

**REPORT TO:** EDUCATION COMMITTEE AND POLICY & RESOURCES COMMITTEE – 26 NOVEMBER 2012

**REPORT ON:** NEW SCHOOL BUILD PROGRAMME IN THE STRATHMARTINE AREA TO INCLUDE BALDRAGON ACADEMY, SIDLAW VIEW PRIMARY SCHOOL AND JESSIE PORTER NURSERY SCHOOL

**REPORT BY:** DIRECTOR OF EDUCATION

**REPORT NO:** 446-2012

## **1.0 PURPOSE OF REPORT**

- 1.1** The purpose of this report is to advise the Education Committee of the outcome of the informal consultation undertaken in the Strathmartine area during the period August to October 2012 and to seek approval to formally consult on the preferred new build option for Sidlaw View Primary and Jessie Porter Nursery School under the terms of the Schools (Consultation) (Scotland) Act 2010. (Agenda note AN104-2012 refers)

## **2.0 RECOMMENDATIONS**

- 2.1** It is recommended that the Committee:

- i) note the content of this report;
- ii) note the outcome of the Scottish Futures Trust bid as detailed at the Education Committee meeting on 29 October 2012;
- iii) approve in principle the proposals to build a community campus on the site of the existing Baldragon Academy on a phased basis to include Baldragon Academy, Sidlaw View Primary School and Jessie Porter Nursery School as described at paragraph 3 below.
- iv) instruct the Director of Education to formally consult on the proposals contained in recommendation (iii) above in terms of the Schools (Consultation) (Scotland) Act 2010 and report back to Committee in due course on the outcome of the consultations so that a final decision on the proposals can be made.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1** Following a successful Scottish Futures Trust (SFT) bid for the building of a new Baldragon Academy on the same site area as the existing school, the estimated financial contribution for Dundee City Council of building an 1,100 place secondary school to replace Baldragon Academy is £10.6m. This is based on a start date of November 2014 and completion date during summer 2016. The school will total approximately 13,750m<sup>2</sup>. It will be necessary to include this project in the Capital Plan at its next review.
- 3.2** The Council's net capital contribution of £10.6m will be funded from borrowing and the resultant annual loan charges of £514,000 (full year effect from 2017-18) will be contained within future years Revenue Budgets. It will be necessary to adjust the Education Department's Revenue Budget to reflect the estimated increased property costs of £148,000 per annum with effect from 2016-17.

- 3.3** Although the SFT bid to build a new Sidlaw View Primary and Jessie Porter Nursery School was not successful, it will be possible to accommodate this project within the Council's Capital Plan at its next review. The estimated cost of building a 2-stream primary school together with a separate nursery school totalling approximately 4,000m<sup>2</sup> is £8m. This is based on a start date of April 2016 with a completion date during summer of 2017.
- 3.4** The capital costs will be funded from borrowing and the resultant annual loan charges of £388,000 (full year effect from 2018-19) will be contained within future years Revenue Budgets. It will be necessary to adjust the Education Departments Revenue Budget to reflect the estimated increased property costs of £67,000 per annum with effect from 2017-18.

#### **4.0 BACKGROUND - EDUCATION**

- 4.1** There is an identified need to provide new accommodation for Baldragon Academy, Sidlaw View Primary and Jessie Porter Nursery School. The projected roll trend for these schools is rising (see para 4.3 below) and it is anticipated that the rolls will increase further in future years due to new housing developments and the impact of the Western Gateway on school rolls in the Strathmartine area. All the existing buildings are more than 30 years old and as a result, significant sums of money would require to be spent to keep them at a reasonable standard. The proposal would be to build the new schools and pre-school centre on the site area of the existing Baldragon Academy.
- 4.2** Baldragon Academy has a current roll of 706 pupils and a current occupancy rate of 71%. Sidlaw View Primary School has a roll of 156 pupils and an occupancy rate of 37%. It does not have nursery provision. The provision within the Strathmartine area includes Jessie Porter Nursery school. The centre provides 70 FTE places and is currently full to capacity.
- 4.3** Current and recent rolls for the schools in the proposal are detailed below.

