

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

To: <b>Learning and Leisure Services Committee</b>	Subject:  <b>Proposed rebuilding of Drumpark ASN Primary School and Greenhill Primary School</b>  <b>Result of the Consultation</b>
From: <b>Head of Educational Resources</b>	
Date: <b>4<sup>th</sup> February 2008</b>	
Ref: <b>MM/BM/FC</b>	

**Purpose of Report**

This is a report on the consultation about the site for the replacement Drumpark ASN Primary School and Greenhill Primary School. It recommends a new build to the west of the existing sandstone building on the Coatbridge High School site.

**Recommendations**

The learning and leisure services committee is recommended to adopt the following proposals

1. that in August 2010 or such earlier or later date as is determined by the implementation of the project
  - a. primary education at Drumpark ASN school will be discontinued and a new build replacement ASN primary school will be provided
  - b. a new build replacement school will be provided for the existing Greenhill primary school
  - c. all pupils in attendance at the primary stage of Drumpark ASN school on the discontinuation date and at the existing Greenhill Primary school should attend the replacement school
  - d. the sites for the replacement schools will be on the west side of the existing Coatbridge High School



Members wishing further information please contact:

Murdo Maciver, Head of educational Resources on 01236 812269 or  
Christine Pollock, Executive Director of Learning and Leisure Services 01236 812307

**NORTH LANARKSHIRE COUNCIL – LEARNING AND LEISURE SERVICES**

**PROPOSED REBUILDING OF DRUMPARK ASN PRIMARY SCHOOL AND  
GREENHILL PRIMARY SCHOOL**

**Report by the Head of Educational Resources**

**1. BACKGROUND**

1.1 At its meeting on December 18 2007 the Learning and Leisure Services Committee approved the issue of a consultative document that proposed the following:

- (i) the building of a new Greenhill Primary School to replace the existing school.
- (ii) the sub-division of Drumpark ASN School and the relocation of the primary sector as a separate school onto a campus to be shared with Greenhill Primary School.

The consultation document is attached as Appendix A.

1.2 This report covers the outcome of the consultation process and makes recommendations for the way forward.

**2. THE CONSULTATION**

2.1 The learning and leisure services committee consulted the communities affected by the proposals. These proposals were advertised in the press and copies of the documents were issued to interested parties, including parents, parent councils, elected members, school staff, unions and community groups. Representatives of the service attended a parent council meeting at Greenhill Primary School. Written comments on the proposals were invited in terms of the Education (Publications and Consultation etc) (Scotland) Regulations 1981.

2.2 All the submissions are available for public reference in learning and leisure services, Kildonan Street, Coatbridge.

**3. RESPONSES**

3.1 Detailed responses to the document were received from the following:

Head Teacher, Drumpark ASN School  
Drumpark Parent Council  
Drumpark Staff

Head Teacher, Greenhill Primary School  
Greenhill Parent Council  
Greenhill Staff

Executive Director, Housing and Social Work Services  
Executive Director, Corporate Services

There were 2 individual responses

3.2 The main issues raised in the responses are summarised in Section 4.

#### 4. RESPONSES FROM REPRESENTATIVE GROUPS

##### 4.1 Drumpark Parent Council

The parent council favoured a new build on the existing Coatbridge High School site – on the basis that it would provide an attractive new building within an enhanced campus, at a lower cost than option 1.

##### 4.2 Drumpark Head Teacher and Staff

The head teacher and staff favoured a new build on the existing Coatbridge High School site. Questions were raised about the Pre-5 Language Unit and specific details regarding the internal accommodation layout. These issues would be dealt with at later stage in the development of the project.

##### 4.3 Greenhill Parent Council

Greenhill Parent Council favoured the refurbishment option on the basis that a new build would provide a smaller campus with less provision for play areas and less car parking. It considered that an adjoining building could pose a threat to the security and safety of the children, that the 2 storey building would overlook a graveyard and that generally the new build would be restrictive to children and staff.

##### 4.4 Greenhill Head Teacher and Staff

The head teacher and staff favoured the refurbishment option for the reasons stated in paragraph 4.3. In addition they considered that option 1 would be more environmentally acceptable because the existing building blends in with the surroundings.

