

To:	SCHOOLS & CENTRES 21 MEMBER OFFICER WORKING GROUP	Subject: SCHOOLS & CENTRES 21 PHASE 3 INVESTMENT PROGRAMME – FORWARD PLANNING
From:	ASSISTANT CHIEF EXECUTIVE (EDUCATION, YOUTH AND COMMUNITIES)	
Date:	16 <sup>th</sup> February 2017	
Ref:	IB/JMcK/FF	

## 1. Introduction

- 1.1 The accompanying paper on today's agenda details the current position with the SC21 Phase 2 Programme which is both extensive and significantly progressed. For the end of this financial year it is anticipated that most of the projects will be at contract/financial close. In that respect, it is considered that now would be an appropriate time to consider the level of funding that could be available for a Phase 3 Programme along with areas for further consideration in advance of developing the early stages of the next Programme.
- 1.2 The purpose of this paper is to provide details of an indicative funding package that could be considered for the first stage of a Phase 3 Schools & Centres 21 Programme development and provides areas for further consideration based on current emerging issues across the estate.
- 1.3 Further funding may be required to conclude on all emerging issues and, as such, available resources will require to be kept under review. Similarly management of the estate is an ongoing and fluid process and emerging issues would also require to be kept under review.

## 2. Resource Availability

- 2.1 Discussions have been held with the Head of Financial Solutions regarding the availability of funding for the next stage of SC21 development with up to £53m possibly available over the next 5/6 year period with details summarised below:

	£'m
• Indicative remaining funding available within overall SC21 programme as reported to the June 2016 meeting of the SC21 MOWG (note 1)	12
• Conversion of an element (£1.1m) of revenue funding to a capital value via prudential borrowing (note 2)	21
• Make available £4m per annum over five years of the next capital planning period (2018/19 to 2022/23)	<u>20</u>
	<u>53</u>

### Note1

At the present time there are a number of projects at pre-financial close stage within the SC21 programme and there is an element of budget risk. Accordingly, this figure is indicative and will require to be reviewed post financial close.

## **Note2**

Capitalisation of the Early Years Change Fund following the natural conclusion of existing projects in order that consideration could be made within selected projects for early learning and child care development linked into the national and local strategic priority of improving provision, specifically linked to the current early learning and child care expansion programme for 2 year olds and 3 to 5 year olds from 600 hours to 1140 hours per annum.

- 2.3 At any one time the level of emerging issues across our estate is significant and that coupled with the challenges of the available resource results in many competing priorities that require to be faced on an ongoing basis.
- 2.4 Our School Estate Management Plan refers to this point and advises, therefore, that it is important that all resources are managed in a complimentary manner and not in isolation. This includes for example:
- Schools & Centres 21 Programme;
  - Revenue Funding;
  - DDA Disability/Improvements;
  - Early Learning and Child Care Funding;
  - Core Capital Funding; and
  - Any possibility of Scottish Government grant funding.

### **3 Areas for Consideration**

- 3.1 In considering the current emerging issues across our School Estate the following areas are put forward for consideration for further work ahead of a future Phase 3 SC21 programme:
- Review of Northern Corridor and Glenboig
  - Review of Primary School Estate in Bellshill
  - Review of Primary School Estate in Newmains and Morningside.

### **4. Review of Northern Corridor and Glenboig**

- 4.1 Members of the SC21 Member-Officer Working Group will be aware that a report was presented to the Learning & Leisure Services Committee in June 2015 highlighting the current and future capacity issues across the Northern Corridor and Glenboig school estate.
- 4.2 Since that time the Service has worked closely with colleagues in planning and the local schools, closely monitoring the house building and subsequent pupil numbers in this area.

An update of house building in this area, since the June 2015 report is as follows:

- (i) Over the last few years over 200 houses have been built in the Chryston area and another 200 or so are currently either being built or are at final planning stage.
- (ii) House building in Gartcosh has started to materialise with an active development of around 240 houses to the south of Johnston Loch, expected to be completed within the next few years. Another site, to the west of the loch, is due to become active in Spring 2017. This second site is anticipated to eventually accommodate 450 houses, and will be built out in 5 phases.
- (iii) House building in Glenboig is still going through planning stage, with planning permission in principle just concluded and a detailed planning application expected to follow. It is therefore anticipated that development of around 200 houses will start either towards the end of 2017 or the start of 2018 but it is anticipated that this development will move at a slower rate than those in Chryston or Gartcosh.

All three areas have good transport links and the planned improved infrastructure within the Gartcosh and Glenboig areas will further enhance the attractiveness to families moving to the area.