	<b>2008/ 2009</b>	<b>2009/ 2010</b>	<b>2010/ 2011</b>	<b>2011/ 2012</b>	<b>2012/ 2013</b>
Sidlaw View Primary School	124	126	137	161	156
Baldragon Academy	595	646	668	666	706

- 4.4** In terms of travel distances from home to the location of the proposed new shared site schools, the impact on pupils attending Baldragon Academy and Sidlaw View Primary School would be minimal since both schools would be built in close proximity to their existing settings. Travel distances have not been included for children attending Jessie Porter Nursery School because the children who attend come from a variety of areas across the city given the high level of choice when selecting a pre-school place.

#### **5.0 INFORMAL CONSULTATIONS**

- 5.1** During the period August to October 2012, there was informal consultation with each school community and the pre-school centre involving staff, pupils, parents and carers through Parent Councils; relevant stakeholders the Local Community Planning Partnership and the local community. The Head of Secondary Education undertook a programmed series of meetings as part of the informal consultation process. This involved meetings with:

- a group of parents and carers from each establishment;
- staff associated with each establishment; and

- the Local Community Planning Partnership.

Members of the Pupil Councils in Baldragon Academy and Sidlaw View Primary were also consulted with at school level to ascertain the support for the proposal. Consequently it is now appropriate to move to the formal consultation stage as determined by the Schools (Consultation) (Scotland) Act 2010 for both Sidlaw View Primary and Jessie Porter Nursery School. It should be noted that for Baldragon Academy it is not necessary to enter into formal consultation under the terms of the 2012 Act, since the proposed new school will be built on the same site area as the current school.

## 6.0 OPTION APPRAISAL

- 6.1 A detailed option appraisal has been undertaken by the Director of Education before arriving at the recommendations included in this report. The options considered were:

### Option 1

Do minimum to maintain Baldragon Academy, Sidlaw View Primary School and Jessie Porter Nursery School to present standards. However, major capital maintenance works will require to be carried out over the medium to long term to keep the schools operational with consequential disruptive effects on Education.

### Option 2

Build a new 1,100 place secondary school to replace Baldragon Academy on the existing Baldragon Academy site and leave Sidlaw View Primary School and Jessie Porter Nursery School in their existing buildings.

### Option 3

Build a new 1,100 place secondary school to replace Baldragon Academy on the existing Baldragon Academy site, followed by building a new Sidlaw View Primary School and a new Jessie Porter Nursery School also on the existing Baldragon Academy site.

## 6.2 Expenditure for each option

The capital costs (including life-cycle capital maintenance) at outturn prices for each option are –

£000	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18 to 2037/38	TOTAL
Option 1	0	0	762	73	2,483	3,143	6,461
Option 2	50	150	412	166	10,618	1,448	12,844
Option 3	50	250	300	450	15,950	2,811	19,811

## 6.3 Annual Property Costs of Each Option (at Current Prices)

Option 1	£717,000
Option 2	£865,000
Option 3	£932,000

It is anticipated there would be no material changes to staff costs or any other budget heads for all of these options.

## 6.4 Net Present Values

The net present values for each option over 25 years at a discount rate of 3.5% are as follows:-

Option 1	£17,876,000
Option 2	£25,446,000
Option 3	£32,320,000

6.5 The table below shows in summary how each option "scores" against the non-monetary objectives for the project.

	Option 1	Option 2	Option 3
1 Meets short term needs	√	√	√
2 Satisfies long term demand (education)	X	X	√
3 Satisfies long term demand (property)	X	X	√
4 Deliverable while schools operational	√	√	√

## 6.6 Conclusion

6.6.1 Option 1 produces the lowest Net Present Value, but only meets two of the non-monetary objectives. Overall this option does not offer the best solution.

