ABSTRACT

This report outlines feedback from recent consultation events and sets out options for the primary school estate in Arbroath.

1. RECOMMENDATIONS

1.1 It is recommended that the Education Committee:

(i) note the extent and nature of the feedback from the September and October 2012 consultation exercise;

(ii) note that, following an analysis of the consultation feedback, 4 broad options have been identified, which are set out in section 7 of this report;

(iii) note the comments within the body of the report on the benefits and challenges of each of these options;

(iv) note the value for money commentary provided in section 7 of the report in respect of options A, B, C and D;

(v) instruct the Director of Education on the preferred way forward;

(vi) note that a further report will be brought to the Education Committee outlining plans and priorities for the medium term.

2. BACKGROUND

2.1 Reports 207/09 (approved by the Education Committee on 5 March 2009) and 747/09 (approved by the Education Committee on 21 October 2009) set out the long term objective of improving the primary school estate in Arbroath. It was recognised from the outset that, due to limited financial resource, it would be necessary for improvements to Arbroath primary schools to be phased over a considerably longer timescale than was either ideal or desirable.

2.2 As members will be aware, extensive preparatory and exploratory work has been carried out to date in relation to the Arbroath (Primary) Schools Project. That work, which is catalogued in Appendix 1 of this report, represents the initial phase of a longer term project designed to improve the entire Arbroath primary school estate. The strategic aims of the project are to create modern, fit-for-purpose facilities, capable of providing excellent learning and teaching environments for the benefit of Arbroath primary school pupils, staff and the wider community through an updated and efficient package of schools with an overall capacity of around 2,450 pupils.

2.3 Report 476/12 (considered by the Education Committee on 23 August 2012) outlined a broad range of consultative options, the indicative nature of the financial implications associated with each of the options, and the challenging issues regarding available funding for investment in the school estate. While those options – summarised in Appendix 2 of this report – relate to
the immediate term, it was recognised that feedback from the consultation exercise, authorised by the Education Committee, would inform priorities and plans for the medium and longer terms, subject to the necessary funding resources being available.

2.4 Following approval of an amendment to the report, the Committee also decided to include an additional Option in respect of ‘Maintenance, Repairs & Replacement to all Schools’, as part of the consultation exercise.

3. CONSULTATION EVENTS

3.1 In order to enable as many views as possible to be considered, 5 consultation/engagement workshops were held, as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>School Group</th>
<th>Venue</th>
<th>Number of Attendees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday 17 September</td>
<td>Rural schools (including Arbirlot, Carmyllie and Colliston)</td>
<td>Carmyllie Primary School</td>
<td>20</td>
</tr>
<tr>
<td>Thursday 20 September</td>
<td>Muirfield</td>
<td>Muirfield Primary School</td>
<td>24</td>
</tr>
<tr>
<td>Tuesday 25 September</td>
<td>Timmergreens</td>
<td>Timmergreens Primary School</td>
<td>16</td>
</tr>
<tr>
<td>Tuesday 16 October</td>
<td>Inverbrothock and Ladyloan</td>
<td>Ladyloan Primary School</td>
<td>9</td>
</tr>
<tr>
<td>Thursday 18 October</td>
<td>Hayshead, St. Thomas and Warddykes</td>
<td>Hayshead Primary School</td>
<td>23</td>
</tr>
</tbody>
</table>

3.2 These events were facilitated through a ‘work station’ approach to encourage as much individual participation as possible from those attending. Each event was widely publicised and was organised on the same basis to allow anyone to attend any or indeed all of the forums.

3.3 In addition, there were opportunities for comments to be made by email, in writing and through the ‘Have Your Say’ section of the Council’s website.

3.4 It should be noted that, despite the extensive publicity for these events, the numbers attending were significantly less than anticipated. There were also a number of attendees who were present at more than one event, and who possibly recorded the same view each time. It is emphasised that all comments that were received at each of the work stations have been recorded and considered, venue by venue.

3.5 A small number of written communications were also submitted directly to the Director of Education. Responses were also received via the ‘Have Your Say’ section of the Council’s website. A number of views communicated through these methods were from persons who had attended the consultation events.

3.6 Full details of all communications with the Council in relation to this consultation exercise, including specific feedback from each of the work stations, has been collated in a folder which is available for review in the Member’s Lounge.

3.7 A summary, with examples of actual verbatim comments, representing the disparate nature of the consultation feedback, has been produced and is included in Appendix 3 of this report. An analysis of the feedback has identified the following key messages from respondents:

- agreement that improvements are required across the entire Arbroath primary school estate;
4. FUNDING UPDATE

4.1 Unfortunately, the application to Scottish Government for £3.5m was unsuccessful (Report 477/12 refers). Accordingly, the capital funding available to the Council is £10.6m, with the possibility of additional funding from East Central Hubco of up to £662,000, depending on the option selected.

4.2 In addition to ‘earmarked’ capital resources, members will be aware that other funding sources are available for investing in the school estate generally. For example, in 2011/12 (actual) and 2012/13 (budget) expenditure on education buildings can be summarised as follows:

<table>
<thead>
<tr>
<th>Budget Source</th>
<th>Financial Year 2011/12 (Actual) (£,000)</th>
<th>Financial Year 2012/13 (Budget) (£,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned &amp; unplanned maintenance (including Devolved</td>
<td>913</td>
<td>832</td>
</tr>
<tr>
<td>School Management expenditure)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property, Renewal &amp; Repairs Fund</td>
<td>314</td>
<td>470</td>
</tr>
<tr>
<td>Revenue Improvements</td>
<td>897</td>
<td>575</td>
</tr>
<tr>
<td>Educational Improvements - capital</td>
<td>100</td>
<td>575</td>
</tr>
<tr>
<td>Total</td>
<td>2,224</td>
<td>2,452</td>
</tr>
</tbody>
</table>

4.3 It should be noted, therefore, that even in the event that no additional capital expenditure was available, it is likely that some of the repairs and maintenance works identified in report 476/12 would be taken forward in 2013/14, or subsequent years, utilising one or a mixture of the budget sources detailed above.