##### 4.5 Executive Director of Housing and Social Work Services

Housing and Social Work Services welcomed the separation of primary ASN and secondary ASN education provision but suggested a possible "third option" to be the full integration of ASN pupils into mainstream education.

##### 4.6 Executive Director of Corporate Services

Comment was made that the present Greenhill PS is used as a polling place and that the proposed Coatbridge High School site would not be sufficiently convenient to serve the polling district. It was noted that alternative private halls in the area are available.

#### 5. RESPONSES FROM INDIVIDUALS

5.1 Two responses were received. The first response was concerned with each school having its own identity and the degree of interaction between the pupils of each school. The second response favoured the new build option for the same reasons as stated in the Drumpark Head Teacher and Staff response.

## 6. DISCUSSION OF THE ISSUES

6.1 The small number of responses to the consultation is disappointing. There are two main conclusions. Firstly, there has been no criticism of the proposal for the rebuilding of Greenhill Primary School and the relocation of Drumpark ASN primary on a shared campus. Secondly, there is no consensus on which is the better option. The Greenhill Primary School community supported the refurbishment option on the grounds that it would provide a larger campus size and play areas. Traffic management and safety would be easier to deliver. The existing building blends in with other "traditional" sandstone buildings in the area. The Drumpark community supported a new build on the basis that a total new build would be more suitable functionally and cost less. This section of the report discusses these issues.

### 6.2 Option 1: Refurbishment

6.2.1 Option 1 provides education facilities for Greenhill Primary School and Drumpark ASN Primary School in a remodelled Coatbridge High sandstone building at an estimated cost of £11.5m. It provides the opportunity to locate education and community facilities on a large site with good access, off-street parking and drop-off facilities. It allows for the retention of the listed original sandstone school as an educational building. The development would blend in with the other existing sandstone buildings located nearby. Due to the nature of the existing building the floor area would exceed requirements of the new schools by approximately 1600 square metres.

6.2.2 However, this option will require substantially more design and construction time which could add more than a year to the entire building process. In addition, a further site investigation has highlighted a fault below the existing school which has caused movement in a corner of the building. Substantial remedial work would be required and the financial and other risks are difficult to quantify at this stage.

### 6.3 Option 2: New Build

6.3.1 Option 2 provides education facilities for Greenhill Primary School and Drumpark ASN Primary School as a new build on ground to the west of the existing sandstone building at a cost of £8.9m. Although the campus is smaller, community facilities, off-street parking and drop-off facilities would still be included. Part of the building would be demolished. The sandstone old building would be declared surplus to educational requirements. This option would provide functionality and space standards which match the rest of the new build school estate.

6.3.2 The new building option has a lower financial risk in that the costs estimated are more certain than the refurbished costs.

### 6.4 Specification and Design

At this stage decisions on specification and design would be premature. It is anticipated that all stakeholders, including parents, staff and pupils will be fully involved in the design of the building and its facilities. Consideration will also be given to educational changes, for example curriculum developments, learning methodologies and class size limits.

## 7. CONCLUSION

- 7.1 Careful consideration has been given to the responses made by interested parties. Both options satisfy the requirements of a modern facility to meet education and curriculum requirements in the 21<sup>st</sup> century.
- a) Option 1, the remodeled Coatbridge High, has unique advantages. The campus is larger, the listed building would remain in educational use and the general character of the area would be retained. However, there are risks and disadvantages. There is evidence of movement in the existing building which may require substantial remedial works. The site investigation has highlighted a fault below the existing school which would prevent additional structural loading to the building. There would be higher maintenance and running costs because the external sandstone walls cannot be upgraded to meet current insulation standards. Finally, the estimated remodel costs are substantially higher.
  - b) The new build option also has disadvantages. It will provide a smaller campus and a new building which is not in the same style as the traditional buildings of the area. However, the site and building satisfy all required space standards and the development has a lower financial risk in that new build costs are more certain than refurbishment costs. The running and maintenance costs will be lower. The build time will be quicker.
- 7.2 Therefore, it is considered that the best value option is the new build. It meets the educational requirements at lower cost and with fewer risks. The recommendation of learning and leisure services is that the new Greenhill Primary School and Drumpark ASN Primary School campus should be built in a site to the west of the existing Coatbridge High School sandstone building.