6.6.2 Option 2 produces lower Net Present Values compared to Option 3 but again only meet two of the non-monetary objectives. This option does not present the best option.

6.6.3 Option 3 has the highest Net Present Value, but it is the only option that meets all the non-monetary objectives. This is the preferred option.

## 7.0 PROPOSAL

7.1 It is proposed to build a 1,100 place secondary school to replace Baldrigon Academy on part of the existing Baldrigon Academy site in conjunction with the Scottish Futures Trust. In addition, it is also proposed to build a 2-stream primary school with a separate pre-school centre using Capital funding.

7.2 The new schools and pre-school centre will offer purpose-built learning and teaching environments for the delivery of a "Curriculum for Excellence" and will include state of the art nursery facilities.

## 8.0 ACCOMMODATION SCHEDULES

8.1 It is proposed to build an 1,100 place secondary school to replace Baldrigon Academy on part of the existing Baldrigon Academy site (precise location still to be determined). The overall accommodation schedule for the new school is expected to total approx. 13750m<sup>2</sup> and will include –

- classrooms, workshops, laboratories, etc as required to deliver the curriculum
- production kitchen/dining facilities
- assembly hall
- support for learning and guidance accommodation
- swimming pool, games hall, gymnasium and dance studio
- administration areas and associated accommodation

- 8.2** It is also proposed to build a new 2 stream primary school to replace Sidlaw View Primary School and also build a new Jessie Porter Nursery School on the same campus on part of the current site of Baldragon Academy (precise location to be determined).

The overall accommodation schedule is expected to total approx. 4000m<sup>2</sup> and will include -

- classrooms for two stream primary school
- 70 FTE place nursery school
- dining/assembly hall
- production kitchen
- double size gym hall
- stage and drama/music room
- group rooms
- staffrooms
- administration areas and associated accommodation

## **9.0 DESIGN SOLUTION**

- 9.1** Following the development of the finalised schedules of accommodation, the design proposals will incorporate well-defined adjacencies, creative use of circulation space and ideas for construction techniques. The designs will ensure that the buildings are flexible and responsive to current and future teaching methodologies and space requirements for both the schools and the nursery. It will include community facilities designed to provide accommodation for use by members of the community and groups.

## **10.0 EDUCATION SERVICE IMPROVEMENTS**

- 10.1** The new schools would enable the Education Department to:

- create flexible learning and teaching spaces which will enhance the delivery of a "Curriculum for Excellence"
- promote increased opportunities for integration at pre-school and mainstream level; and
- provide future - proofed IT infrastructure to support and enhance curricular and management functions.

- 10.2** The new build programme would have a number of advantages:

- It would replace traditional buildings with 21st century accommodation;
- It would be designed to ensure improved vehicular access; and
- It would be more energy efficient and would improve our carbon footprint.

## **11.0 FORMAL PROPOSAL PAPER**

- 11.1** A formal proposal paper will be published and advertised in due course.

## **12.0 POLICY IMPLICATIONS**

- 12.1** This report has been screened for any policy implications in respect of sustainability, strategic environmental assessment, anti-poverty, equality impact assessment and risk

management. There are no major issues. An Equality Impact Assessment has been carried out and will be available on the Council Web Site at <http://www.dundee.gov.uk/equanddiv/equimpact/>.

### **13.0 CONSULTATIONS**

- 13.1** The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services have been consulted in the preparation of this report.
- 13.2** It will be necessary to carry out statutory consultation procedures in terms of the Schools (Consultation) (Scotland) Act 2010 in respect of the proposals to build a new Sidlaw View Primary School and Jessie Porter Nursery School. However under the terms of this act there is no requirement to undertake a formal consultation in respect of Baldragon Academy.
- 13.3** The statutory consultation procedures apply to the parents/carers of every pupil in attendance at the primary school, nursery school, all staff, trade union representatives and Parent Councils where they are established.

### **14.0 BACKGROUND PAPERS**

- 14.1** Equality Impact Assessment.

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14 November 2012