4.4 Local Authorities are also permitted to incur capital expenditure where a project will result in ongoing revenue savings and therefore offset resulting loan charges. It would therefore be possible, depending on the approach adopted, to utilise any revenue savings to reinvest in the ‘school’ estate using this Prudential Borrowing approach. However, it should be noted that such ongoing revenue savings may be required to reduce the impact of budget cuts.

4.5 As part of the budget setting exercise for 2013/14, provision has been made within the Financial Plan for a £300,000 per annum programme of Capital Maintenance over the 2013/14 – 2016/17 period. The total provision is £1.2m. The priorities for use of this funding provision across the whole of the Council’s property estate have yet to be considered. However, if this priority was determined to be Arbroath schools then, together with the current provision of £10.6m in the Financial Plan, a total budget of £11.8m would be available for the Arbroath Schools Project.

5. NATIONAL AND LOCAL PRIORITIES

5.1 National Policy

5.1.1 While the Council was unsuccessful in its bid for Scottish Government funding to support this project, the national position beyond 2015/16 is not yet clear. Officers would therefore re-
affirm the requirement for the Council to dovetail with national policy objectives in order to be in a position to attract future national funding tranches and any other funding opportunities that might become available in due course.

5.1.2 Members will recall that national expectations for the school estate are set out in a document, entitled ‘Building Better Schools: Investing in Scotland’s Future’, in the following terms:

- “….Schools that are ‘fit-for-purpose’ in terms of condition, suitability and sufficiency”
- “Schools are well-designed, accessible, inclusive learning environments that inspire new thinking…..”
- “Schools are an integral part of the communities they serve….”
- “Schools….provide a range of services….that make a difference to people’s health and wellbeing…..”
- “A sustainable school estate whose design, construction and operation is environmentally and energy efficient…..”
- “A school estate that is efficiently run and….maximises value for money”
- “A school estate which is flexible and responsive….”

5.2 Local Context

5.2.1 When considering the most appropriate approach going forward, it will be imperative to take account of a number of local priorities and factors, which derive significantly from a national policy context, including:

(i) Curriculum for Excellence

There is a need to ensure that schools are well placed to deliver Curriculum for Excellence. In recent years, new build schools have been designed accordingly. There has also been investment in other schools to improve the learning and teaching environment. The current school estate in Arbroath will face continual challenges in comparison to purpose - designed new build facilities in providing high quality learning and teaching environments.

(ii) Early Years Requirements

Changes in Scottish Government expectations, in respect of multi-agency preventative services and a possible increase in the number of hours of pre-school provision, need to be considered. Plans to improve the school estate will provide an opportunity to ensure that local and national expectations in this regard are met in sustainable ways with clear benefits for the wider community and for partnership working across children’s services.

(iii) Additional Support Needs (ASN)

The model of inclusion in Angus is working well, with the provision of a small number of specifically resourced schools. However, it is undoubtedly the case that ASN provision in Arbroath can be improved through the design and build of purpose built facilities.

The new school, proposed as part of the Council’s previous statutory consultation proposals, would have had purpose built facilities for pupils with ASN. It is critically important to consider the needs of vulnerable pupils when considering options for improving the school estate.

(iv) Educational Resource Services (ERS)

ERS recently temporarily relocated from Bruce House to the Dens Road Business Centre, Arbroath. Due to the property costs involved, this is not a sustainable model and it would be possible to achieve operational and financial benefits by relocating this service to a school.
Community Considerations

An important aspect of the national and local agenda is for community planning partners to work more effectively together to improve service delivery. This will increasingly involve making best use of available accommodation, and indeed by providing accommodation which can readily be used by a number of partners and community groups. In this context, schools are important assets. Careful thought needs to be given to ensure that buildings are designed in ways which best meet the needs of as many users as possible.

Condition and Suitability of Arbroath Primary Schools

All 10 of the Arbroath primary schools under consideration would benefit from improvement. By any standard, Warddykes and Timmergreens primary schools are the most difficult of the 10 schools to improve effectively. There are inherent design faults which are difficult to overcome, in particular the lack of access to first floor for people with mobility difficulties, the absence of activity spaces to support break-out activity from cellular classrooms and an absence of appropriate circulation routes throughout the school. Both buildings require significant investment to improve their physical condition. It is debatable how effective improvement works would be when considering the fundamental design/construction of the buildings.

Furthermore, given the relatively low pupil roll, particularly at Timmergreens, undertaking significant repairs and maintenance and/or refurbishment at these schools would be difficult to justify from a Value for Money perspective. In plain terms, it would not make sense spending the limited funding presently available on areas of buildings which are clearly surplus to needs.

