate Peer Group	Wider Activities	Travel Time	Safe Transport and Traffic Management	Safe Professional Community	No Significant Benefit	Some Benefit		Moderate Benefit
Option 1 - New School on east side of road, next to Nursery (preferred option by VAST majority of parents)	Would the option enhance the prospect of pupils being in an appropriate peer group?	Would this option improve access to Music, Sports, Drama, and Art?	Would an option reduce travel time?	Would an option create safe transport and traffic arrangements?	Would this 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?	Would the option reduce the risk of pupils crossing the road?	Would the option reduce the risk of pupils crossing the road?	Would the option reduce the risk of pupils crossing the road?
Option 2 - New School on east side of road, next to Nursery	No Significant Benefit	Moderate Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	No Significant Benefit	Significant Benefit
Option 3 - New School on east side of road, next to Nursery	No Significant Benefit	Moderate Benefit	No Significant Benefit	Moderate Benefit	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit
Option 4 - New School on east side of road, next to Nursery	No Significant Benefit	Moderate Benefit	No Significant Benefit	Moderate Benefit	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit	Significant Benefit

Would generate improved arrangements in terms of transition & prof. learning course. Classes located together. No issues crossing to AHS building.

Significant benefit (next to nursery, same as Option 2)

Moderate Benefit (no road to cross)

No Significant benefit

Moderate benefit

No Significant benefit

No Significant benefit

Moderate Improvement

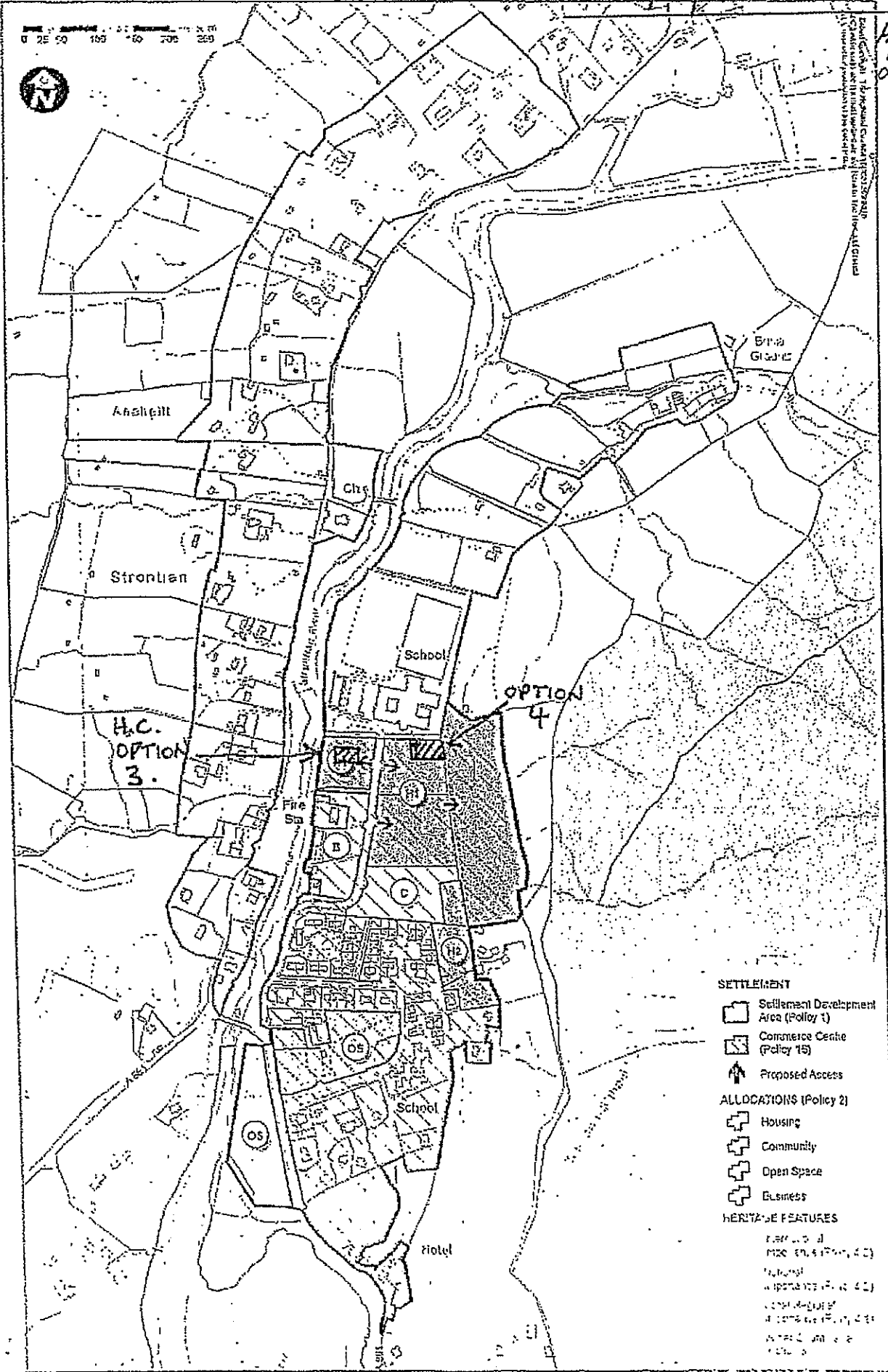
Option 4 New School on east side of road, next to Nursery (preferred option by VAST majority of parents)

Some modular classrooms as Option 2 so should be the same.

Thurs/After

LOCAL DEVELOPMENT PLAN DWG 14T/BUILDING LOCATIONS

MAY 2014



As continued in force (April 2012)

(As Continued in Force) (April 2012)

Inset 13 : Stronlian

Strontian Primary School - Letter to all Parents

Dear Parents,

Options for Improved Facilities for Strontian Primary School

I am sorry I was unable to attend the Parent Council Meeting on 2nd June. Please find enclosed the comments I was going to share with you at that meeting, about Highland Council's proposals to upgrade the accommodation of our school. Now that detailed drawings have been issued, you have no doubt been considering the various options. This is a summary of how the existing building is used and I hope it will help you critically assess all the alternatives put before you by Highland Council.

Facility	How it is used at present	Advantages / disadvantages
P4 – P7 Classroom	Lessons for 23 pupils; all resources for core curriculum stored in room, plus large library of fiction and non-fiction books that children use constantly. 4 laptop computers, projector.	Advantages: All core curriculum resources in class; light and airy. Disadvantages: Lack of separate storage (e.g. stock cupboard). Quite a cramped space for 23 pupils and all resources. Heating can be erratic – hot in summer, sometimes cold in winter. Need to draw curtains when sun is too strong. Display boards awkward to reach.
P1 – P3 Classroom	Lessons for 14 pupils; most resources for core curriculum stored in room, plus small library of fiction and non-fiction books; role play area, reading tent, sand tray, art area, carpet area. Interactive whiteboard and one computer. School bags kept in classroom.	Advantages: Nearly all core curriculum resources in class. Large classroom with plenty of space for various activities. Direct access to playground for outdoor learning. Disadvantages: Nursery is in separate location. Transition to P1 difficult. Split does not fit Cf E Early/ 1 st levels.
Corridor & Toilets	All children's coats, shoes, PE kits and P4 - & school bags stored here. Photocopier, broadband pathfinder cabinet, cupboard for jotters etc; table and 4 chairs – used by clericals when HT is in office or by HT when clericals are in office, teachers do planning and preparation there during their CCR time, also used as learning support area where children / groups work with Mrs Lawson or Carol, sometimes used as overflow for P4 – P7 class. Toilets: Girls have 3 cubicles + 3 hand wash basins; Boys have 2 cubicles, 2 urinals and three hand wash basins; Staff toilet is one cubicle with hand wash basin.	This is a small area used for many different purposes! What we need: a separate office for the Head teacher, a separate staffroom for the teachers, a separate area adjacent to the classrooms that can be used for learning support and a separate cloakroom. Adequate toilet facilities for up to 50 pupils – at least equal to what we have now.
Hall & Stage Serving hatch. Disabled toilet. Chair Store. Cupboards.	The hall is used up to 21 hours a week during the school day: PE lessons, assemblies, class music lessons, Feis tutor music lessons, Kodaly singing lessons, chanter, piano and violin. In addition we use the hall for active learning e.g. maths, science, drama. The stage is used as an extra teaching area for groups and for learning support. We put on end of term concerts and Christmas Shows here and use the hall for regular rehearsals for these and for the Mod and Music festival. It's a large hall, with a sprung wooden floor and excellent acoustics and grand piano. Topic resources, musical instruments, science and technology resources, art resources are all stored here. The cubby hole next to the stairs to the stage contains PE equipment, large items are kept in the hall. The stage doubles as our dining room. The hall is also used extensively by the Community.	If these facilities do not appear in the plans, what does Highland Council propose for the future of our present office staff, the management of the school and the provision of learning support? Advantages: We can choose how and when to use the hall, working round the timetabled music sessions (Monday am, Wednesday pm, Thursday all day). This flexibility allows us to provide many varied experiences for the pupils across the curriculum, including working with the whole school and activities provided by other organisations (Blas Festival workshops; Caledonian Thistle Youth Team; Youth Leader training etc.) Access is restricted when the hall / stage is being used for music lessons. However, pupils can come and go to these lessons quickly and independently. The hall is close to the classrooms and part of the school, so children can use the facility with some independence when it is appropriate. Disadvantages: The stage is a cramped and not a suitable dining area. The serving hatch is too small and a difficult space to serve meals from. The hall is shared with the community and hired out for ceilidhs.

<p>dances. Before these events staff at school (and their husbands/relatives!) have to move large equipment into the school on a Friday night and then put it back on Sunday. They do this in their own time. Carol has to clear out her cleaning cupboard in the hall for those running the bar.</p> <p>The heating system is expensive and inefficient – it's either too hot or too cold. The extractor fans in the hall sound like jet aeroplanes, so are permanently switched off. The hot water pipes run under the stage and hall floor to the cleaner's cupboard and are part of the same system as Dailmhor. The hot water is constantly circulated, so residual heat from the pipes make the stage and hall very warm in summer.</p> <p>The disabled toilet is very well equipped and has been essential. However, it opens directly into the hall and is quite a distance from the classrooms.</p> <p>What we need: access to a large hall for all the purposes listed above; a separate dining area and better kitchen / serving facilities; a room for music instructors that pupils can go to easily and independently; a separate area for learning support; storage for PE equipment (large and small); two separate cupboards, one for the cleaner and one for the community; a janitor who is paid to move furniture and set up venues; more sustainable and eco-friendly heating systems.</p>		
<p>Disadvantages: There is no separate staffroom. Staff take their breaks and eat lunch etc in the classrooms. Head teacher or clericals are 'hot desking' in office, and someone often has to go into corridor or work in the corner of a classroom. Office is small and cramped. <u>What we need:</u> Office accommodation for both clerical and head teacher within the school. Clerical is first point of contact for the school. Staffroom for teachers and support staff, if these are not provided in the plans, what are Highland Council's intentions for the future management and clerical provision at Strontian Primary School?</p>	<p>Small office shared by two clericals and Head teacher. One office computer and Head teacher now has a separate laptop, (that isn't set up for emails yet!)</p>	
<p>Advantages: Playgrounds are adjacent to the school. Opportunities for outdoor learning at Community Garden, Wood School and woodland are close by.</p> <p>Disadvantages: Playgrounds are too small. The P1 – P3 playground is mostly grass and not suitable during wet weather. There are no outdoor, all weather PE facilities. Dog dirt is a hazard on the green.</p>	<p>Playgrounds are used for playtimes and sometimes for lessons. We go to the Community Garden regularly; last year we used the Wood School every week through the Summer; we go to the play park or use the green for outdoor activities and PE.</p>	<p>Playgrounds and out door areas e.g. Community garden. Wood School / Community Woodland. Play park / green</p>

If you have any questions you would like to ask me before the Public Meeting on Monday 9th June, I will be available after school at 4pm on Monday.