## 8. RECOMMENDATIONS

The learning and leisure services committee is recommended to approve:

1. that in August 2010 or such earlier or later date determined by the implementation of the project
  - a. primary education at Drumpark ASN school will be discontinued and a new build replacement ASN primary school will be provided
  - b. a new build replacement school will be provided for the existing Greenhill primary school
  - c. all pupils in attendance at the primary stage of Drumpark ASN school on the discontinuation date and at the existing Greenhill Primary school should attend the replacement school
  - d. the sites for the replacement schools will be on the west side of the existing Coatbridge High School

**THIS IS A CONSULTATIVE DOCUMENT**

**NORTH LANARKSHIRE COUNCIL  
LEARNING AND LEISURE SERVICES**

**EDUCATION 2010 PHASE 2 PROPOSALS**

**REBUILDING OF  
GREENHILL PRIMARY SCHOOL  
AND  
DRUMPARK ASN PRIMARY SCHOOL  
AT  
COATBRIDGE HIGH SCHOOL**

**This document has been issued by the Learning and Leisure Services Committee of North Lanarkshire Council for consultation in terms of the Education (Publication and Consultation Etc) (Scotland) Regulations 1981**

## NORTH LANARKSHIRE COUNCIL

### Proposals for:

### Rebuilding of Greenhill Primary School and Drumpark ASN Primary School

#### 1. BACKGROUND

1.1 Education 2010, the rebuilding and upgrading of schools, is a very high priority for North Lanarkshire Council. There are three aspects to the strategic vision which underpins the programme:

- (1) An educational vision: School refurbishment and replacement improves the conditions for learning and teaching. There will be enhanced access to a wider and richer curriculum and greater opportunity for young people to develop to their full potential.

Social inclusion will be encouraged by co-locating additional support needs schools on the campus of selected schools.

The provision of early years facilities in primary schools will create local education and care opportunities as well as continuity and progression for the children.

Community facilities within schools will be enhanced. A number of new-build campuses will have integrated community facilities designed to cater for the specific needs of the locality. These facilities will be available for community and school use both during and outwith school hours. The facilities will offer learning, sporting and leisure opportunities.

- (2) A corporate vision: The development of schools as community hubs will support the wellbeing of communities by meeting social, economic and environmental needs in an integrated way. With inter-service collaboration the educational campus will deliver a wide range of council services. The overall package will ensure that a high quality education service is available to the whole community. There is a strong emphasis on the social and economic regeneration of the whole council area particularly deprived communities.

- (3) A best value vision: Education 2010 has a strong commitment to best value principles. It will ensure not only a high quality education provision but also the efficient use of resources in the short and long term. The rationalisation of existing buildings will release resources for investment on other services.

1.2 Phase 1 began in 2002 with the rebuilding of 24 schools and various other facilities as part of the public private partnership.

1.3 In November 2006 the council approved a phase 2 project, including the replacement of Greenhill Primary School and Drumpark ASN Primary School in a remodelled Coatbridge High School building. The purpose of this document is to explain the proposals and to gather the views of interested parties. The responses to the consultation will be reported to the learning and leisure committee so that a final decision can be taken.

## 2. THE OPTIONS IN DETAIL

2.1 The options included in this consultation for the replacement Greenhill Primary School and Drumpark ASN Primary School are detailed below:

Option 1 Both schools located in a remodelled Coatbridge High building (A on the attached map: option 1 on attached layout)

Option 2 Both schools located in a new building on the Coatbridge High School site to the west of the existing sandstone building. (A on attached map; Option 2 on attached lay-out).

### Option 1

This proposal is to provide education facilities for Greenhill Primary School and Drumpark Primary School in a remodelled Coatbridge High building at a cost of £11.5m.

It provides the opportunity to locate education and community facilities on a large site with improved access, off-street parking and drop-off facilities. Additionally the original sandstone building would be retained for educational use.