PROJECT OBJECTIVES

6.1 In order to consider specific options in more detail, and having regard to the national and local priorities described above, it is important to align proposals to the strategy outlined in Section 2 above and identify project objectives, against which each of the options can be considered. Within the resources available, it is suggested that, going forward, the project objectives, which take account of feedback to the recent consultation exercise, should be to:

- enhance the condition and suitability of accommodation to complement the stated strategy and for the benefit of as many pupils as possible;
- provide improved facilities which enhance support for the implementation of the Curriculum for Excellence;
- ensure that the preferred option provides best value/Value for Money*, is sustainable, makes best use of available overall Council resources and does not preclude future phases of improvement in the suitability and condition of the Arbroath schools estate;
- significantly improve facilities for pupils with Additional Support Needs;
- make schools more accessible to the community and enable better partnership working;
- take clear account of Scottish Government/CoSLA priorities, framed in ‘Building Better Schools: Investing in Scotland’s Future’;
- take into account the possible availability of funding from SFT/SG in 2015/16 or beyond including the funding access criteria anticipated to pertain: and
- address where practicable, underoccupancy issues.

* The Local Government in (Scotland) Act 2003 places a statutory duty on local authorities to ensure best value in discharging their functions.

OPTIONS

7.1 While at the earlier consultation events, 10 main options, along with a number of other permutations, were considered, it will be important to now focus on a smaller range of options, reflecting the feedback from the recent consultation exercise, the updated funding position and the requirement to achieve Best Value in the context of local and national priorities. It
should be noted that, given the current condition/suitability of schools, ‘do nothing’ is not an option.

7.2  The following 4 options merit further consideration at this time:

7.2.1  Option A

(i)  Maintenance/Repairs to all Schools

Improve the condition of all schools by undertaking the maintenance, repair and replacement of items from the on-going programme of maintenance inspection.

<table>
<thead>
<tr>
<th>School</th>
<th>Indicative Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbrilot</td>
<td>£ 206,000</td>
</tr>
<tr>
<td>Carmyllie</td>
<td>£ 252,000</td>
</tr>
<tr>
<td>Colliston</td>
<td>£ 122,000</td>
</tr>
<tr>
<td>Hayshead</td>
<td>£1,062,000</td>
</tr>
<tr>
<td>Inverbrothock</td>
<td>£ 177,000</td>
</tr>
<tr>
<td>Ladyloan</td>
<td>£ 825,000</td>
</tr>
<tr>
<td>Muirfield</td>
<td>£1,622,000</td>
</tr>
<tr>
<td>St Thomas</td>
<td>£ 225,000</td>
</tr>
<tr>
<td>Timmergreens</td>
<td>£2,193,000</td>
</tr>
<tr>
<td>Warddykes</td>
<td>£2,160,000</td>
</tr>
</tbody>
</table>

**Total Cost**  £8,844,000

**Benefits:**

- Expenditure is allocated to all schools to address condition-related issues.
- There is a balance of £1.76m (£10.6m - £8.84m) available to improve school buildings.

**Challenges:**

- There would be no progress in achieving the strategic objective of improving the current school estate. In particular, there would be no progress towards delivering in Arbroath the purpose-designed facilities that are available, for example, throughout Forfar and Carnoustie
- While there would be short term improvements to condition, this would be without reference to an aspiration, or vision, to holistically improve learning and teaching facilities, which may preclude more substantive improvements for the foreseeable future.
- There is a risk that undertaking the maintenance, repair and replacement works identified may extend into other building elements and result in additional costs.
- There is likely to be significant disruption to education through a piecemeal approach.
- The option does not address suitability/occupancy issues, and will not enhance facilities to support the implementation of the new curriculum.
- There is likely to be ongoing property/revenue implications with a high risk that further works will be required to other building fabric aspects not currently included on the maintenance list.
- It will not deliver improved facilities for pupils with Additional Support Needs.
- The cost of replacing Timmergreens as a single stream school (pupil capacity 222) is £4.0m. This represents a better educational and better value solution in comparison to spending circa £2.2m on the existing building.
- The option cannot be supported from a best value/Value for Money perspective.
- This single focus option would make it difficult to bid to Scottish Government for funding to replace an Arbroath primary school in the medium term.
7.2.2 Option B

(i) Improve/extend Muirfield (capacity 444 plus pre-school provision) £2.5m

Merge Muirfield and Timmergreens catchment areas

(ii) Close Timmergreens Primary School (it is assumed that the Council will be in (at worst) a financially neutral position considering potential demolition and site disposal costs) £2.5m

(iii) Replace Warddykes (capacity 335 plus pre-school provision) £6.2m

(iv) Repair/improve some of remaining schools (with possible additional funding to be made available via sources identified in paragraphs 4.2 and 4.5 of this report) £2.0m

This option would involve improving provision for pupils with Additional Support Needs. Ideally, 2 purpose built facilities for primary and pre-school pupils should be provided in 2 Arbroath schools – possibly Ladyloan and the proposed new Warddykes

Total Cost £10.6m

Thereafter, replacing Hayshead should be the top primary school priority within the Education Financial Plan. This project would require funding of around £7m and could potentially be taken forward in the next phase of Scotland’s Building Schools for the Future, post 2015/16.

Benefits:
- Approximately 400 pupils at Timmergreens/Muirfield would benefit from major improvements to the Muirfield building.
- 277 Warddykes pupils would benefit from a new build school which has A (condition)/A (suitability) ratings and enhanced facilities to support the implementation of CfE.
- Improved occupancy levels would be achieved.
- Improved facilities for pupils with additional support needs will be delivered.
- Revenue savings would be generated for potential reinvestment.
- Removes c£6m from identified maintenance and repairs items (£7m if Hayshead were to be addressed in the next phase).
- The current Timmergreens site would be available for development.