Kind regards,
M. Ogilvie
Head teacher

Strontian Primary School – Existing Playground Provision, June 2014

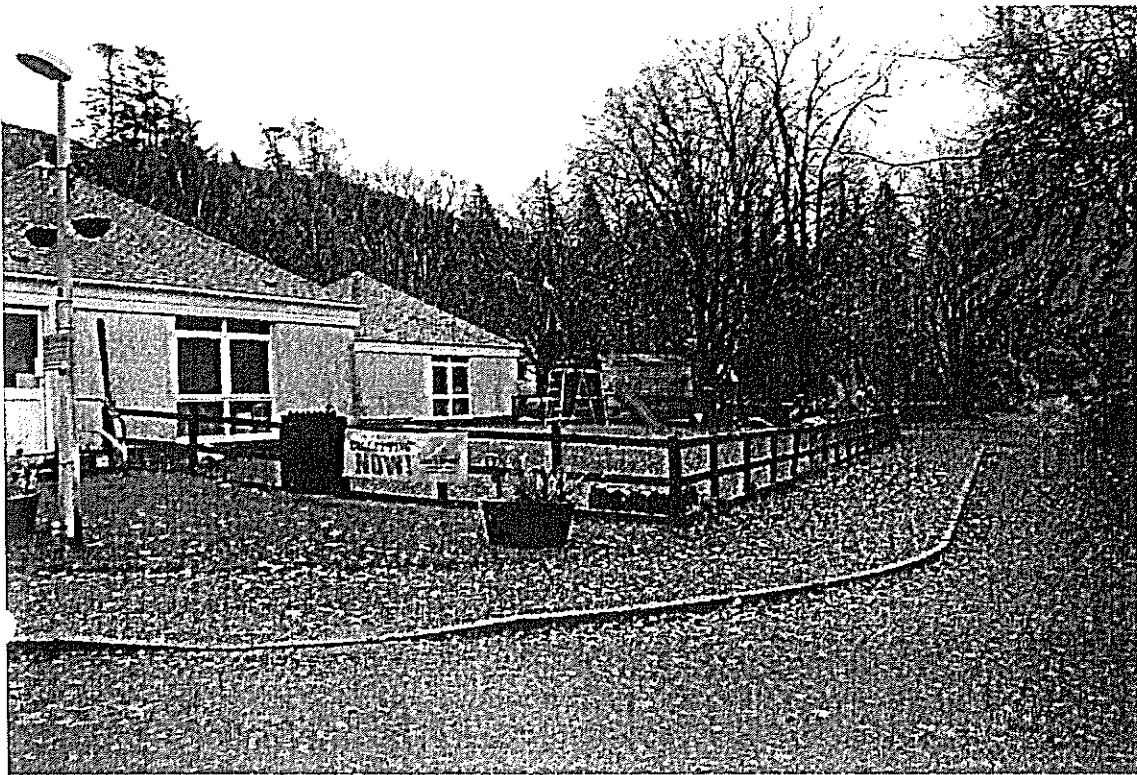


Photo 1. P1 to P3 playground viewed from the main road



Photo 2. P1 to P3 playground hard paved area.

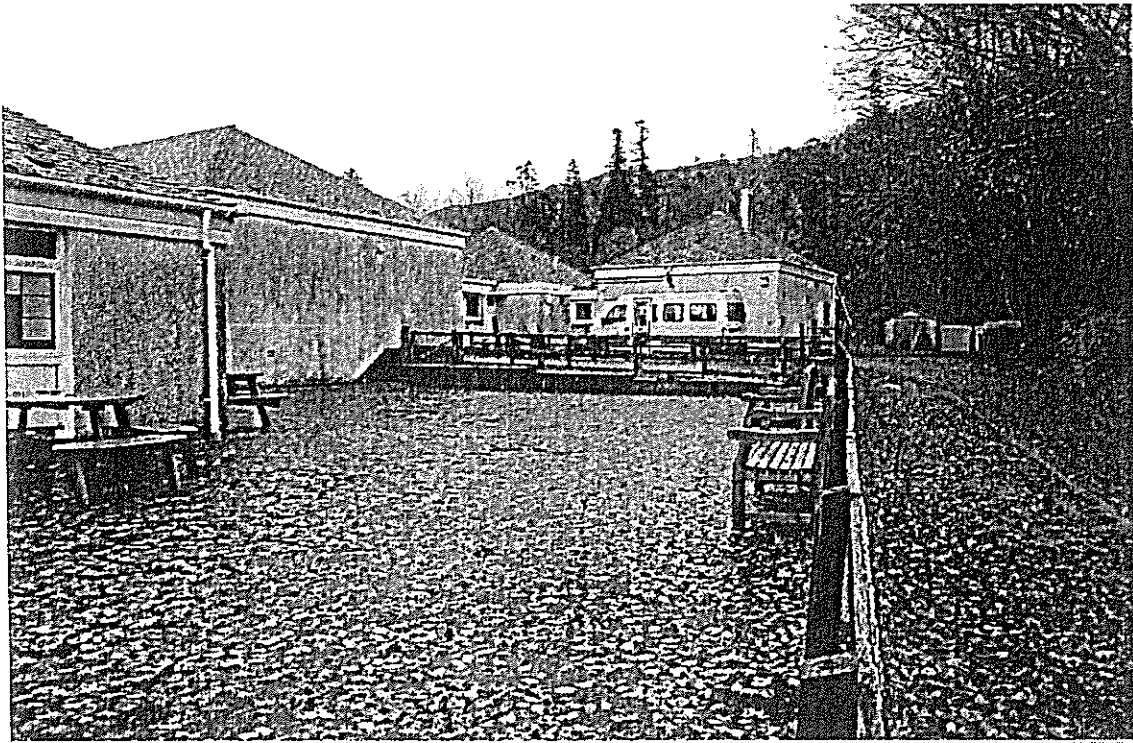


Photo 3. P4 to P4 playground from lower end. The retaining wall and fence which cuts the playground in half is visible. The access road to Dail Mhor house is also shown.

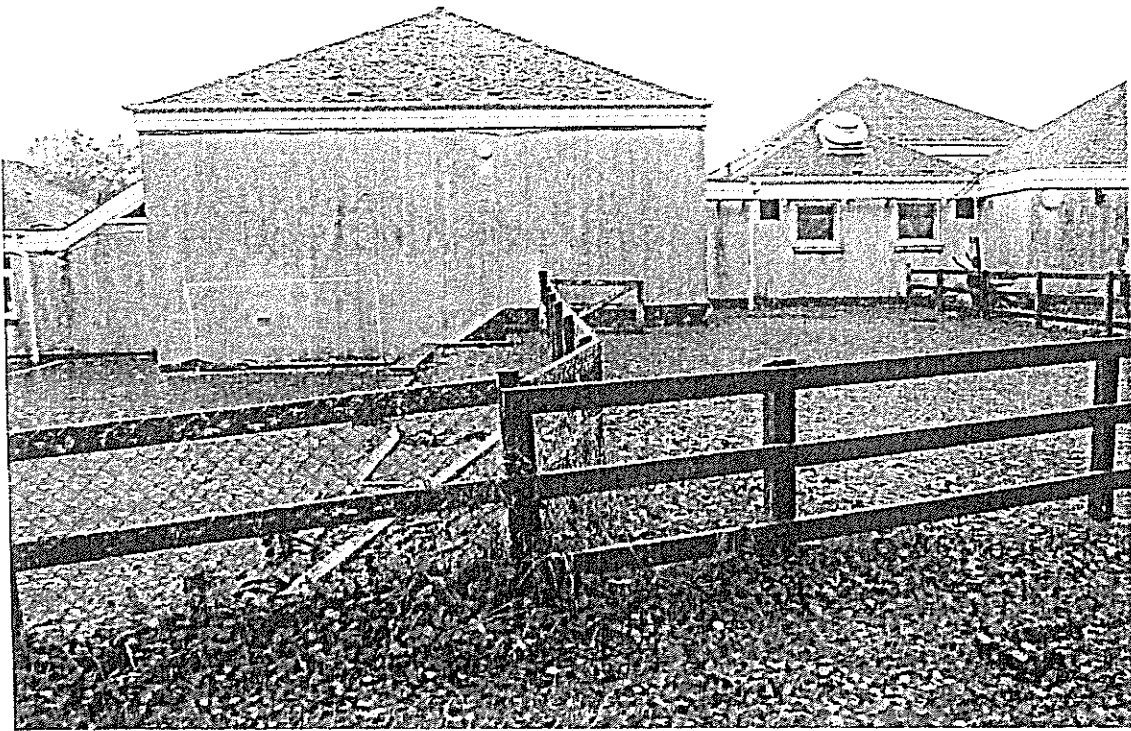
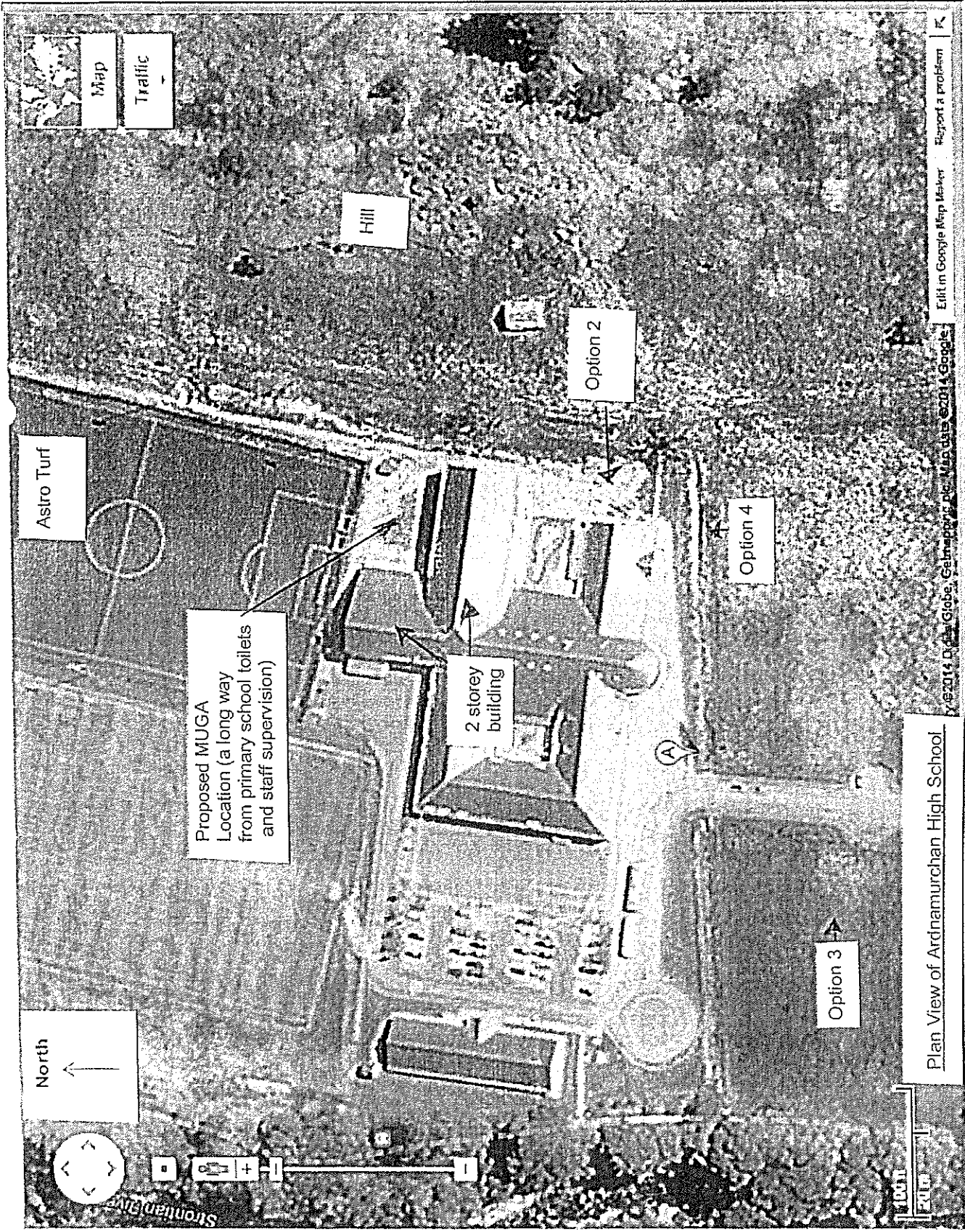