- 4.3 The information outlined above provides an updated assessment, showing that around 1,300 houses are at, or are close to, an 'active state of development' in this area. From this it is recommended that the following projects should be given priority in Phase 3 of the SC21 programme:

- a. Chryston Primary School and
- b. Gartcosh Primary School

## 5. Review of Primary School Estate in Bellshill

- 5.1 Officers were previously asked to review the Primary School Estate in Bellshill and much of this work has been done.
- 5.2 The table below indicates historical financial allocations across the 7 LAP boundaries on SC21 Programmes. Included in this analysis is the targeted investment in Motherwell Secondaries as this is funded from the SC21 Programme. From this analysis, it can be seen that the Bellshill LAP has the lowest historical SC21 spend per pupil.

**INVESTMENT FIGURES** (From 2005 to current allocated projects and Motherwell High Schools £10m)

<b>Mainstream Primary and Secondary</b>	<b>Areas</b>	<b>Total Pupil Nos in Area Census 2016</b>	<b>New Schools Investment Programme Spend £million</b>	<b>Area % of New Schools Investment to Total Investment</b>	<b>Spend £ per Pupil in Area</b>
New School Major Capital Investment per Pupil Place per Area	Airdrie	7924	128,519,347	25.02%	£ 16,219
	Bellshill	4294	13,436,931	2.62%	£ 3,129
	Coatbridge	7934	141,324,400	27.51%	£ 17,813
	Cumb & Kilsyth	9847	72,181,815	14.05%	£ 7,330
	Motherwell	8754	35,141,451	6.84%	£ 4,014
	North	2888	28,709,657	5.59%	£ 9,941
	Wishaw	6924	94,401,149	18.38%	£ 13,634
		48565	513,714,750		

- 5.3 A review of the availability of land in the Bellshill local area has been carried out and from this it is recommend that the project to take forward is a shared campus for Sacred Heart and Lawmuir primary schools.

## 6. Review of Primary School Estate in Newmains

- 6.1 Officers have continued to review the primary school estate in Newmains. To conclude this work this would be the final area that could be considered at this time in a future phase of the SC21 Programme.

- 6.2 It should be noted that there are a number of challenges with the accommodation in the local schools.
- In St Brigid's Primary School there is a double modular unit that has been on site in excess of 40 years. In addition, there are some challenges with ancillary accommodation within the School. The external environment, to some extent is restricted in use. It should be noted that at the rear of the school there is a large public open space that could be considered for future development.
  - Newmains Primary School is located on a split site with children having to walk approximately 60 metres for their lunch and also for PE facilities. Similarly Nursery Provision is delivered across the two locations.
- 6.3 Land at the rear of St Brigid's Primary School was previously identified for potential development and it is recommended that a paper is prepared for a future Education Committee to seek authority to commence a statutory education consultation on the proposal to relocate Newmains Primary School and co-locate with St Brigid's Primary school on a shared campus.

## **7. Financial Implications**

- 7.1 Whilst this paper provides detail of an indicative funding allocation for the next stage of the SC21 programme it is important to note that funding and costings will require to be kept under review (eg) the possibility or otherwise of a future "Building Schools for the Future" funding stream being available from the Scottish Government and the possibility of securing planning contribution towards infrastructure costs in the Northern Corridor and Glenboig area.
- 7.2 At the present time it would be unrealistic to put costs against the suggested projects as there are a number of variables that cannot be fully accounted for at this time and would not be known until full feasibilities and consultations were carried out. These would include, but are not exclusive to:
- Statutory education consultation
  - Planning consultation
  - The availability of land
  - The final scoping of projects
  - Land remediation and access
  - Inflation
- 7.3 As projects move forward they would be procured through the SC21 framework agreement that has a value of £200m approved at the Learning & Leisure Services Committee on 30<sup>th</sup> April 2013.

Similarly, on 14<sup>th</sup> February 2013 the Council set an internal funding cap of £100m as part of revenue budget planning at that time.

Accordingly, it would be the intention to remit this report to the Policy & Resources Committee meeting on 19<sup>th</sup> March 2017 for continuation of the remaining investment value of the £200m SC21 Programme.

## 8. Recommendations

The SC21 Member Officer Working Group are asked to recommend to the Education Committee that:

- (i) the indicative funding package for phase 3 of the SC21 Programme be noted;
- (ii) it be agreed that the following projects be given priority within the Northern corridor
  - a. Chryston Primary School;
  - b. Gartcosh Primary School
- (iii) following the review of availability of land in the Bellshill local area a shared campus for Sacred Heart and Lawmuir primary schools be progressed.
- (iv) a paper to a future meeting of the Education Committee will be presented seeking authority to carry out a statutory education consultation on a proposal to relocate Newmains Primary School and co-locate with St Brigid's Primary school on a shared campus.
- (v) other consultation papers, as appropriate, will be prepared and presented to the Education Committee, when required
- (vi) funding allocations, emerging issues across the estate together with the final cost implications be kept under close consideration and reported back to future meetings of the SC21 Member Officer Working Group.
- (vii) the remittance of this report to a future meeting of the Policy & Resources Committee be noted

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