Challenges:
- closure of Timmergreens will impact on pupils who attend the school and the wider community.
- The process and related timescales for consulting in terms of the Schools (Consultation) (Scotland) Act 2010 would determine if and how quickly this option could be delivered.
- While the Muirfield building will be significantly improved, it will not be possible to wholly redesign the school’s learning and teaching environment.
- Decanting arrangements, while manageable, will be required.

1 It should be noted that the prioritisation of the £1.2m capital maintenance provision (paragraph 4.5 refers) for Arbroath schools would increase the available sum to £3.2m
7.2.3  **Option C**

(i)  Replace Timmergreens (primary capacity 222 plus pre-school provision) £4.0m  
(ii) Replace Warddykes (primary capacity 335 plus pre-school provision) £6.2m  
(iii) Repair and maintain/improve other schools (with possible additional funding to be made available via sources identified in paragraphs 4.2 and 4.5) £0.4m  

**Total Cost** £10.6m

Thereafter, replacing Hayshead should be the top primary school priority within the Education Financial Plan. This project would require funding of around £7m and could potentially be taken forward in the next phase of Scotland’s Building Schools for the Future, post 2015/16.

**Benefits:**
- Provision of 2 new schools which have A (condition)/A (suitability) ratings.
- Around 500 primary pupils will benefit from the provision of new schools, with enhanced facilities to support the implementation of CfE.
- No short term maintenance issues at either new school.
- Purpose-built facilities for pupils with Additional Support Needs (Warddykes).
- No requirement to consult in terms of the Schools (Consultation) (Scotland) Act 2010.
- Improved occupancy levels achieved.
- Removes c£4.35m from identified maintenance and repairs items (£5.4m if Hayshead were to be addressed in next phase).

**Challenges:**
- Limited funding available for other schools, albeit this challenge could be partially addressed utilising other budgets (see paragraphs 4.2 and 4.5)...
- The roll of Timmergreens will be very close to capacity. Accordingly there is a possibility that, in future years, placing requests for Timmergreens will need to be refused.
- Construction of new build on existing sites – it is likely decanting will be required.

7.2.4  **Option D**

(i)  New School (Muirfield primary site), including pre-school provision and purpose built facilities for pupils with additional support needs £7.0m  
(ii) Closure of Timmergreens (it is assumed that the Council will be in (at worst) a financially neutral position considering potential demolition and site disposal costs)  
(iii) Improve other schools (with possible additional funding to be made available via sources identified in paragraphs 4.2 and 4.5) £3.6m  

**Total Cost** £10.6m

2 It should be noted that the prioritisation of the £1.2m capital maintenance provision (paragraph 4.5 refers) for Arbroath schools would increase the available sum to £1.6m  
3 It should be noted that the prioritisation of the £1.2m capital maintenance provision (paragraph 4.5 refers) for Arbroath schools would increase the available sum to £4.8m
Thereafter, replacing Warddykes and/or Hayshead should be the top primary school priority within the Education Financial Plan. This would require funding of around £6.2m (Warddykes) and/or £7m (Hayshead) and either or both could potentially be taken forward in the next phase of Scotland’s Building Schools for the Future, post 2015/16, depending on the scope of funding available.

Benefits:
- A purpose built school which will have A (Condition)/A (Suitability) ratings having enhanced facilities to support the implementation of CfE.
- This project could still attract some limited funding from Hubco.
- The current Timmergreens site would be available for redevelopment.
- Improved occupancy levels.
- Purpose-built facility for pupils with additional support needs.
- Revenue savings generated for potential reinvestment.

Challenges:
- The process and related timescales for consulting in terms of Schools (Consultation) (Scotland) Act 2010.
- Lower number of pupils (around 400) benefit initially.
- Decanting arrangements, while manageable, will be required.

8. MEDIUM TERM PLANNING

8.1 Paragraphs 2.1 and 2.3 above clearly indicate that the proposals set out in this report represent an initial phase of an improvement programme for all schools in Arbroath which will utilise funding available to 2016/17. Officers have also given consideration to the prospects for funding to be available over the period 2017/18 to 2021/22 to allow further phases of school improvement within Arbroath.

8.2 It is estimated that, based on a combination of refurbishment and new build, resources required to address the balance of the Arbroath schools estate following approval of Options B, C or D will be in the order of £17m to £20m. The position at each school will be dependent on the option selected, the outcome of more detailed consideration/consultation and, of course, the availability of any Scottish Government/SFT funding towards the project.

8.3 Based upon the assessment and assumptions within the Long Term Affordability of the General Fund Financial Plan (Report 109/13) and prevailing levels of allocation of capital resources to Education, it is considered that a resource level of £17m to £20m is achievable over 2017/18 to 2021/22 without detrimental impact onto other areas of capital investment. It should be noted, however, that this would necessitate the Arbroath Primary School Estate being the clear priority for Education funding over this period, with only limited resources being provided to other areas of the schools estate.

9. RISK

9.1 Any risks associated with a particular option are identified within the challenges outlined in Section 7.

9.2 in addition, there would bee a risk of criticism from external scrutiny bodies if option A is selected, resulting in the council not achieving value for money.

10. FINANCIAL IMPLICATIONS

10.1 The cost of all 4 options can be met within the available capital budget provision. With respect to the revenue implications of Options B, C and D, there will be loan charges of approximately £704,000 per annum over 40 years (this may vary depending on the option selected). Loan charges for Option A will be approximately £924,000 per annum over 20 years. The write off periods reflect the different risk profiles associated with a new build in comparison to the maintenance based approach.
10.2 There will also be revenue savings, the extent of which will be dependent on the option selected. Options B and D will generate financial savings of approximately £220,000, while Option C will result in estimated savings of £25,000 per annum (reduction in property costs). There will be no savings associated with Option A.