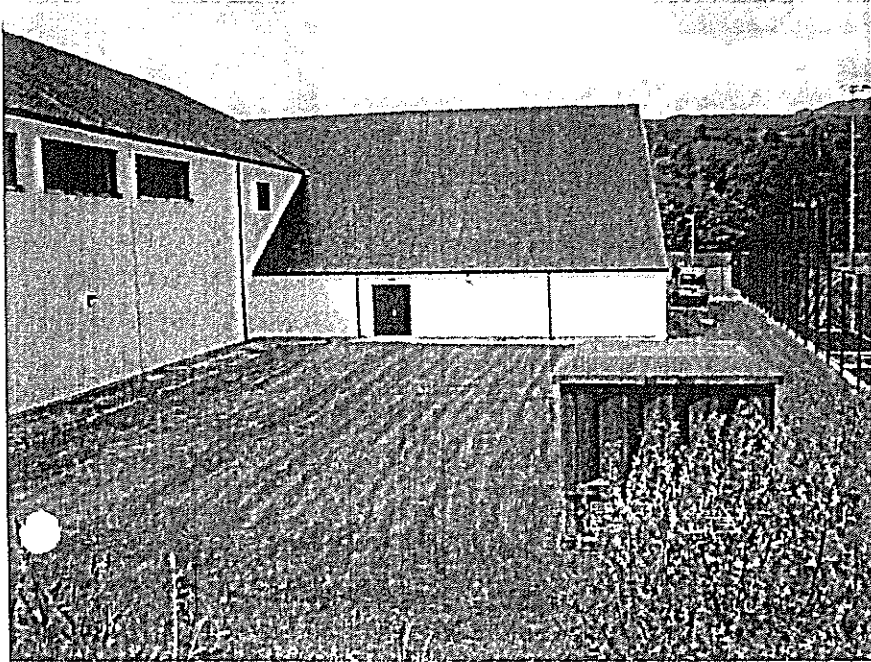
Photo 4. P4 to P7 playground. Photo shows the 'dead area' between the upper and lower areas of the playground, plus the upper area. The upper playground is slippery and not often used.



Plan View of Ardnamurchan High School

12/11/14 9:04

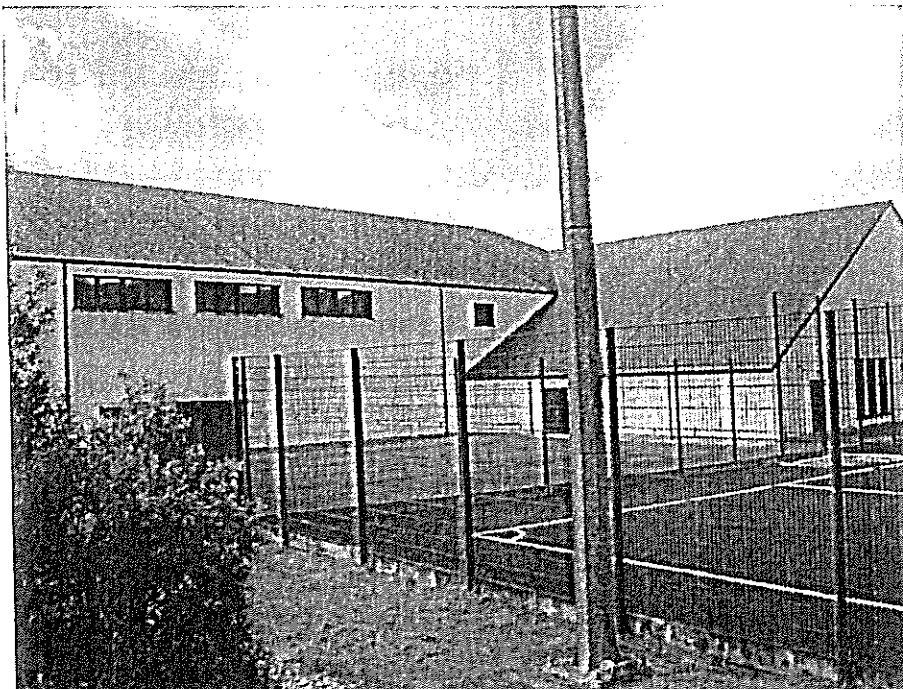
Option 2 Location Photographs—June 2014



Proposed location for Primary School 'MUGA'

This location is surrounded by 2 storey buildings on its south and west side, a hill on its east side, and astro turf fencing at the north.

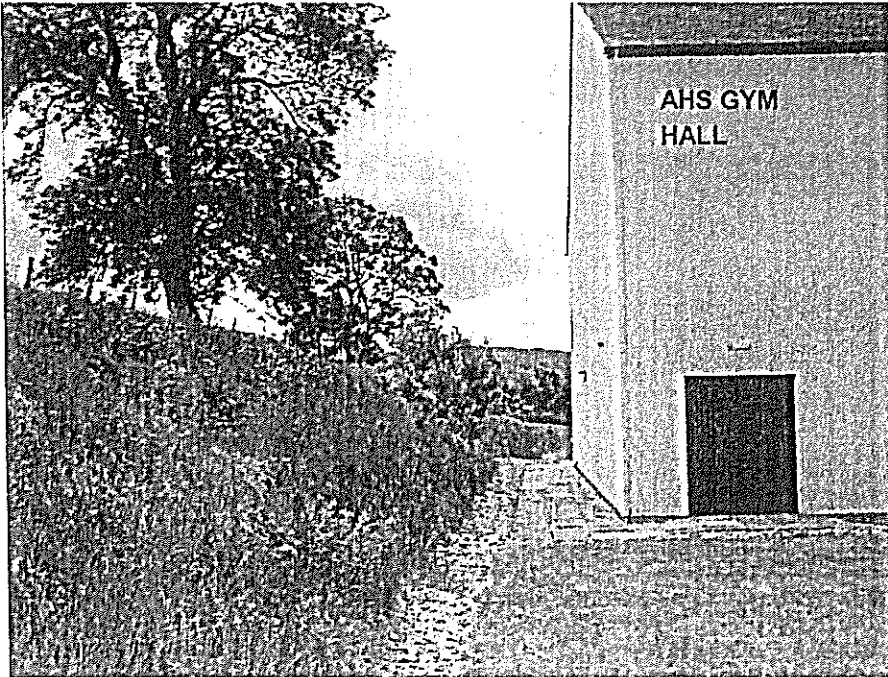
This photograph was taken at midday on the 9th June—and still part of the area is in shadow.



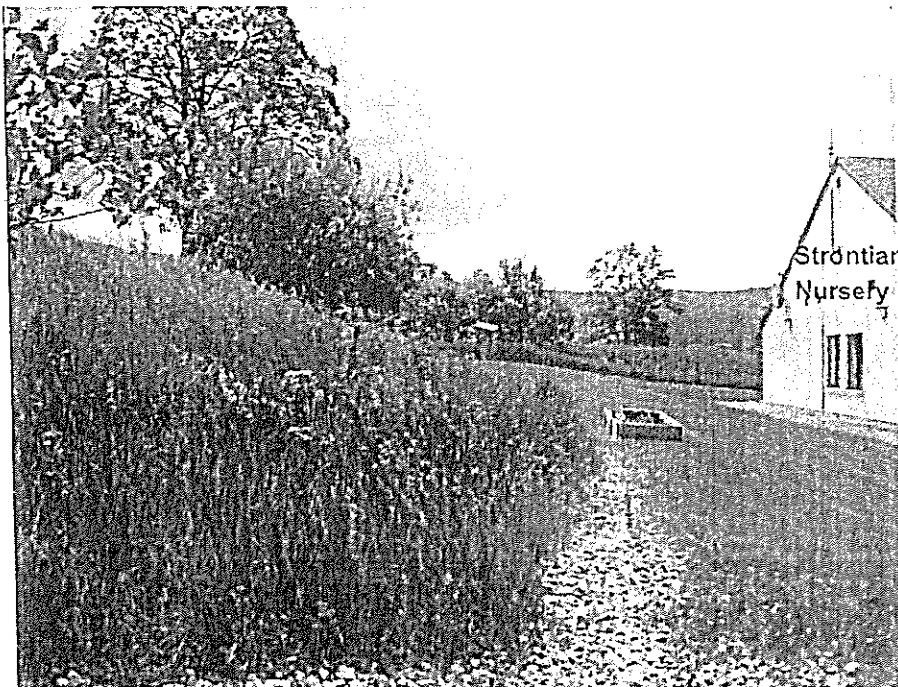
Proposed location for Primary School MUGA, as viewed from the North East.

Astro turf fencing adds further shading from the north.

Option 2 Location Photographs—June 2014, continued.



Photograph from the proposed option 2 MUGA site looking south, - showing area of playground identified as a primary school playground (to the east of the existing AHS gym hall.



Photograph looking south towards the existing Strontian Nursery, showing the proposed location for the Option 2 demountable. The site gradient begins to flatten out here.

From: Ron MacKenzie
Sent: 13 June 2014 07:17
To: Ian Jackson
Subject: FW: Strontian PS - Option ... X??

Good morning Ian

Could Bren's email please be included in the formal responses received re the Strontian PS statutory consultation

Thanks

From: Bren Gormley - Member
Sent: 11 June 2014 13:08
To: Ron MacKenzie
Subject: RE: Strontian PS - Option ... X??