### Option 2

This proposal is to provide education facilities for Greenhill Primary School and Drumpark Primary School as a new build on ground to the west of the existing sandstone building at a cost of £8.9m.

Community facilities, off-street parking and drop-off facilities would be included. The remaining parts of Coatbridge High School would be declared surplus to educational requirements.

## 3. REASONS FOR THE PROPOSALS

3.1 Greenhill Primary School is in poor physical condition with facilities that do not meet the need for the modern curriculum. The building and accommodation was criticised in the recent HMI report.

- The condition of the building is sub-standard with high energy and maintenance costs.
- The building is not fit for purpose. These include limited classroom storage, power points and specialist fixed equipment; restricted opportunity to offer flexible curriculum; poor social facilities including dining, assembly and toilet areas; shortage of staff working and interview areas.
- Access is directly from a main road and traffic movement within the campus is restricted.
- There are no playing fields and inadequate playground space

A remodelled new school or Greenhill would promote education aims and the wider aspirations of the school community and the council. It would provide:

- A modern facility to meet the education and curriculum requirements in the 21<sup>st</sup> century
- Enhanced specialist facilities including improved provision for ICT
- Integrated social, play and outdoor facilities for the school and the community
- Improved access, drop-off and parking
- A more substantial building with lower running costs.

3.2 Drumpark School is in poor physical condition with facilities that do not meet the requirements for pupils with additional support needs and for the modern curriculum. From an education and inclusion perspective there is a need to separate the all-though schools into dedicated primary and secondary stages. Additional the following matters are considered to require particular attention

- The condition of the building is sub-standard with high energy and maintenance costs
- The building is not fit for purpose – small classrooms; small size and restricted shape of specialist areas; poor heating, cooling and ventilation; shortage of classroom storage, sinks and power points; inadequate social facilities and working areas; lack of display areas.
- Specialist facilities are inadequate
- Access, drop-off and parking are limited
- Playground and outdoor space is restricted.

New schools for Drumpark, both primary and secondary, would promote education aims and the wider aspirations of the school community and the council. It would provide

- A modern, inclusive and integrated facility for education in the 21<sup>st</sup> century
- Enhanced specialist facilities including improved provision for ICT
- Integrated social, play and outdoor facilities for school and community
- Improved access, drop-off and parking facilities
- A sustainable building with low running costs.

#### 4. IMPLICATION OF THE PROPOSAL

##### 4.1 Benefits

All pupils and staff would benefit from the proposal. Pupils will be educated in a new building which is designed to facilitate modern teaching methods, future flexibility and enhanced access, security and safety. The campus will be maintained to a high standard and provide major opportunities for outdoor learning. All the children will have opportunities to integrate, socially and educationally.

##### 4.2 Accommodation

In addition to the main teaching and learning areas on campus there will be provision for gymnasia, dining area, library and audio-visual rooms. The teaching and learning areas for both schools will include formal and informal teaching zones, break-out / activity areas and noisy / quiet areas for small group and practical work. The campus will provide facilities currently unavailable in the school, such as nursery provision, outdoor teaching spaces and an all-weather, floodlit sports area.

Drumpark ASN will be designed to be a haven within the campus while still having easy access to shared and specialist facilities. It will have its own playground

space. When appropriate, the pupils will be able to integrate with Greenhill pupils at break times. There will be a hydrotherapy pool.

#### 4.3 Transport

In accordance with North Lanarkshire Council policy, free transport will be provided for all children zoned to Greenhill Primary School and living more than one mile away from the new school building by the shortest safe walking route. Transport will continue to be provided for additional support needs pupils. The development will include a bus turning area, pupil drop-off zone and on-site parking.

#### 4.4 School Rolls and Zoning

The current and projected rolls for Greenhill Primary School are as follows:

Year	2007	2008	2009	2010	2011	2012
Roll	163	147	151	145	146	140

The capacity of the new primary building will be 180. The capacity of the new Drumpark will be 90.

A map of the current catchment area is attached as Appendix 2.

#### 4.5 Staff

##### (a) Learning and Leisure Staff

The new building will be staffed in accordance with current roll-related staffing standards.