10.3 It should be noted there will be further discussions with HubCo/SFT regarding the availability of £662k (or part thereof) Capital Enabling Funding, previously identified for a new school at the proposed Hospitalfield site.

11. **HUMAN RIGHTS IMPLICATIONS**

11.1 There are no Human Rights implications arising from the consideration of this report.

12. **EQUALITIES IMPLICATIONS**

12.1 The issues dealt with in this Report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

13. **SINGLE OUTCOME AGREEMENT**

13.1 This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2011-2014:

- Our children and young people are confident individuals, effective contributors, successful learners and responsible citizens
- Individuals and families are involved in decisions which affect them
- Individuals are supported in their own communities with good quality services

14. **CONSULTATION**

14.1 In accordance with the Standing Orders of the Council, this report has been the subject of consultation with the Chief Executive, the Head of Finance and the Head of Law & Administration and Head of Property.

15. **CONCLUSION**

15.1 The following conclusions can be drawn:

- the consultation exercise has generated a very mixed response and, therefore, a solution, which responds to the wide range of wishes and interests expressed and which also meets the Council’s obligations to secure best value in the provision of services, is required
- some reduction in the number of school buildings will significantly improve the number of pupils to benefit in the longer term and generate revenue savings which can either reduce the impacts of cuts or which can be reinvested;
- ‘Scotland’s Schools For The Future’ funding or other similar funding sources may be available beyond 2015/2016, and the Council’s approach to managing the school estate should seek to maximise such external funding opportunities;
- Option A is not considered to represent a Value for Money solution for the Council;
- Options B, C and D, outlined in this report, provide an opportunity to improve the school estate in the short and medium terms without precluding further investment in Arbroath via Scottish Government financial support;
- of the various options considered in this report, options B, C and D provide an opportunity to take a pragmatic approach which reflects and respects the diverse feedback from the recent consultation events, while offering a Value for Money solution to the challenges of improving the primary school estate in Arbroath both in the short and medium term.
15.2 The implementation of whichever option is adopted will be undertaken through close collaboration with, and the direct involvement of schools and local communities.

15.3 The Committee is asked to determine which option should now be adopted.

NEIL LOGUE
DIRECTOR OF EDUCATION SERVICES

COLIN McMAHON
DIRECTOR OF CORPORATE SERVICES

BACKGROUND PAPERS

Note: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

ED/CTC/ZD/GPC
<table>
<thead>
<tr>
<th>Report No.</th>
<th>Meeting</th>
<th>Date</th>
<th>Abstract</th>
</tr>
</thead>
<tbody>
<tr>
<td>207/09</td>
<td>Education Committee</td>
<td>5 March 2009</td>
<td>This report outlines a preliminary strategy aimed at improving the primary school estate in Arbroath and its hinterland.</td>
</tr>
<tr>
<td>442/09&quot;</td>
<td>Education Committee</td>
<td>3 June 2009</td>
<td>This report draws the Committee’s attention to the current pattern of school provision across Angus and to the condition and suitability of our school buildings.</td>
</tr>
<tr>
<td>747/09</td>
<td>Education Committee</td>
<td>21 October 2009</td>
<td>This report outlines options to improve the primary school estate in Arbroath and surrounding area.</td>
</tr>
<tr>
<td>802/09&quot;</td>
<td>Angus Council</td>
<td>5 November 2009</td>
<td>This report provides a summary of progress in developing projects at Brechin High School and for primary schools in Arbroath, in the context of the Scottish Government’s School Building Programme.</td>
</tr>
<tr>
<td>427/10</td>
<td>Education Committee</td>
<td>3 June 2010</td>
<td>This report provides feedback from the consultation exercise undertaken in December 2009 and January 2010, and identifies the next steps in the process to improve the primary school estate in Arbroath and surrounding area.</td>
</tr>
<tr>
<td>428/10&quot;</td>
<td>Education Committee</td>
<td>3 June 2010</td>
<td>This report asks the Committee to endorse the updated School Estate Strategy for submission to the Scottish Government.</td>
</tr>
<tr>
<td>133/11</td>
<td>Angus Council</td>
<td>10 February 2011</td>
<td>This report outlines proposals to provide a new primary school in the West of Arbroath, replacing the existing Muirfield and Timmergreens Primary Schools and associated catchment areas. The report also outlines proposed arrangements for consultation in accordance with the Schools (Consultation) Scotland Act 2010.</td>
</tr>
<tr>
<td>134/11</td>
<td>Angus Council</td>
<td>10 February 2011</td>
<td>This report outlines the estimated financial implications associated with the proposals to provide a new primary school in the West of Arbroath, replacing the existing Muirfield and Timmergreens Primary Schools and associated catchment areas, and seeks authority to purchase the site, subject to obtaining the necessary consents and entering into a suitable legal contract.</td>
</tr>
<tr>
<td>400/11</td>
<td>Angus Council</td>
<td>2 June 2011</td>
<td>This report provides feedback on the consultation exercise recently undertaken in relation to the proposal to provide a new primary school in the West of Arbroath and presents the Consultation Report which has been prepared in accordance with the Schools (Consultation) (Scotland) Act 2010.</td>
</tr>
<tr>
<td>466/11</td>
<td>Angus Council</td>
<td>22 June 2011</td>
<td>This report seeks approval of a proposal (which was the subject of a statutory consultation exercise, the outcomes of which have been formally considered by the Education Committee) to build a new primary school in the West of Arbroath to replace Muirfield Primary School and Timmergreens Primary School.</td>
</tr>
<tr>
<td>541/11&quot;</td>
<td>Education Committee</td>
<td>25 August 2011</td>
<td>This report provides an update on the current pattern of school provision across Angus and on the condition and suitability of our school buildings.</td>
</tr>
<tr>
<td>618/11&quot;</td>
<td>Angus Council</td>
<td>15 September 2011</td>
<td>This Report updates members on the current position regarding the establishment of the East Central Territory Hub and the implications for the replacement Brechin</td>
</tr>
</tbody>
</table>