Ron

Thanks for response

Happy for email to be included in responses – may add further thoughts later

Bren

Councillor Bren Gormley - SNP
Fort William & Ardnamurchan

From: Ron MacKenzie
Sent: 10 June 2014 19:54
To: Bren Gormley - Member
Subject: RE: Strontian PS - Option ... X??

Thanks Bren

I was impressed by the quality of the debate last night and the conduct of the audience. They were both challenging and respectful in equal measures.

I too am attracted to an idea that creates an integrated 3 to 18 campus as it satisfies the main objective of improving outcomes for our young people

I will explore options of how this could be achieved on an incremental basis

Re demographic trends, it is this uncertainty which is my biggest concern when determining appropriate proportionate provision on a sustainable basis. This therefore reinforces the attraction of the incremental approach referred to above.

Are you wanting the email below to be included within the formal consultation responses?

Regards

Ron

From: Bren Gormley - Member
Sent: 10 June 2014 15:27
To: Ron MacKenzie
Subject: Strontian PS - Option ... X??

Ron

Thanks for your positive contributions to last night's gathering in Strontian, overall the session went much better than we might have feared giving some optimism for a good outcome

We still face a considerable challenge to find the "right" outcome in all senses within the timeframes to which we are tied

I was particularly taken by the idea from Chris Millar-Craig which picked up on the future status of the High School building

The 12 years since the opening of AHS have gone in the blink of an eye, as did the decade or two of its' gestation – the next decade and a bit to its' "de-ppp-ing" should disappear equally so

The idea of a longer term concept, visualising a 3-18 Community Campus achieved in discrete stages, based on short, medium and long terms visions, is greatly attractive

It may be that in the immediate phase costs may present a challenge, but I truly believe that in the longer term this is where the smart money lies

Will you be able to get some initial thoughts from Property Services on this – rapidly if it can be best considered

Regarding the questions that arose concerning future pupil numbers – discussions within the community over recent years have noted strongly the destabilising nature of the current housing market on the community. House prices, particularly around the central part of the peninsular, being unduly influenced by the retirement and holiday homes market making life well nigh impossible for the young families on which the future cohesion of the community is dependant

Work towards various initiatives is underway, focussed on both affordable and mid-market developments, which in time will impact on future school rolls. I would hope that by the time of the de-ppp – ing of AHS this trend may be making itself evident

Again many thanks – I am of course happy to meet whenever it is of assistance

Bren

Councillor Bren Gormley - SNP
Fort William & Ardnamurchan

From:
Sent: 25 June 2014 13:45
To: Ian Jackson
Cc: Christopher Millar-Craig; Eoghan Carmichael;
Subject: Strontian Primary School - relocation -ASMC response

Ian- the ASMC response to the HC consultation.

Eoghan- can you please circulate to the ASMC. Thanks.

Dear Sir,

Proposed relocation of Strontian Primary School

The development of AHS and the Sunart Centre have helped create a unique "Ardnamurchan" identity throughout the scattered communities that gives our young people a real sense of pride and belonging which is unusual in such a remote and sparsely populated area.

The Aim of the ASMC is to help continue that development of identity, and, maximise the use of the facility for all, here in Strontian. Clearly, all communities on the peninsula have ownership of this unique development and the ASG primaries are all key players.

To this end, the ASMC, as inheritors of the old Action Group remit, would resist any proposed threat to the community resources within the AHS/AS building, for which the Action Group had fought and raised additional funding.

However, that said, the ASMC is fully supportive of the aspirations of the Strontian Primary community for improved facilities for their children and would support sensitive and well-designed development of the campus for a sustainable future for all. (Should this be the preferred option resulting from consultation)

Clearly, the SMC would also be supportive of accommodating a temporary relocation, should primary parents opt for upgrading the existing primary facilities on the existing site.

This is an extract from the approved Àrainn Shuaineirt (Sunart Centre) Management Committee (ASMC) minute of 20 January 2014

8. Strontian Primary School – relocation

- a) CMC has no further direct information, but thought it unlikely that full financial impact reports would have been completed or reports submitted to the Council Committee. Given, the remaining timescales, it therefore seems unlikely that Strontian Primary would be relocated in AHS/AS building this year (August 2014). However, any definitive answer on this matter would need to come from the Area Manager, or Ron Mackenzie.
- b) **CMC felt that since the initial proposal was made there may be a better understanding within the Council of the issues surrounding community spaces in the building.**
- c) **MF reported on a conversation he had recently with Norma Young (Area Education Manager), in which he had emphasised the fact that the local community had raised an extra £1.5 million for additional community facilities within AHS, having battled with both HIE and European Funders to ensure AHS became more than just a school but a true and effective community resource. He had also stated the view that AHS was always to be**

seen as a flagship enterprise to which others should aspire, and that any additional resources here should not be taken away to reduce what we have to the lowest common denominator.

- d) General discussion at the meeting came to the following conclusions:
- i. AHS and the Sunart Centre have created a unique “Ardnamurchan” identity throughout the scattered communities that gives our young people a sense of pride and belonging that is unusual in such a remote and sparsely populated area.
 - ii. The ASMC as inheritors of the old Action Group remit would resist any proposed threat to the community resources within the AHS/AS building, for which the Action Group had fought and raised additional funding.
 - iii. The ASMC must be consulted over any proposed changes within the AHS building that may impact on community access to and benefit from the facilities currently available. MF and RMI are to be the first points of contact.

At our ASMC meeting on the 23rd June 2014, we again discussed the issue and agreed the following:

1. The community rooms and learning centre must be retained for community use.
2. The wider communities of Ardgour, Morvern, Acharacle and West Ardnamurchan must be consulted and involved, as well as Strontian, if there is to be any impact on the ethos of the community school.
3. If the Council decides to carry out a major refurbishment of the existing primary school we are happy to manage a temporary decant of the pupils into the community rooms and space whilst this work is carried out. This would require a full discussion with the ASMC.
4. If the Council decides on a new build adjacent to AHS and to utilise the child care areas permanently it is vital that we have continuing access to the mother and toddler room, kitchen and nursery out with primary school hours. These areas were included and funded within the design to allow child care facilities to be available during social and community events.

Thanks

Yours sincerely,

Chair, Àrainn Shuaineirt Management Committee

Governing the Sunart Centre for the communities of Sunart, Ardgour, Morvern, Moidart and Ardnamurchan

Box Office: 01397 709228 Web: www.sunartcentre.org

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From:
Sent: 03 July 2014 14:09
To: ECS Lochaber Admin
Cc: Norma Young; Mindy Ogilvie; Ian Jackson; Iain Robertson - Housing & Property
Subject: Strontian Primary School

Some observations regarding Strontian Primary School proposals

That the current premises are not suitable for the current pupil roll is without question.

I understand that the following options are currently being costed:

1. Refurbish the current premises to triple A standard and acquire land to extend the play area. A servery and store would be in the hall/gymnasium and a new staff office and disabled toilet will be added to the front of the school.
2. Acquire land adjacent to the Ardnamurchan High School/Sunart Centre and use modular construction to build a suitable school and share some facilities with AHS avoiding the complications of the PPP conditions. The building would last until 2027 when the AHS will belong to Highland Council.
3. Acquire land adjacent to the Ardnamurchan High School/Sunart Centre and use traditional construction to build a suitable school and share some facilities with AHS avoiding the complications of the PPP conditions. The building would last indefinitely and this is considered to be a permanent solution.

All three options would provide a suitable venue to provide the quality education we desire. With the current Head Teacher and staff, I think that the highest educational standards would be achieved but some cover for staff lunch breaks etc would be desirable. I am aware of the pupil roll - staff ratio problem with this.

Option 1 would need negotiations with the Sunart Centre for temporary accommodation during construction. I believe that the disruption caused by the move could be a significant factor educationally.

I have to declare an interest in this option because my wife and I own adjacent land which could be used to extend the existing play area. To avoid uncertainty we would sell the land at valuation should this option be chosen.

Options 2 and 3 would provide purpose built facilities. The costings for option 2 should include an allowance for the post 2027 situation when it will be possible to join AHS/SC. The modular constructed building would be nearing the end of its life by that time.

A “new build” would allow for bio-mass electricity generation. I understand that the current premises are very expensive to heat.

Between now and completion the current inadequate premises would have to be used unless similar negotiations to those of option 1 with the Sunart Centre take place. The building time for option 2 would be less than for option 3.

Prior to 2027 there can be no construction within the “red line” but if the building is sited such that the distance between entrances is as short as possible then this should not be a major problem.

If there is no significant difference in costing between the options 2 and 3 then I think that the preferred option should be either option 1 or option 3.

Whether a new build and sharing facilities at the High School is preferable educationally to independence at the current location is outside my competence.

Chair Sunart Community Council

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From:
Sent: 03 July 2014 13:40
To: Ian Jackson
Subject: Proposal to Relocate Strontian Primary School

Dear Mr Jackson,

With regards the proposal consultation to relocate Strontian Primary School, I wish to comment that I believe the children of Strontian and the surrounding catchment area have the right to a new, modern facility. I believe that updating the existing facility (Option 1) would be costly, but would not give the same benefits/opportunities that Options 2 or 3 would give. I base my opinion on my experience of being a parent of two children, one of whom attended the old Acharacle Primary School from nursery until P6 (presently going in to S4) and the other who attended from nursery to P2 (presently going in to P7). After this time they both have had the opportunity to enjoy the fantastic environment and facilities that the new school provides.

Yours sincerely,

From:
Sent: 11 July 2014 11:29
To: Ian Jackson
Subject: Proposal to relocate Strontian Primary School into the Ardnamurchan High School Building

Dear Mr Jackson

We write in respect of the above consultation and welcome the opportunity to comment on the proposals.

At the meeting of 30 June it was decided to focus in on a more limited range of preferred options and we confine our main comments below to these. However we begin by making some general comments about the documentation circulated for the consultation, and in particular the Educational Benefits Statement which we assume will be presented to Committee for consideration, but which if taken at face value could be misleading to them (there are also some inaccuracies, since cleared up verbally at meetings, but it is important that these are carried through to material presented to Committee).

1. Option 1 as described in the existing paperwork would not extend the playground, despite the assertion made there that it would. This is a key concern for parents. We recognise new options for this are under consideration, but they are not currently included in this paper.
2. A major issue with the existing paperwork is the omission of Option 4 (and variants), which is now considered by all to be one of the front-runners.
3. Option 3 does not commit to a MUGA for children, merely proposes to consider it. Will Option 4 include a commitment to a MUGA, or simply consideration of one?
4. At various points in the paperwork (notes from meetings, indicated on plans etc) there is the suggestion that the 'back quad' at AHS be used as a play area for the primary children. This is totally unsuitable for this purpose, being north facing, shaded by high walls and including an electricity substation. A proper playground solution needs to be found.

More generally, we note that none of the options presented initially in this consultation are entirely fit for purpose at present. It is important that once an Option is approved in principle, there should be further fine-tuning in response to feedback from parents and school staff.

We now make more specific comments about about the two preferred options, Option 1 and Option 4 (+ variants):

Option 1

- As noted above, the playground is a particular concern. A suggestion was made at the 30 June meeting of re-routing the public road to incorporate some of the 'green' and playpark into the school grounds. We suspect that re-routing the public road may be prohibitively expensive. However it may not be necessary to retain this section of road as a 'through' route as access to Dail Mhor and the surgery could be gained from either direction. In this way the stretch of road in front of the school could simply be removed completely and become part of the school grounds.
- Flat roofs are indicated for the extension areas. We feel these are aesthetically poor, do not perform in Highland weather, and miss an opportunity to use the roof space eg for additional storage. We suggest that pitched roofs be considered instead.