Dependent on roll, all Learning and Leisure staff in Greenhill Primary School will transfer to the new campus when it is completed.

Staff in Drumpark ASN Primary School who are dedicated to primary children will transfer to the new campus when it is completed. A further headteacher will be appointed to the new Drumpark ASN School. All other staff, for example those who are involved with both primary and secondary children, will be consulted about their aspirations on an individual basis.

Professional associations and trade unions will be consulted about staffing matters.

##### (b) Staff employed by other council departments

It is anticipated that the new buildings will be supported by the council services including facilities management, maintenance and catering. Employees in the existing facilities will be redeployed to the new campus, if possible. All will be fully consulted about their future as will the appropriate trade unions.

#### 4.6 Involvement in Design

It is intended to involve the schools and wider community in designing the new facilities.

5. **RESPONDING TO THE PROPOSALS**

- 5.1 The learning and leisure committee has agreed to adopt a number of proposals related to the project covered by this document. These proposals form the basis of the formal consultation process and are included as Appendix 1.
- 5.2 This consultative document is being issued to all interested parties. All interested parties are therefore invited to send their views on these proposals to Murdo Maciver, Head of Service, Learning and Leisure Services, Municipal Buildings, Kildonan Street, Coatbridge ML5 3BT no later than Friday 1<sup>st</sup> February 2008. Alternatively, comments can be made on the website of North Lanarkshire Council at [www.northlan.gov.uk](http://www.northlan.gov.uk).