4 This report relates to the Council’s School Estate Strategy.
5 This report relates to the Scottish Government’s school building programme.
6 This report relates to the Council’s School Estate Strategy.
7 This report relates to the Council’s School Estate Strategy.
8 This report relates to the establishment of a hubco in the East Central Territory.
<table>
<thead>
<tr>
<th>Report No.</th>
<th>Meeting</th>
<th>Date</th>
<th>Abstract</th>
</tr>
</thead>
<tbody>
<tr>
<td>718/11⁹</td>
<td>Angus Council</td>
<td>3 November 2011</td>
<td>This report provides an update on the procurement process and seeks members’ approval for the appointment of a Private Sector Development Partner and the establishment of hubco for the hub East Central Territory.</td>
</tr>
<tr>
<td>114/12</td>
<td>Angus Council</td>
<td>9 February 2012</td>
<td>This report advises the Council of the decision of the Scottish Ministers, in terms of School Consultation (Scotland) Act 2010, to refuse to consent to the closure of Muirfield and Timmergreens Schools, Arbroath; and to determine whether to commence judicial proceedings in the Court of Session, in respect of that decision.</td>
</tr>
<tr>
<td>339/12¹⁰</td>
<td>Education Committee</td>
<td>19 June 2012</td>
<td>This report provides detailed information about Phase 3 of the Scottish Government’s ‘Scotland’s Schools for the Future’ investment programme. The report also sets out two broad options for funding applications to the programme and describes the application process.</td>
</tr>
<tr>
<td>476/12</td>
<td>Education Committee</td>
<td>23 August 2012</td>
<td>This report outlines options for consulting early in the new school session with the Arbroath school communities and the wider local community about improvements to the primary school estate.</td>
</tr>
</tbody>
</table>

⁹ This report relates to the establishment of a hubco in the East Central Territory.
¹⁰ This report relates to the Scottish Government’s school building programme.
OPTION 2 – MAINTENANCE REPAIRS TO ALL SCHOOLS

Proposal:

- Improve the condition of all schools by undertaking the maintenance, repair and replacement of items from the on-going programme of maintenance inspection.
- The maintenance list only relates to those works which are currently known to be required. Further investment may be required beyond this list of works.

<table>
<thead>
<tr>
<th>School</th>
<th>Indicative Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbirlot</td>
<td>£206,000</td>
</tr>
<tr>
<td>Carmyllie</td>
<td>£252,000</td>
</tr>
<tr>
<td>Colliston</td>
<td>£122,000</td>
</tr>
<tr>
<td>Hayshead</td>
<td>£1,062,000</td>
</tr>
<tr>
<td>Inverbrothock</td>
<td>£177,000</td>
</tr>
<tr>
<td>Ladyloan</td>
<td>£825,000</td>
</tr>
<tr>
<td>Muirfield</td>
<td>£1,622,000</td>
</tr>
<tr>
<td>St Thomas</td>
<td>£225,000</td>
</tr>
<tr>
<td>Timmergreens</td>
<td>£2,193,000</td>
</tr>
<tr>
<td>Warddykes</td>
<td>£2,160,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£8,844,000</strong></td>
</tr>
</tbody>
</table>

Other considerations:

- In schools where the scope of work required is extensive (e.g. Hayshead, Ladyloan, Muirfield, Timmergreens and Warddykes) it may be necessary to decant the school or sections of the school to allow the works to be carried out. Costs associated with this have not been included here.
- There is a risk that undertaking the maintenance, repair and replacement works identified may extend into other building elements and result in additional costs.
- This option does not address suitability/occupancy issues.
- There may also be ongoing property/revenue implications.
OPTION 3 – COMBINATION OF REFURBISHMENT/MAINTENANCE AND REPAIRS

Proposal:

- Improve the condition of all schools by undertaking the maintenance and repair of items identified from the ongoing programme of maintenance inspection.

- Use the remaining balance of funds to improve the suitability of some schools, for example, the installation of passenger lifts at Timmergreens and Warddykes to improve accessibility.

OR

- Undertake refurbishment work at a small number of schools similar to the scope of work undertaken at Carlogie Primary School in Carnoustie.

- If some rationalisation of the school estate in Arbroath was to be considered then a small number of schools could undergo major refurbishment and improvement. This could be combined with a reduced programme of maintenance and repair at the other schools.

<table>
<thead>
<tr>
<th>School</th>
<th>Indicative Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arblrot</td>
<td>£700,000</td>
</tr>
<tr>
<td>Carmyllie</td>
<td>£1,000,000</td>
</tr>
<tr>
<td>Colliston</td>
<td>£700,000</td>
</tr>
<tr>
<td>Hayshead</td>
<td>£5,730,000</td>
</tr>
<tr>
<td>Inverbrothock</td>
<td>£3,704,000</td>
</tr>
<tr>
<td>Ladyloan</td>
<td>£3,963,000</td>
</tr>
<tr>
<td>Muirfield</td>
<td>£3,756,000</td>
</tr>
<tr>
<td>St Thomas</td>
<td>£1,427,000</td>
</tr>
<tr>
<td>Timmergreens</td>
<td>£4,276,000</td>
</tr>
<tr>
<td>Warddykes</td>
<td>£4,276,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£29,532,000</strong></td>
</tr>
</tbody>
</table>

Other considerations:

- Costs are for guide purposes only and actual costs would depend on the full scale of works identified at each school.