Options 4

- As proposed in the plan presented on 30 June, the inclusion of a new dedicated primary school car park is an unnecessary expense. If the new school is sited as close to the main AHS building as the PPP 'red line' permits, access should be straightforward via the existing parking arrangements, as also used by the nursery.
- The current layout proposed does not provide the required accommodation highlighted by parents and school staff
- The current orientation & layout does not maximise natural daylight for the children. We would prefer both classrooms to have at least some southerly aspect to them

- The main issue overall however is whether to use modular units rather than a permanent structure. We strongly favour a permanent building for the following reasons:
 - it is not more expensive in terms of initial cost, and represents better value long-term as it will not depreciate to same extent as modular units (indeed, property can be expected to appreciate in value rather than depreciate);
 - it provides greater design flexibility allowing a form of building to be built which better reflects its surroundings. Modular units by their nature are limited in this respect;
 - a permanent building does not rule out future incorporation into AHS in 2027, if desired. If it is decided to stay as is, no costs are incurred, but on the other hand if it is preferred to move into AHS the investment required for the modifications required will be offset by the existing permanent building being of greater value than modular units, when sold or transferred to another user

Overall on balance we prefer Option 4 (permanent building) as our preferred option, representing best value for money, delivering the best physical result, and most importantly providing the educational and social benefits of being more closely associated with the High School.

Yours sincerely

From:
Sent: 08 July 2014 17:39
To: Ian Jackson
Subject: Proposal to relocate Strontian Primary School

Dear Mr Jackson

I am emailing comments on this proposal on behalf of West Ardnamuchan Community Council. Overall we feel that this decision should be influenced primarily by the views of the parents and other residents in Strontian, however, I have been asked to raise some concern from us regarding any potential impact from the move on pupils at the High School and on community use of the building. Ideally we would like the decision to minimise any such impact, given that the school and Sunart Centre were built for the benefit of the wider community.

Regards

Secretary
West Ardnamurchan Community Council

Sunart Community Appraisal – Prioritising Result

Results (in order of priority)	No.
That the Primary School be substantially upgraded or rebuilt	481
Stabilise / upgrade the present GP arrangements by working with Health Board / Mallaig GP Management to better coordinate access to a team of regularly attending GPs and for their times to be available.	398
That a community social hub feasibility study be completed.	252
That a Heritage Centre feasibility study is conducted.	246
That workshops and small industrial or storage units are made available.	212
That a proportion of local housing be 'tied' to allow key workers to be immediately housed without the fear of losing housing stock to speculation and forced sale.	203
Further negotiations take place between Highland Council and the Ardnamurchan communities to stabilise prices and extend the ferry time-tabled service.	191
That the mine site and access be protected for community use by being brought into community ownership.	168
That the community considers supplementing normal transport arrangements with a Community Bus and a car-sharing club.	163
That Sheltered Housing be built and that these units become reserved housing stock held for those in need of sheltered accommodation.	161
That a more effective link is established to Higher Education and Further Education to increase options.	156
That the position of the NHS Dail Mhor Residential Home for the Elderly be clarified.	152
That the elderly, in being encouraged to stay in their own home under 'Care in the Community' are more adequately and transparently supported.	152
That every opportunity is identified for 'apprenticeships'.	149
That the impact on students of staff turnover is minimised and investigations made as to why the turnover rate of the staff appears so high.	141
That wood fuel is encouraged through a community-owned woodland.	141
That greater use is made of the loch as a potential contributor to the local economy.	140
Upgrade the surgery	132
That upgrades to the walking and cycling routes are carried out.	133
That a swimming pool feasibility study is carried out.	130
That steps are taken to address rural isolation, particularly for the elderly, and that they are fully included in the day-to-day life of the community.	126
That a short-term working group looks into the development of a 'Men's Shed' and other community workshop concepts in Sunart.	120
Local skills training is available	103

TOP 23 of 67 issues identified by
 CRG/ISCF. (date not stated)

Report by Education Scotland addressing educational aspects of the proposal by The Highland Council to improve 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 a new build school next to the nursery at Ardnamurchan High School and to retain its separate identity therein.

1. Introduction

1.1 This report from Education Scotland has been prepared by HM Inspectors in accordance with the terms of the *Schools (Consultation) (Scotland) Act 2010*. The purpose of the report is to provide an independent and impartial consideration of The Highland Council's proposal to improve the accommodation at Strontian Primary School. Section 2 of the report sets out brief details of the consultation process. Section 3 of the report sets out HM Inspectors' consideration of the educational aspects of the proposal, including significant views expressed by consultees. Section 4 summarises HM Inspectors' overall view of the proposal. Upon receipt of this report, the Act requires the council to consider it and then prepare its final consultation report. The council's final consultation report should include a copy of this report and must contain an explanation of how, in finalising the proposal, it has reviewed the initial proposal, including a summary of points raised during the consultation process and the council's response to them. The council has to publish its final consultation report three weeks before it takes its final decision. Where a council is proposing to close a school, it needs to follow all legislative obligations set out in the 2010 Act, including notifying Ministers within six working days of making its final decision and explaining to consultees the opportunity they have to make representations to Ministers.

1.2 HM Inspectors considered:

- the likely effects of the proposal for children and young people of Strontian Primary School; any other users; children likely to become pupils within two years of the date of publication of the proposal paper; and other children and young people in the council area;
- any other likely effects of the proposal;
- how the council intends to minimise or avoid any adverse effects that may arise from the proposal; and
- benefits which the council believes will result from implementation of the proposal, and the council's reasons for coming to these beliefs.

1.3 In preparing this report, HM Inspectors undertook the following activities:

- consideration of all relevant documentation provided by the council in relation to the proposal, specifically the educational benefits statement and related consultation documents, written and oral submissions from parents and others; and

- visits to the site of Strontian Primary School, Ardnamurchan High School and the Sunnart Centre, including discussion with relevant consultees.

2. Consultation process

The Highland Council undertook the consultation on its proposals with reference to the *Schools (Consultation) (Scotland) Act 2010*. During 2012 The Highland Council proposed to undertake work to improve the accommodation at Strontian Primary School. On being notified of the proposed building work Strontian Primary School Parent Council indicated they would welcome discussions on the possibility of relocating to the Ardnamurchan High School campus thus creating a '3-18' campus. These discussions form the basis of the formal consultation exercise. As part of the consultation process a public meeting was held on 9 June 2014. The Highland Council received 15 responses to the consultation. All of these support the proposal to improve the accommodation at Strontian Primary School through relocating Strontian Primary School from its present location to a new build school next to the nursery at Ardnamurchan High School. There were no objections to the proposal. During the course of the consultation, the proposed options for improving the accommodation were amended to take into account the views expressed by stakeholders.

3. Educational aspects of the proposal

3.1. The proposal by The Highland Council to relocate Strontian Primary School from its present location to a new build school next to the nursery at Ardnamurchan High School and to retain its separate identity therein offers significant educational benefits for children. There are a number of significant weaknesses in the building currently used by Strontian Primary School. Within the proposals being considered the option to upgrade the existing school building is not supported by key stakeholders and does not address the significant shortcomings identified. The council's Schools Estate Management Plan rates the existing building as C (poor) for both educational suitability and condition. Current playgrounds are small and do not offer a safe or stimulating area for play. Access for those with restricted mobility within the current Strontian Primary is limited. There is no staff room or space for teachers to prepare lessons. There is a lack of flexible space which could be used for a range of purposes and meet the demands for delivering a 21st century curriculum.

3.2. The proposed new build would be more environmentally friendly and has the potential to provide a high-quality learning environment. It would also provide a range of other improvements, including access to enhanced information and communications technology (ICT). Access to the school building would comply with all relevant legislative requirements. The co-location of the primary school alongside both nursery and secondary provision within a single 3-18 campus has the potential to improve transitions for children moving from nursery to primary and from primary to secondary. Children would benefit from access to a wide range of facilities within Ardnamurchan High School and Sunnart Centre. There is current capacity to accommodate this demand. Playground and outdoor learning opportunities will potentially be improved. Management of the nursery by the headteacher would potentially be improved by having her located on a single rather than split site basis as currently operates. Having access to an increased staff team with a broader

range of skills, offers the potential to provide increased opportunities for children to take part in a wider range of out-of-class activities. The proposal offers staff the opportunity to be part of a local professional learning community.

3.3. Parent Council representatives, staff, children and young people at both Strontian Primary School and Ardnamurchan High School expressed a strong preference for the proposal to relocate the primary school to a new build, stand-alone school at Ardnamurchan High School. Parent Councils and staff felt there was capacity to accommodate such a move. They felt that children and young people would benefit from being co-located on a 3-18 campus in a modern building. They were strongly of the view that the existing Strontian Primary School was not fit for purpose. They felt that co-location with the nursery and high school would offer improved access to a wide range of resources such as the library, ICT, home economics and physical education. The proposed multi-use games area was warmly welcomed by parents as were increased opportunities for children to access improved playground and outdoor learning experiences. Access to improved dining facilities and a much improved dining experience for the children was seen as a major benefit over existing arrangements. Parents who have children attending both nursery and primary school were positive about the prospect of not having to travel between two sites to drop off and collect children should the option to locate the establishments on one campus go ahead. Young people from Ardnamurchan High School thought that the new build, co-location option beside the nursery at Ardnamurchan High School would improve transitions between nursery, primary and secondary.

3.4. While stakeholders support the proposal to improve the accommodation at Strontian Primary School through relocating Strontian Primary School from its present location to a new build school next to the nursery at Ardnamurchan High School, Parent Council representatives and staff expressed frustration about the lack of detail available regarding the proposed design layout and timescale for the development. They were not aware of the most up to date proposal. All Parent Council representatives and staff did not favour a modular building, and were more in favour of an eco-friendly, traditional build approach. They felt this would demonstrate a longer term commitment by the council to primary education in the area. Secure and safe access for children between any proposed new build school and the existing nursery / high school is an area of concern for parents, staff and children. Of particular concern was how children would move between buildings during inclement weather. In finalising its plans the council needs to take on-board the views and suggestions of parents.

3.5. The community benefits from strong, confident and effective community organisations that are active in delivering local services. As part of a recent community appraisal members of the local community identified the need for Strontian Primary School to be upgraded or rebuilt as a key priority. However, Strontian Village Hall is located within the existing primary school and is a popular and well used local facility. It provides a social hub locally. A number of stakeholders including Parent Councils, school staff and members of the Sunnart Community Company raised concerns about future access to a village hall in the event of the school being relocated. The council needs to engage with a range of

community partners to manage their concerns, when considering options about the future operation of Strontian Village Hall.