MM/PM  
November 2007

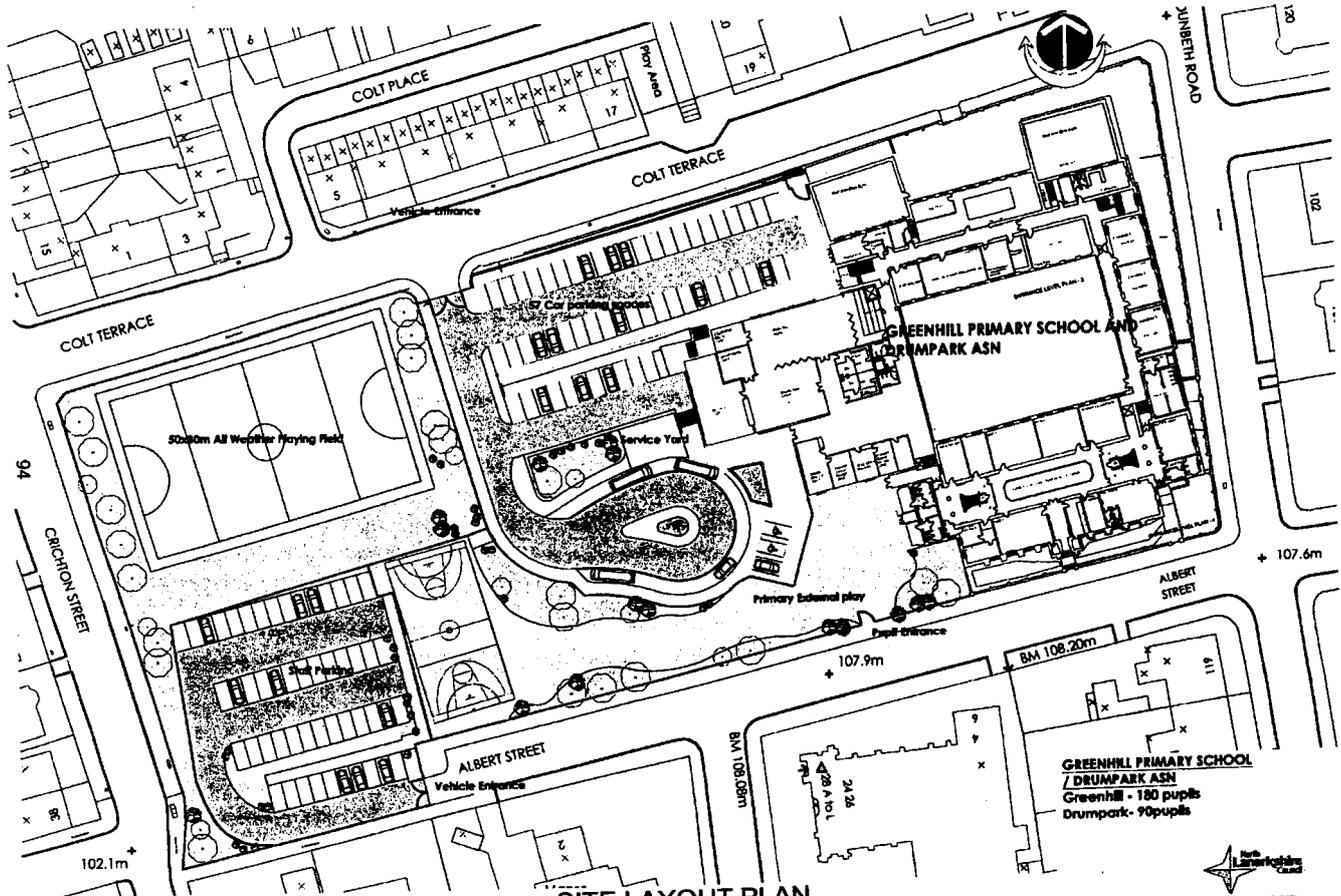
## APPENDIX 1

The learning and leisure services committee is recommended to adopt the following proposals:

1. *In August 2010 or such earlier or later date determined by the implementation of the project:*
  - a) primary education at Drumpark ASN School will be discontinued and a replacement ASN primary school will be provided in Coatbridge.
  - b) all pupils in attendance at the primary stage of Drumpark ASN School on the discontinuance date should attend the replacement school.
  - c) a replacement school will be provided for the existing Greenhill Primary School.
2. The sites for the replacement schools will be in accordance with one of two options detailed at 2.2 in this report.
3. That the consultative document attached to this report be issued and made available to all interested parties.
4. That all interested parties be invited to make written representations to Murdo Maciver, Head of Educational Resources, Learning and Leisure services, Kildonan Street, Coatbridge, ML5 3BT. ([maciverm@northlan.gov.uk](mailto:maciverm@northlan.gov.uk)) no later than Friday 1<sup>st</sup> February 2008
5. That the head of educational resources be asked to prepare a report on the response to the consultation to the next meeting of the learning and leisure services committee.

## List of Responses

	<b>Name</b>	<b>Role/Organisation</b>	<b>Address</b>
1.	John O'Hagan	NLC, Corporate Services	Civic Centre, Motherwell
2.	Gail McCarroll	Member of the Public	e-mail
3.	Mr T Grenfell	Greenhill Parent Council	Greenhill PS
4.	Michael McPake	Drumpark Parent Council	Drumpark ASN School
5.	Teresa Collins	Drumpark HT	Drumpark ASN School
6.	Gillian Pollock	Drumpark Teacher	Drumpark ASN School
7.	Edward Docherty	Drumpark Staff	Drumpark ASN School
8.	Elaine Miller	Greenhill Staff	Greenhill PS
9.	Elaine Miller	Greenhill HT	Greenhill PS
10.	Liz Sneddon	Housing & Social Work Services	Scott House, Motherwell