- The current budget of £10,600,000 would not support a full programme of major refurbishment and improvement to the existing school estate.

- No allowance has been made for decanting costs which would undoubtedly be required.

- This option does not address occupancy issues.
- There may also be ongoing property/revenue implications.

**OPTION 4A – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS**

Proposal:

- Replacement of Muirfield and Timmergreens with a new build school with a capacity for 540 pupils (500 primary, 40 pre-school).
- There are a number of sites within the existing catchment area where the new school could be built.
- The remaining balance of funds would be used to carry out prioritised maintenance and repairs in the other Arbroath primary school.

Projected Costs:

- New Build: £7,682,000
- Prioritised maintenance and repairs to other Arbroath primary schools: £3,580,000

Outcome/Impact:

- Increased overall occupancy levels to 76% (Current overall occupancy 67%).
- Reduction of the overall P1-P7 capacity of Arbroath Schools to 2,602 (Current capacity 2,881).

**OPTION 4B – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS**

Proposal:

- Replacement of Ladyloan and Timmergreens with a new build school with a capacity for 540 pupils (500 primary, 40 pre-school).
- Replacement of Muirfield with a new build school with a capacity for 252 pupils (222 primaries, 30 nursery) at Muirfield on the existing site.

Projected costs:

- New Build
  - Ladyloan and Timmergreens: £7,682,000
  - New Build Muirfield: £4,052,000
To go ahead with this project would require additional Council funding of £472,000 if Hub Capital enabling Funding can be secured or £1,134,000 if the Hub funding was not available.

Outcome/Impact:

- Increased overall occupancy levels to 82% (Current overall occupancy 67%).
- Reduction of the overall P1-P7 capacity of Arbroath Schools to 2,404 (Current capacity 2,881).

OPTION 4C – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS

Proposal:

- Replacement of Muirfield and Timmergreens with a new build school with a capacity for 540 pupils (500 primary, 40 pre-school).
- Replacement of Arbirlot and Carmyllie with a new build school with a capacity for 85 pupils.
- The remaining balance of funds would be used to carry out prioritised maintenance and repairs in the other Arbroath primary school.

Projected Costs:

New Build Muirfield and Timmergreens £7,682,000
New Build Arbirlot and Carmyllie £1,553,000
Prioritised maintenance and repairs to other Arbroath primary schools £2,027,000

Outcome/Impact:

- Increased overall occupancy levels to 78% (Current overall occupancy 67%).
- Reduction of the overall P1-P7 capacity of Arbroath Schools to 2,527 (Current capacity 2,881).

OPTION 4D – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS

Proposal:

- Replacement of Ladyloan with a new build school with a capacity for 252 pupils (222 primary, 30 pre-school).
• Replacement of Muirfield with a new build school with a capacity for 540 pupils.
• The remaining balance of funds would be used to carry out maintenance and repairs in the other Arbroath primary school.

Projected Costs:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Build Ladyloan</td>
<td>£4,052,000</td>
</tr>
<tr>
<td>New Build Muirfield</td>
<td>£4,052,000</td>
</tr>
<tr>
<td>Prioritised maintenance And repairs to other Arbroath primary schools</td>
<td>£2,496,000</td>
</tr>
</tbody>
</table>

Outcome/Impact:

• Increased overall occupancy levels to 76% (Current overall occupancy 67%).
• Reduction of the overall P1-P7 capacity of Arbroath Schools to 2,570 (Current capacity 2,881).

Further possibilities within this option:

• Ladyloan and Timmergreens each replaced with new build schools with capacity for 252 pupils, with Muirfield remaining.
• Muirfield and Timmergreens each replaced with new build schools with capacity for 252 pupils, with Ladyloan remaining.

These options would result in slightly different outcomes in terms of occupancy and capacity. However, the financial implications would be the same in each scenario.

**OPTION 4E – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS**

Proposal:

• Replacement of Timmergreens with a new build school with a capacity for 252 pupils (222 primary, 30 pre-school).
• Replacement of Warddykes with a new build school with a capacity for 375 pupils (335 primary, 40 pre-school) on the existing site.
• The remaining balance of funds would be used to carry out maintenance and repairs in the other Arbroath primary school.
Projected Costs:

New Build Timmergreens £4,052,000
New Build Warddykes £6,197,000
Prioritised maintenance and repairs to other Arbroath primary schools £351,000

Outcome/Impact:

- Increased overall occupancy levels to 77% (Current overall occupancy 67%).
- Reduction of the overall P1-P7 capacity of Arbroath Schools to 2,550 (Current capacity 2,881).

**OPTION 4F – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS**

Proposal:

- Replacement of Inverbrothock with a new build school with a capacity for 484 pupils (444 primary, 40 pre-school).
- The remaining balance of funds would be used to carry out prioritised maintenance and repairs in the other Arbroath primary school.

Projected Costs:

New Build £6,914,000
Prioritised maintenance and repairs to other Arbroath primary schools £3,686,000

Outcome/Impact:

- Maintain occupancy in the new build school at 67%.
- Maintain the overall P1-P7 capacity of Arbroath Schools at 2,881.