4. Summary

The council's proposal to relocate Strontian Primary School from its present location to a new build school next to the nursery at Ardnamurchan High School offers significant educational benefits for children through the provision of purpose-built and fit for purpose accommodation. The current accommodation at Strontian Primary School has a number of significant weaknesses. The fabric of the building is deteriorating and access for those with restricted mobility is limited. The council has consulted with a range of stakeholders and is keen to continue to do so. In taking forward the proposal, the council needs to engage parents, staff, children, young people and the wider community in discussions about the finalised design and layout of the new school. The council needs to put in place safe and secure access between the primary school, nursery and high school buildings, including provision for inclement weather. In taking forward the proposal, it also needs to engage with a range of community partners to manage their concerns about the future operation of Strontian Village Hall.

**HM Inspectors
Education Scotland
September 2014**

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 - integrated with AHS plus adjacent modular building	Option 3- standalone 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	5,750	15,000
<i>School operational costs</i>	0	0	0
revenue costs arising from capital			
TOTAL ADDITIONAL COSTS	0	-4,617	14,733

Option 2 saving arises from reduced catering and nursery staff. Additional costs of small modular unit
 Option 3 has limited staffing savings (0.5 hours cleaner) and a larger modular unit.

Option 2 modular unit is 69 sq m as opposed to 180 in option 3. Running costs pro-rated accordingly

BUDGET COST ESTIMATES - OPTIONS 1, 4A & 4B

SUMMARY

		Option 1	Option 4A	Option 4B
CONSTRUCTION WORKS				
<u>Option 1 - Refurbishment & Extension of existing Strontian PS</u>				
Extensions to existing Strontian Primary School		£ 149,894.00		
Full refurbishment of existing Strontian Primary School		£ 638,990.00		
Extension of rear access road		£ 44,092.00		
Extension of playground area		£ 19,058.00		
MUGA (145m2)		£ 55,230.00		
<u>Option 4 - Construction of new Strontian PS near existing High School</u>				
Modular building (243m2) (Option 4A)			£ 599,900.00	
Permanent building (243m2) (Option 4B)				£ 584,105.00
Drainage, services & site works (including access road & footpaths)			£ 104,264.00	£ 104,264.00
MUGA (145m2)			£ 55,230.00	£ 55,230.00
SUB-TOTAL		£ 907,264.00	£ 759,394.00	£ 743,599.00
Preliminaries				
Percentage allowance	On cost 15%	£ 136,090.00	£ 113,909.00	£ 111,540.00
SUB-TOTAL		£ 1,043,354.00	£ 873,303.00	£ 855,139.00
Contingencies				
Percentage allowance	7.5%	£ 78,252.00	£ 65,498.00	£ 64,135.00
SUB-TOTAL		£ 1,121,606.00	£ 938,801.00	£ 919,274.00
Time / Inflation Adjustment				
Forecast adjustment: 3Q14 - 3Q15	5.58%	£ 62,560.00	£ 52,363.00	£ 51,274.00
CONSTRUCTION COST		£ 1,184,166.00	£ 991,164.00	£ 970,548.00
Other Costs				
HC D&I Fees	17%	£ 201,308.00	£ 168,498.00	£ 164,993.00
Planning & Building Warrant Fees (Allowances)		£ 5,894.00	£ 6,158.00	£ 6,158.00
TOTAL COST		£ 1,391,368.00	£ 1,165,820.00	£ 1,141,699.00

QUALIFICATIONS

- All costs are exclusive of VAT which should be added where relevant at the appropriate rate.
- Costs assume works commence by third quarter 2015.
- Costs are based on Highland Council Drawing Nos. ECSE0365-A-(00)-101-Rev A (Option 1) & ECSE0365-A-(00)-104-Rev A (Option 4). 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 include for sprinkler installations with associated tank etc. to Options 4A & 4B, it being assumed such installations will not be required for Option 1.
- Services - Option 1: It is assumed that services within the existing buildings can be readily extended and have adequate capacity to serve the additional accommodation proposed.
- Allowances are included in costs for all Options for IT installations and classroom furniture & fittings.
- No allowance is made in Option 1 costs for any temporary accommodation etc. required for school purposes during the works.
- Costs for building elements are based primarily on costs per m2 meantime pending provision of further design information.
- Costs include for new bio-mass heating installations with associated enclosure to plant to all Options.

ECSB0365 - STRONTIAN PRIMARY SCHOOLOPTION 1 - EXTENSIONS & FULL REFURBISHMENT WORKS TO EXISTING SCHOOLBUDGET COST ESTIMATE - BREAKDOWN TO COSTS

Description	Quantity	Unit	Rate	Extension
<u>New Extensions</u>				
Downtakings				
Remove existing window & dispose	3	No	£ 15.00	£ 45.00
Remove existing full height window / panel unit & dispose (Hall)	3	No	£ 100.00	£ 300.00
Remove existing external doors & sidescreens & dispose	1	No	£ 50.00	£ 50.00
Remove existing floor finish & dispose	11	m2	£ 3.00	£ 33.00
Strip out plumbing installations from existing disabled WC & dispose	1	Sum	£ 100.00	£ 100.00
Strip out electrical installations from existing disabled WC & dispose	1	Sum	£ 100.00	£ 100.00
Take down existing internal door & dispose	1	No	£ 10.00	£ 10.00
Take down existing partition wall with linings, finishings & skirtings & dispose	5	m2	£ 7.00	£ 35.00
Builder Work				
<u>Substructure</u>				
Concrete strip foundation with double leaf blockwork wall to DPC level - External wall	34	m	£ 125.00	£ 4,250.00
Concrete strip foundation with single leaf blockwork wall to DPC level - Load bearing partition wall	13	m	£ 70.00	£ 910.00
Floor make-up comprising excavation, hardcore, blinding, DPM, 120mm thick insulation, 150mm thick reinforced concrete slab	98	m2	£ 80.00	£ 7,840.00
Allowance for soft spots (excavate, dispose, infill)	5	m3	£ 50.00	£ 250.00
<u>Superstructure</u>				
External wall - blockwork & cavity	67	m2	£ 27.50	£ 1,843.00
Expansion joints	3	m	£ 30.00	£ 90.00
PCC sill / threshold	7	No	£ 50.00	£ 350.00
PCC lintel	7	No	£ 25.00	£ 175.00
Lintel / beam over entrance screen	1	No	£ 250.00	£ 250.00
Holes, vents, etc.	1	Sum	£ 200.00	£ 200.00
Form door opening in existing external wall, insert lintels & make good (Existing Store / New Kitchen)	1	No	£ 300.00	£ 300.00
Infill existing door opening in internal partition, finish as necessary (Dining Hall / Store)	1	No	£ 250.00	£ 250.00
Infill existing window opening in external wall, finish as necessary (Male WC / Disabled WC, Female WC / Head Teacher, Classroom)	3	No	£ 200.00	£ 600.00
Infill existing full height window opening in external wall, finish as necessary (Existing Hall)	2.75	No	£ 500.00	£ 1,375.00
Builder work in connection with services	1	Sum	£ 1,000.00	£ 1,000.00
Roofer Work				
Roof slating	117	m2	£ 50.00	£ 5,850.00
Double course at eaves	48	m	£ 7.50	£ 360.00
Form hips including raking cutting slates etc.	40	m	£ 20.00	£ 800.00
Square cutting slates at abutments etc.	11	m	£ 5.00	£ 55.00
Slate vent	2	No	£ 50.00	£ 100.00
Underlay	117	m2	£ 4.00	£ 468.00
Bitumen felt roof finish	26	m2	£ 60.00	£ 1,560.00
Underlay	26	m2	£ 5.00	£ 130.00
Downstand at eaves	3	m	£ 15.00	£ 45.00
Junction with adjacent structures	20	m	£ 20.00	£ 400.00
Allowance for reprofiling existing adjacent flat roof to suit new extension	1	Sum	£ 3,500.00	£ 3,500.00

Joiner Work

Roof structure to pyramid roof over Reception etc.	1	Sum	£	3,000.00	£	3,000.00
Roof structure to hipped roof over Kitchen etc.	1	Sum	£	1,500.00	£	1,500.00
Softwood sarking boards (including raking cutting)	117	m2	£	15.00	£	1,755.00
Deep fascia detail	34	m	£	20.00	£	680.00
Quilt insulation to ceiling	88	m2	£	15.00	£	1,320.00
Ceiling hatch	2	No	£	100.00	£	200.00
225 x 75mm rafters at 450mm centres	56	m	£	10.00	£	560.00
225 x 75mm dwangs	15	m	£	10.00	£	150.00
225 x 75mm binder	8	m	£	10.00	£	80.00
225 x 75mm plate bolted to wall	8	m	£	15.00	£	120.00
Furring pieces	53	m	£	5.00	£	265.00
19mm thick exterior grade ply deck	25	m2	£	15.00	£	375.00
150mm thick Xtratherm insulation	25	m2	£	25.00	£	625.00
Plasterboard lining to ceilings	96	m2	£	15.00	£	1,440.00
150 x 50mm timber frame external wall with membrane, ply & insulation etc.	67	m2	£	60.00	£	4,020.00
Timber inner framing with 25mm thick insulation & vapour barrier	67	m2	£	15.00	£	1,005.00
Plasterboard lining	67	m2	£	12.50	£	838.00
New 100mm thick timber framed partition walls	53	m2	£	17.50	£	928.00
Additional timbers / lintels in load bearing partitions	1	Sum	£	100.00	£	100.00
Acoustic insulation to partitions	53	m2	£	10.00	£	530.00
Double layer plasterboard lining to partitions	106	m2	£	25.00	£	2,650.00
Timber strapping to existing external walls now internal	58	m2	£	7.50	£	435.00
Plasterboard to ditto	58	m2	£	12.50	£	725.00
Skirtings	80	m	£	4.00	£	320.00
Single leaf hinged internal door with frame, stops, facings and ironmongery	6	No	£	600.00	£	3,600.00
Double leaf hinged internal doors with frame, stops, facings and ironmongery	1	Pair	£	1,000.00	£	1,000.00
Single leaf external door with ironmongery	1	Set	£	1,200.00	£	1,200.00
Double leaf external doors & side screens o/a 3500mm wide with ironmongery	1	Set	£	4,000.00	£	4,000.00
Finishings to external door opening including works to ingoes	2	No	£	75.00	£	150.00
Window, 1200mm wide	4	No	£	500.00	£	2,000.00
Window & insulated panel, 2000mm wide	2	No	£	1,250.00	£	2,500.00
Finishings to window including works to ingoes	6	No	£	100.00	£	600.00
Shelving / fittings	1	Sum	£	1,500.00	£	1,500.00
Pipe boxing as required	1	Sum	£	300.00	£	300.00
Boxing to steel beam	1	Sum	£	150.00	£	150.00
Reception screen, 900mm wide	1	Sum	£	750.00	£	750.00
Fixtures & Fittings						
Mirror (Disabled WC)	1	No	£	50.00	£	50.00
Flyscreen to window (Kitchen)	2	No	£	125.00	£	250.00
Blind to window	4	No	£	75.00	£	300.00
Kitchen fitments / equipment / ventilation & extraction	1	Sum	£	20,000.00	£	20,000.00
Plumbing & Heating Work						
<u>Leadwork</u>						
Secret gutter & apron cover flashing at wall abutment, include cutting raggle & finishing (Kitchen & Store)	11	m	£	100.00	£	1,100.00
Valley gutter between new & existing pyramid roofs	8	m	£	100.00	£	800.00
<u>PVC Rainwater goods</u>						
Gutters	34	m	£	10.00	£	340.00
Stop end	4	No	£	5.00	£	20.00
Running outlet	4	No	£	5.00	£	20.00
Downpipe	10	m	£	10.00	£	100.00
Off-set	4	No	£	10.00	£	40.00
Connection to drain	4	No	£	5.00	£	20.00
Alter existing downpipe arrangement to suit extension	3	No	£	100.00	£	300.00
<u>Pipework</u>						
Foul drainage pipework etc.	2	Sum	£	300.00	£	600.00

