
NORTH AYRSHIRE COUNCIL

25 September 2019

Council

Title: **Ardrossan North Shore: Proposed Education and Community Campus.**

Purpose:

- To inform Council of the Scottish Government announcement to include the Ardrossan Education and Community Campus proposal in the initial phase of investment in Scotland's Learning Estate Strategy;
- To seek Council's approval to include a new swimming pool in the Statutory Public Consultation proposal for a new education and community campus, located at North Shore, Ardrossan;
- To authorise officers to explore the option for community use and/or ownership of the swimming pool building at Auchenharvie Leisure Centre, subject to the outcome of the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan; and
- To inform Council of the timetable for the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan.

Recommendation: It is recommended that Council:

- a) Notes the outcome of the swimming pool community engagement exercise;
- b) Approves the recommendation that the swimming pool be included within the Statutory Public Consultation proposal for a new Ardrossan Education and Community Campus, located at North Shore, Ardrossan;
- c) Notes that the ice-rink and fitness suite currently at Auchenharvie Leisure Centre will remain at that facility;
- d) Authorises officers to explore the option for community use and/or ownership of the swimming pool building at Auchenharvie Leisure Centre, subject to the outcome of the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan;
- e) Notes the information contained within the site investigation report by Envirocentre (non-technical summary);
- f) Notes the timeline for Statutory Public Consultation, authorising officers to finalise and implement this; and
- g) Notes that the final decision on the Statutory Public Consultation will be taken by Council.

1. Executive Summary

- 1.1 On 15 January 2019, North Ayrshire Council Cabinet approved early engagement with communities to develop a proposal for new education and community provision in Ardrossan.
- 1.2 The rationale for this proposal included:
 - The condition of Ardrossan Academy, assessed as Condition “D” (*Economic life expired and/ or risk of failure*) and previously the subject of a Statutory Public Consultation to replace it;
 - An analysis of the condition of local leisure facilities and exploration of innovative opportunities to improve health and wellbeing within available resources in the Three Towns;
 - Potential Ayrshire Growth Deal investment in Ardrossan, allowing the further development of a regeneration masterplan and placemaking initiative from which a new education and community campus could benefit; and
 - The introduction of the Scottish Government’s new Learning Estate Strategy and investment.
- 1.3 Officers were therefore authorised to develop proposals for a much-needed education and community campus which would include:
 - Ardrossan Academy;
 - Winton Primary School including the Early Years Class;
 - A swimming pool, to replace the pool presently at Auchendarvie Leisure Centre in Stevenston;
 - Accommodation for Health and Social Care Partnership Children and Families Team; and
 - Ardrossan Library.
- 1.4 On 11 June 2019 Cabinet approved the proposals for a new Ardrossan Education and Community Campus. This report provides the outcome of a further engagement exercise solely with regard to the the pool, requested by Cabinet at that time in response to a petition from residents in relation to the inclusion of a pool in the proposal, which would replace the North Ayrshire swimming facility at Auchendarvie Leisure Centre. The current report recommends the inclusion of a pool in the Statutory Public Consultation for the new campus.
- 1.5 This report also updates Council on independent site investigations carried out at the proposed North Shore site, providing confirmation that the site will be suitable for the proposed purposes.
- 1.6 The report also notes that, on 9 September 2019, Scottish Government announced their intention to include North Ayrshire’s Ardrossan Education and Community Campus proposal in the initial phase of investment in the new Scotland’s Learning Estate Strategy.
- 1.7 A proposed timetable for the Statutory Public Consultation is included within this report.