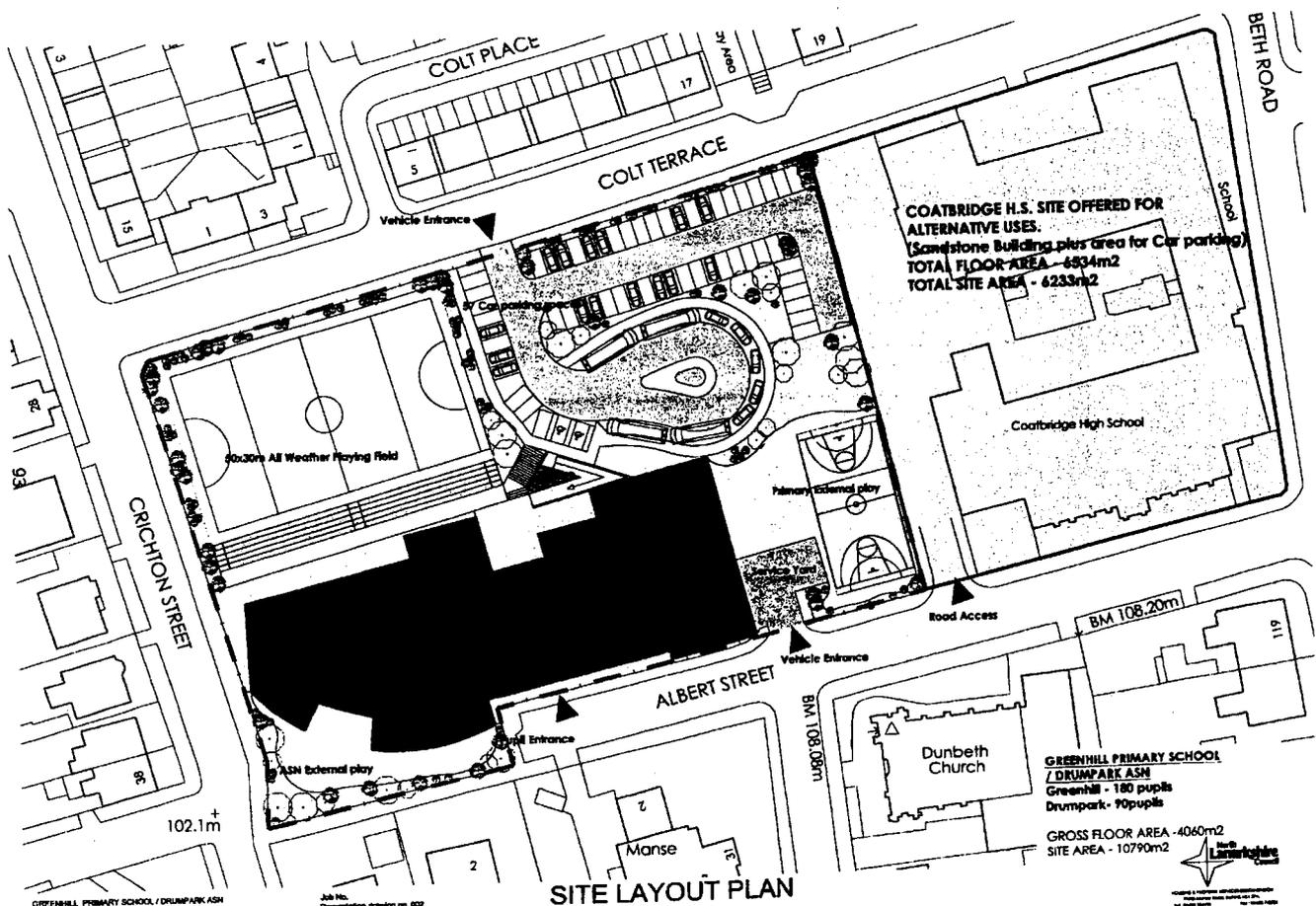
GREENHILL PRIMARY SCHOOL / DRUMPARK ASN

Job No. Presentation drawing no. 001

**SITE LAYOUT PLAN  
OPTION 1**

**GREENHILL PRIMARY SCHOOL  
/ DRUMPARK ASN**  
Greenhill - 180 pupils  
Drumpark - 90 pupils





COATBRIDGE H.S. SITE OFFERED FOR ALTERNATIVE USES.  
 (Sandstone Building plus Area for Car parking)  
 TOTAL FLOOR AREA - 6504m<sup>2</sup>  
 TOTAL SITE AREA - 6233m<sup>2</sup>

GREENHILL PRIMARY SCHOOL / DRUMPARK ASM  
 Greenhill - 180 pupils  
 Drumpark - 90 pupils

GROSS FLOOR AREA - 4060m<sup>2</sup>  
 SITE AREA - 10790m<sup>2</sup>

**SITE LAYOUT PLAN  
 OPTION 2**

GREENHILL PRIMARY SCHOOL / DRUMPARK ASM

Job No.  
 Presentation drawing no. 802