Cold water supply pipework to sanitary fitting etc.	5	No	£	125.00	£	625.00
Hot water supply pipework to sanitary fitting etc.	4	No	£	125.00	£	500.00
Sanitary fittings						
Document M Pack	1	No	£	900.00	£	900.00
Toilet roll holder	1	No	£	15.00	£	15.00
Soap dispenser	1	No	£	30.00	£	30.00
Extend existing oil-fired heating system to new extensions including wet radiators, flow & return pipework, hot water storage, etc.	1	Sum	£	6,000.00	£	6,000.00
Testing, completion documents, etc.	1	Sum	£	150.00	£	150.00
Electrical Work						
Light fitting with wiring & switch plate	12	No	£	175.00	£	2,100.00
Emergency light fitting with wiring	4	No	£	175.00	£	700.00
External light fitting with wiring & switch plate	3	No	£	175.00	£	525.00
Allowance for power installations	1	Sum	£	600.00	£	600.00
Electrics associated with kitchen fitments / extraction	1	Sum	£	500.00	£	500.00
Extract fan with wiring & switch plates (WC)	1	No	£	300.00	£	300.00
Disabled alarm system (WC)	1	Sum	£	300.00	£	300.00
Alterations to fire alarm system	1	Sum	£	500.00	£	500.00
Alterations to access / security systems	1	Sum	£	1,000.00	£	1,000.00
Alterations to period bell system	1	Sum	£	300.00	£	300.00
Electric hand drier with wiring & plates	1	No	£	400.00	£	400.00
Earthing, testing, completion documents, etc.	1	Sum	£	150.00	£	150.00
Finishes						
Vinyl to floor (Table Store)	11	m2	£	40.00	£	440.00
Ply to floors to receive vinyl	57	m2	£	7.50	£	428.00
Vinyl to new floors (Entrance, WC, Store, Kitchen)	46	m2	£	40.00	£	1,840.00
Cove skirting (WC)	9	m	£	15.00	£	135.00
Carpet to floor (Headteacher, Staff, Reception)	36	m2	£	40.00	£	1,440.00
Tiling to floor (Kitchen)	16	m2	£	60.00	£	960.00
Allowance for ply linings to walls for fixings	40	m2	£	20.00	£	800.00
Deduct single layer plasterboard to walls	-33	m2	£	12.50	-£	413.00
Deduct double layer plasterboard to partition	-7	m	£	25.00	-£	175.00
Wet wall (Kitchen) (rate includes trims / angles)	40	m2	£	60.00	£	2,400.00
Ditto to ingoes	14	m	£	20.00	£	280.00
Wall tiling - 2 tile high splashback to WHB	1	No	£	25.00	£	25.00
Dry dash roughcast render (rate includes sundries / labours)	67	m2	£	35.00	£	2,345.00
Bellcast to base of roughcast	31	m	£	5.00	£	155.00
Smooth render to ingoes	27	m	£	10.00	£	270.00
Smooth render to basecourse	31	m	£	10.00	£	310.00
Painter Work						
Emulsion to plasterboard walls	191	m2	£	5.00	£	955.00
Emulsion to plasterboard ceilings	96	m2	£	5.00	£	480.00
Redecorate Table Store walls	43	m2	£	6.50	£	280.00
Redecorate Table Store ceilings	11	m2	£	6.50	£	72.00
Paint to skirtings	80	m	£	5.00	£	400.00
Paint to other frames, linings, doors, etc.	1	Sum	£	1,000.00	£	1,000.00
External Works						
<u>Drainage</u>						
Allowance for foul drainage works as required	1	Sum	£	1,500.00	£	1,500.00
Allowance for surface water drainage works as required	1	Sum	£	1,500.00	£	1,500.00
<u>Site works</u>						
Remove sundry external items & dispose	1	Sum	£	100.00	£	100.00
Take up existing PCC slabs & dispose	38	m2	£	5.00	£	190.00
New PCC slabs forming ramp entrance, including excavation, disposal & hardcore sub-base	5	m2	£	50.00	£	250.00

Gravel strip adjacent to extensions	27	m	£	10.00	£	270.00
Allowance for retaining wall / underbuilding solution to suit existing levels at new Kitchen extension	1	Sum	£	3,000.00	£	3,000.00
Make good generally around extensions; alterations to suit new entrances	1	Sum	£	500.00	£	500.00

£ 136,267.00

Location: Adjustment factor 10% £ 13,627.00

£ 149,894.00

Refurbishment of existing Primary School building

Refurbishment works 460 m2 £ 915.00 £ 420,900.00
Rate = £1,050/m2 less 15% Prelims
£1,050/m2 is between BCIS median of c£900 & upper quartile of c£1,200

Biomass building	1	Sum	£	30,000.00	£	30,000.00
Biomass unit, plant, etc.	1	Sum	£	100,000.00	£	100,000.00

Temporary accommodation for duration of works	0	Week			£	-
Client furniture & fittings	1	Sum	£	30,000.00	£	30,000.00

£ 580,900.00

Location: Adjustment factor 10% £ 58,090.00

£ 638,990.00

Extension of rear Access Road

Drainage

Road drainage

Filter trench	85	m	£	70.00	£	5,950.00
Branches to gullies	5	m	£	35.00	£	175.00
Road gullies & fittings	4	No	£	275.00	£	1,100.00
Silt trap manholes	3	No	£	750.00	£	2,250.00

Site works

Excavations & disposal

Excavate soil	115	m3	£	5.00	£	575.00
Dispose soil off site	115	m3	£	30.00	£	3,450.00

Access road & footpath (one side)

Hardcore sub-base, 270mm thick	255	m2	£	12.00	£	3,060.00
Three layer macadam surfacing	255	m2	£	50.00	£	12,750.00
Road kerb	175	m	£	30.00	£	5,250.00

Hardcore upfill	30	m3	£	35.00	£	1,050.00
Hardcore sub-base, 100mm thick	102	m2	£	6.00	£	612.00
Single layer macadam surfacing	102	m2	£	35.00	£	3,570.00
Heel kerb	90	m	£	20.00	£	1,800.00

Works at junction of new & existing roads	1	Sum	£	500.00	£	500.00
Works at existing planting bed	1	Sum	£	1,500.00	£	1,500.00
White lining	0	Sum	£	1,000.00	£	-
Signage	1	Sum	£	500.00	£	500.00

(Note: Location factor in rates)

£ 44,092.00

Extension of playground

Site works

Downtakings

Remove existing fencing & dispose	50	m	£	5.00	£	250.00
Removal of existing trees etc. as required & dispose	1	Sum	£	5,000.00	£	5,000.00
Sundry other downtakings as required	1	Sum	£	500.00	£	500.00

Excavations & disposal

Excavate soil / existing material	170	m3	£	5.00	£	850.00
Deposit excavated material in temporary spoil heaps (50%)	85	m3	£	3.00	£	255.00
Dispose excavated material off site (50%)	85	m3	£	30.00	£	2,550.00

Soft landscaping

Lay & spread soil (50%)	85	m3	£	7.50	£	638.00
Import, lay & spread soil (50%)	85	m3	£	35.00	£	2,975.00
Prepare & seed etc.	430	m2	£	3.00	£	1,290.00
Allowance for grass maintenance	1	Sum	£	500.00	£	500.00

Fencing

Timber post & rail fencing with mesh netting	65	m	£	50.00	£	3,250.00
Gates at access road end	1	Sum	£	1,000.00	£	1,000.00

(Note: Location factor in rates)

£ 19,058.00

MUGA

Construction of MUGA & associated access

Excavate topsoil / subsoil (MUGA)	58	m3	£	5.00	£	290.00
Dispose of soil off site	58	m3	£	30.00	£	1,740.00
Hardcore fill making up levels (MUGA)	44	m3	£	35.00	£	1,540.00
MUGA construction make-up	145	m2	£	80.00	£	11,600.00
Heel kerb (MUGA)	50	m	£	20.00	£	1,000.00
Supply HAGS-SMP Denver 13m x 9m double court with fencing & goals	1.1	Sum	£	7,895.00	£	8,685.00
Delivery to site & installation of ditto	1	Sum	£	3,000.00	£	3,000.00
Line markings	1	Sum	£	2,000.00	£	2,000.00
Make good generally around the works	1	Sum	£	500.00	£	500.00
Testing, inspection & maintenance of MUGA surfacing	1	Sum	£	2,500.00	£	2,500.00

Drainage

Filter drain	25	m	£	75.00	£	1,875.00
Drainage sundries (chambers, fittings, etc.)	1	Sum	£	1,500.00	£	1,500.00

Services

Lighting column with foundation & light(s)	4	No	£	3,000.00	£	12,000.00
Trench for cable	60	m	£	25.00	£	1,500.00
Entry to building	1	Sum	£	500.00	£	500.00
Electrical work in association	1	Sum	£	5,000.00	£	5,000.00

(Note: Location factor in rates)

£ 55,230.00

ECSEB0365 - STRONTIAN PRIMARY SCHOOLOPTION 4A - ADDITION OF MODULAR BUILDING & MUGABUDGET COST ESTIMATE - BREAKDOWN TO COSTS

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Extension</u>
<u>Modular accommodation</u>				
Supply & erect modular accommodation with foundations	243	m2	£ 1,800.00	£ 437,400.00
Sprinkler installation pipework etc. - Included in above rate	0	m2	£ 35.00	£ -
EO for below ground sprinkler tank	1	Sum	£ 7,500.00	£ 7,500.00
EO for pumping system etc.	1	Sum	£ 7,500.00	£ 7,500.00
Fire fighting water storage tank & associated items	1	Sum	£ 10,000.00	£ 10,000.00
Biomass building	1	Sum	£ 30,000.00	£ 30,000.00
EO for biomass unit, plant, etc.	1	Sum	£ 72,500.00	£ 72,500.00
IT provision (Fujitsu)	1	Sum	£ 5,000.00	£ 5,000.00
Furniture & fittings	1	Sum	£ 30,000.00	£ 30,000.00
				<u>£ 599,900.00</u>

Associated External Works**Drainage**FW Drainage

Allowance for foul drainage works including Klargester biodisc sewage treatment plant & perforated pipe soakaway

1 Sum £ 15,000.00 £ 15,000.00

SW Drainage

Allowance for surface water drainage works local to building

1 Sum £ 1,500.00 £ 1,500.00

Construction of soakaway with manhole & fittings

1 Sum £ 5,000.00 £ 5,000.00

Road / car park drainage

60 m £ 35.00 £ 2,100.00

Road gullies & fittings

5 No £ 275.00 £ 1,375.00

Manholes

3 No £ 1,250.00 £ 3,750.00

ServicesWater main

Trench, pipe, bedding, warning tape

50 m £ 40.00 £ 2,000.00

Junction with sluice valves etc.