**OPTION 4G – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS**

Proposal:

- Replacement of Hayshead with a new build school with a capacity for 484 pupils (444 primary, 40 pre-school).
- The remaining balance of funds would be used to carry out prioritised maintenance and repairs in the other Arbroath primary school.
Projected Costs:

New Build £6,914,000
Prioritised maintenance and repairs to other Arbroath primary schools £3,686,000

Outcome/Impact:

- Maintain occupancy in the new build school at 67%.
- Maintain the overall P1-P7 capacity of Arbroath Schools at 2,881.

**OPTION 4H – COMBINATION OF NEW BUILD/REFURBISHMENT/MAINTENANCE AND REPAIRS**

Proposal:

- Replacement of Hayshead and St Thomas with a new build 2 school campus with a capacity for 484 pupils at Hayshead (444 primary, 40 pre-school) and a capacity of 135 pupils at St Thomas (125 primary, 10 pre-school).
- The remaining balance of funds would be used to carry out prioritised maintenance and repairs in the other Arbroath primary school.

Projected Costs:

New Build £8,661,000
Prioritised maintenance and repairs to other Arbroath primary schools £1,939,000

Outcome/Impact:

- Increased overall occupancy levels to 69% (Current overall occupancy 67%).
- Maintain the overall P1-P7 capacity of Arbroath Schools at 2,881.
ARBROATH SCHOOL ESTATE
FEEDBACK TO THE SEPTEMBER/OCTOBER 2012 CONSULTATION EVENTS

1. Comments have been collated from the following sources:
   - Letters to the Director of Education
   - ‘Have your say’ section of the Council’s Website
   - Staff Meetings
   - Consultation Meetings at five school venues (Carmyllie, Hayshead, Ladyloan, Muirfield and Timmergreens)

2. This overview provides actual verbatim comments received in respect of each option.

**OPTION 2**
- Every child enjoys an improved school through refurbishment, funds should be distributed between all Arbroath schools so all communities benefit from the money
- There is no long term value in this proposal, it won’t increase occupancy or address condition/suitability issues, simply painting over the cracks
- Does not support the key objective of designing a school which is accessible and inclusive. Sustaining refurbishment and upgrades year on year across the school estate will be challenging

**OPTION 3**
- All Arbroath schools could be greatly improved by refurbishment, spread the budget with a rolling programme of maintenance and repair for upgrade, keeps communities and current catchment areas consistent
- Why invest in lifts to improve suitability at Warddykes and Timmergreens when they are in the worst condition and will inevitably require to be replaced, equally, why retain 3 rural schools with very low capacity?
- This is a safe choice which will please the masses but costs appear excessive and there is insufficient budget to cover the programme
- A prioritised and costed list of repairs needs to be drawn up for each school

**OPTION 4A**
- Like this proposal – go for it – big pot of money left over
- Proposed site too small, on a busy road and capacity too daunting for primary school children
- Local birth rate rising, reducing capacity not advisable
- Option considered previously and not popular
OPTION 4B
- Muirfield needs a new school with a bigger gym hall this option also offers a greater occupancy rate
- New school too big, over budget and would mean a huge catchment area, additionally, where is there a suitable site?
- Muirfield and Ladyloan do not need replaced – refurbishment is sufficient
- New builds cost too much in these financially tight times – improve all the schools

OPTION 4C
- Two new builds, improved resources, makes sense to combine small schools leaves over 2 million to refurbish other schools
- Arbirlot and Carmyllie schools are an integral part of the respective communities, replacing either would lead to increased travel time for some children, better to maintain and keep both
- All children in Arbroath deserve better facilities now – a lot of money for a small number of children at Arbirlot and Carmyllie – close one school and refurbish the other
- Merge Timmergreens, Muirfield and Arbirlot; three of the four worst schools in terms of condition and suitability and free up a sizeable amount of funds for refurbishment and maintenance in all the other schools

OPTION 4D
- Fair split of funding, no safety implications re. proximity to roads, maintenance factored in
- Why replace without increasing capacity?
- Other schools in greater need of replacement than Ladyloan and Muirfield e.g. Warddykes, which is in an especially poor condition
- Ladyloan and Muirfield should only be refurbished

OPTION 4E
- This results in investment at both ends of the town (Timmergreens and Warddykes) and in time money saved would be available to improve other schools
- Not enough money left for meaningful maintenance/repair/investment in other schools
- Need to ensure the capacity of each school is sufficient to support the growing population, however, need to avoid forfeiting outdoor play areas

OPTION 4F
- No need to replace building as condition is acceptable (B), consider extension or couple of system builds
- Consider redefining catchment areas – school overcrowded – need to increase occupancy
OPTION 4G

- Hayshead and surrounding area could definitely benefit from renewing/renovating, build on existing site developing a sense of pride for children and a great boost for social inclusion in the Cliffburn area
- Hayshead is inadequate for children with additional support needs, it is stuck in the 1950s (poor lighting, toilets, playground needs resurfaced and the heating system is inadequate)
- An extension is the minimum requirement for Hayshead as capacity is currently at 95% and there are numerous new homes being built in the surrounding area
- Other schools are in far greater need – 2 areas of Hayshead are in very good condition (A) just refurbish the poor area

OPTION 4H

- Wider integration of mixed denominations but why create a huge school? Both schools work well side by side
- This would appear wasteful given the investment already made towards improving Hayshead, too costly an option
- Having two schools on the one campus may create divide between the children – potential for conflict

OTHER ISSUES RAISED:

- Parents are biased to whichever school they are involved with, making commenting on other options difficult
- Catchment areas should be renewed to even out occupancy
- Location of new builds will always be contentious
- Why are schools that are running below capacity and in need of desperate repair still open? Surely this is proving costly