1 No £ 1,000.00 £ 1,000.00

Hydrant

1 No £ 750.00 £ 750.00

Chlorinate, test & commission

1 Sum £ 500.00 £ 500.00

Telephone

Trench, lay duct, bedding, lay cable, warning tape

50 m £ 15.00 £ 750.00

Joint box

2 No £ 300.00 £ 600.00

Electricity

Trench, bedding, lay cable, warning tape

50 m £ 15.00 £ 750.00

Sundries

Allowance for utility connection charges etc.

1 Sum £ 6,000.00 £ 6,000.00

Site worksExcavations & disposal

Excavate soil

755 m3 £ 5.00 £ 3,775.00

Deposit soil in temporary spoil heaps

508 m3 £ 3.00 £ 1,524.00

Dispose soil off site

247 m3 £ 30.00 £ 7,410.00

Access ramps etc.

Allowance for ramps, platts & handrails as required

1 Sum £ 5,000.00 £ 5,000.00

Access road, car parking & footpaths

Hardcore sub-base, 270mm thick	265	m2	£	12.00	£	3,180.00
Three layer macadam surfacing	265	m2	£	50.00	£	13,250.00
Road kerb	95	m	£	30.00	£	2,850.00
Hardcore upfill	48	m3	£	35.00	£	1,680.00
Hardcore sub-base, 100mm thick	200	m2	£	6.00	£	1,200.00
Single layer macadam surfacing	200	m2	£	35.00	£	7,000.00
Heel kerb	235	m	£	20.00	£	4,700.00
Works at junction of new & existing roads	1	Sum	£	1,000.00	£	1,000.00
White lining	1	Sum	£	1,000.00	£	1,000.00
Signage	1	Sum	£	1,000.00	£	1,000.00
<u>Soft landscaping</u>						
Lay & spread soil	508	m3	£	7.50	£	3,810.00
Prepare & seed etc.	1,270	m2	£	3.00	£	3,810.00
Allowance for grass maintenance	1	Sum	£	1,000.00	£	1,000.00

(Note: Location factor in rates)

£ 104,264.00

MUGA

Construction of MUGA & associated access

Excavate topsoil / subsoil (MUGA)	58	m3	£	5.00	£	290.00
Dispose of soil off site	58	m3	£	30.00	£	1,740.00
Hardcore fill making up levels (MUGA)	44	m3	£	35.00	£	1,540.00
MUGA construction make-up	145	m2	£	80.00	£	11,600.00
Heel kerb (MUGA)	50	m	£	20.00	£	1,000.00
Supply HAGS-SMP Denver 13m x 9m double court with fencing & goals	1.1	Sum	£	7,895.00	£	8,685.00
Delivery to site & installation of ditto	1	Sum	£	3,000.00	£	3,000.00
Line markings	1	Sum	£	2,000.00	£	2,000.00
Make good generally around the works	1	Sum	£	500.00	£	500.00
Testing, inspection & maintenance of MUGA surfacing	1	Sum	£	2,500.00	£	2,500.00

Drainage

Filter drain	25	m	£	75.00	£	1,875.00
Drainage sundries (chambers, fittings, etc.)	1	Sum	£	1,500.00	£	1,500.00

Services

Lighting column with foundation & light(s)	4	No	£	3,000.00	£	12,000.00
Trench for cable	60	m	£	25.00	£	1,500.00
Entry to building	1	Sum	£	500.00	£	500.00
Electrical work in association	1	Sum	£	5,000.00	£	5,000.00

(Note: Location factor in rates)

£ 55,230.00

ECSB0365 - STRONTIAN PRIMARY SCHOOLOPTION 4B - ADDITION OF PERMANENT BUILDING & MUGABUDGET COST ESTIMATE - BREAKDOWN TO COSTS

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Extension</u>
<u>Permanent building</u>				
Building construction	243	m2	£ 1,735.00	£ 421,605.00
Sprinkler installation pipework etc. - Included in above rate	0	m2	£ 35.00	£ -
EO for below ground sprinkler tank	1	Sum	£ 7,500.00	£ 7,500.00
EO for pumping system etc.	1	Sum	£ 7,500.00	£ 7,500.00
Fire fighting water storage tank & associated items	1	Sum	£ 10,000.00	£ 10,000.00
Biomass building	1	Sum	£ 30,000.00	£ 30,000.00
EO for biomass unit, plant, etc.	1	Sum	£ 72,500.00	£ 72,500.00
IT provision (Fujitsu)	1	Sum	£ 5,000.00	£ 5,000.00
Furniture & fittings	1	Sum	£ 30,000.00	£ 30,000.00
				£ 584,105.00
				£ 2,403.72 m2
<u>Associated External Works</u>				
<u>Drainage</u>				
<u>FW Drainage</u>				
Allowance for foul drainage works including Klargester biodisc sewage treatment plant & perforated pipe soakaway	1	Sum	£ 15,000.00	£ 15,000.00
<u>SW Drainage</u>				
Allowance for surface water drainage works local to building	1	Sum	£ 1,500.00	£ 1,500.00
Construction of soakaway with manhole & fittings	1	Sum	£ 5,000.00	£ 5,000.00
Road / car park drainage	60	m	£ 35.00	£ 2,100.00
Road gullies & fittings	5	No	£ 275.00	£ 1,375.00
Manholes	3	No	£ 1,250.00	£ 3,750.00
<u>Services</u>				
<u>Water main</u>				
Trench, pipe, bedding, warning tape	50	m	£ 40.00	£ 2,000.00
Junction with sluice valves etc.	1	No	£ 1,000.00	£ 1,000.00
Hydrant	1	No	£ 750.00	£ 750.00
Chlorinate, test & commission	1	Sum	£ 500.00	£ 500.00
<u>Telephone</u>				
Trench, lay duct, bedding, lay cable, warning tape	50	m	£ 15.00	£ 750.00
Joint box	2	No	£ 300.00	£ 600.00
<u>Electricity</u>				
Trench, bedding, lay cable, warning tape	50	m	£ 15.00	£ 750.00
<u>Sundries</u>				
Allowance for utility connection charges etc.	1	Sum	£ 6,000.00	£ 6,000.00
<u>Site works</u>				
<u>Excavations & disposal</u>				
Excavate soil	755	m3	£ 5.00	£ 3,775.00
Deposit soil in temporary spoil heaps	508	m3	£ 3.00	£ 1,524.00
Dispose soil off site	247	m3	£ 30.00	£ 7,410.00
<u>Access ramps etc.</u>				
Allowance for ramps, platts & handrails as required	1	Sum	£ 5,000.00	£ 5,000.00
<u>Access road, car parking & footpaths</u>				

Hardcore sub-base, 270mm thick	265	m2	£	12.00	£	3,180.00
Three layer macadam surfacing	265	m2	£	50.00	£	13,250.00
Road kerb	95	m	£	30.00	£	2,850.00
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Heel kerb	235	m	£	20.00	£	4,700.00
Works at junction of new & existing roads	1	Sum	£	1,000.00	£	1,000.00
White lining	1	Sum	£	1,000.00	£	1,000.00
Signage	1	Sum	£	1,000.00	£	1,000.00
<u>Soft landscaping</u>						
Lay & spread soil	508	m3	£	7.50	£	3,810.00
Prepare & seed etc.	1,270	m2	£	3.00	£	3,810.00
Allowance for grass maintenance	1	Sum	£	1,000.00	£	1,000.00

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Delivery to site & installation of ditto	1	Sum	£	3,000.00	£	3,000.00
Line markings	1	Sum	£	2,000.00	£	2,000.00
Make good generally around the works	1	Sum	£	500.00	£	500.00
Testing, inspection & maintenance of MUGA surfacing	1	Sum	£	2,500.00	£	2,500.00

Drainage

Filter drain	25	m	£	75.00	£	1,875.00
Drainage sundries (chambers, fittings, etc.)	1	Sum	£	1,500.00	£	1,500.00

Services

Lighting column with foundation & light(s)	4	No	£	3,000.00	£	12,000.00
Trench for cable	60	m	£	25.00	£	1,500.00
Entry to building	1	Sum	£	500.00	£	500.00
Electrical work in association	1	Sum	£	5,000.00	£	5,000.00

(Note: Location factor in rates)

£ 55,230.00

BOOKLET 2 – Further Submissions received from interested parties

1. Representation received 13 October 2014

Melanie Murray

From: Norma Young
Sent: 13 October 2014 15:42
To: Jamie McIntyre
Cc: Ian Jackson; Ron MacKenzie; Mindy Ogilvie; Andrew Baxter - Member
Subject: RE: Strontian Primary School - consultation on refurbishment/relocation

Dear Jamie and Dorothy,
Thank you for your email.
We shall take cognisance of the comments noted below and thank you for taking time to respond.
Regards, Norma

[Norma A. Young](#)

Manaidsear Foghlaim Sgirell (Siar)

Ros an Iar, An t-Eilean Sgitheanach, Loch Aillse & Loch Abar

Area Education Manager (West)

Wester Ross, Skye, Lochalsh & Lochaber

Telephone: 01478 613697 / 01397 707350

Mobile: 07747100667

From: Jamie McIntyre [jamie@mcintyre.force9.co.uk]
Sent: 10 October 2014 10:54
To: Norma Young
Cc: Ian Jackson; Ron MacKenzie; Mindy Ogilvie; Andrew Baxter - Member
Subject: Strontian Primary School - consultation on refurbishment/relocation

Dear Norma

We write as parents of 3 current pupils and 1 former pupil of Strontian Primary School.

Thank you for coming to talk to us last night to update us on progress with the above consultation. We are reassured that the detail within options remains to be finalised and will be discussed further once the Education Committee has made its decision on which option to progress.

We are concerned however, that in preparing their recommended preferred option to councillors, HC officials appear to have prejudged the issue of what to do when HC 'inherits' Ardnamurchan High School (AHS) from the PPP provider in the future.

It was clear from comments made last night that the authority expects to relocate the Primary School into the AHS building at this point. This was being justified on account of the spare space existing within AHS, and the need to 'secure' the future of AHS by maximising its use.

Such a position is however based on a number of assumptions and projections, which being based on a future 15-20 years away are more than likely to be different from the reality at that point. In particular we have a proactive

community working hard not only to secure the futures of both schools, but to sustain the community more widely through housing, business and social developments.

In addition, taking such a position then skews both the current consultation, and future discussions on the best way forward once the AHS building comes under the control of HC. Modular or permanent builds adjacent to AHS have very different advantages and disadvantages if the expected end point is relocation into the AHS building.

Finally, our comments last night regarding a permanent building being an asset for the wider community even if relocation into AHS was chosen in the future were not to imply that the community (or anyone else) would get 'something for nothing' at the expense of HC. In fact the the reverse is true: although the apparent cost difference between modular and permanent build does not appear greatly different at this point, the situation in 20 years time will be very different.

A modular building will be approaching the end of its useful life, have minimal residual value and will either need to be replaced at cost or significant money will need to be found to fund any alternative (including relocation into AHS).

By contrast a permanent building will have maintained and probably appreciated its value, and also leave HC with a building still fit for purpose, in 20 years time. If however a decision was then made to relocate into AHS this asset could be realised by selling it and the proceeds made available to fund the costs of relocation. Hence the 'lifetime costs' of a permanent build should be vastly less than a modular solution and represent much better value for limited public money.

Regards

Jamie & Dorothy McIntyre