2. Background

- 2.1 A condition survey of Ardrossan Academy was carried out in May 2018 when the condition of the property was recorded as condition "D" (*Economic life expired and/ or risk of failure*) and assessed as an unsuitable building for the delivery of a 21st century curriculum.
- 2.2 In November 2018 the Scottish Government announced a programme of further investment in the Scottish school estate. It has allocated £1 billion to this programme, available from 2020. Guidance within the new Learning Estate strategy was that Scottish Government would provide funding support for a facility that provides and facilitates the following:
- Creative and ambitious thinking about educational space and how it can be used and exploited to the benefit of the whole community;
 - Innovative and appropriate curriculum planning and delivery leading to sustained positive destinations;
 - E-learning facilities which provide opportunities to enhance learning and teaching and provide access to and from remote areas as well as the local community;
 - Promotion and delivery of lifelong learning opportunities, including a further educational offer which is tangible and significant;
 - Means to enable change and improvement in communities by providing community services and opportunities for community engagement;
 - Open and transparent consultation that evidences extensive community engagement and a listening council;
 - Sustainability and, in particular, sustainable public services;
 - A brief which has clear, unambiguous goals and outcomes for children, young people and the community which can be monitored and measured; and
 - A sustainable business case.
- 2.3 It was made clear that ambitious, innovative and creative thinking would be essential and that a like for like build (a replacement Ardrossan Academy) or a campus type facility (early years, primary school and secondary school – educational facilities only) would be unlikely to secure funding.
- 2.4 At the same time, technical reports were highlighting that much of the swimming pool mechanical and electrical plant and systems at the swimming pool at Auchenhavrie Leisure Centre were well beyond their intended lifespan. These systems present management issues to KA Leisure regarding the operation of the centre and do not meet modern standards of energy efficiency, with associated running cost implications. The pool-tank and pool-surround tiles and water proofing are also original, it is anticipated that these elements are near to, or beyond, their economic life and will not continue to perform as required. Without major investment it is likely the centre will be difficult and expensive to operate and run in the medium to long term with, ultimately, the risk of failure to deliver and major disruption or removal of services.
- 2.5 Auchenhavrie Leisure Centre also includes an ice-rink and a pool. The ice-rink was extended and refurbished in 2011/12 with an investment of £3,898,212 and will remain fit for purpose. The fitness suite was also recently refurbished. In 2018/19, there were c.111,000 attendances at the pool; c. 78,000 attendances at the ice-rink; and c.407,000 attendances at the fitness suite. The pool operates with a financial deficit.

2.6 North Ayrshire Council Proposal to Scottish Government

2.6.1 As a result of the above factors, on 15 January 2019, North Ayrshire Council Cabinet approved early engagement with communities to develop a proposal for a new education and community campus in Ardrossan. Officers were authorised to develop proposals for a community campus which would include:

- Ardrossan Academy;
- Winton Primary School including the Early Years Class;
- A new swimming pool, to replace the pool presently at Auchenharvie Leisure Centre in Stevenston;
- Accommodation for Health and Social Care Partnership Children and Families Team; and
- Ardrossan Library, which would allow a single facility for school and community to provide opportunities for lifelong and intergenerational learning.

2.6.2 The Council's vision and proposal to Scottish Government was to develop a truly transformational community facility that would support educational attainment, well-being and provide links to employment opportunities for the entire community. Realising this vision will support the regeneration of an area in need of investment and provide an excellent community resource. The proposal includes the provision of a place of learning from the early stages through to the senior phase and beyond into further and higher education. It will raise aspirations, promote achievement, deliver links to further learning, training and employment, health and well-being and promote lifelong learning and community involvement.

2.6.3 As noted above Scottish Government funding is only available for innovative place making proposals as set out in its Learning Estate Strategy. The Education and Community Campus is only viable with Scottish Government funding, which has now been allocated based on the Council's initial proposal as part of the Phase One projects.

2.6.4 The Council's ambition to adopt a holistic placemaking approach proposes that the campus is built on the North Shore in Ardrossan. In this location it can benefit from the anticipated developments for Ardrossan in the Ayrshire Growth Deal - an expanded marina facility and marine sciences centre at the site. It will also contribute to the delivery of a national scale regeneration project including the investment proposed in Ardrossan Harbour, the new ferry terminal and associated transport hub; the provision of a coastal path at North Shore, and improvements to Ardrossan town centre. The development of the North Shore site will also release land sites for private and social housing development at the existing school site.

2.6.5 At its meeting of 11 June 2019, Cabinet agreed that the principle of a multiple facility education and community campus be further developed as the preferred solution. The outcome of the early engagement activity with both school communities and the wider community was also reported to Cabinet at that stage, with the Ardrossan education community in favour of the proposal as a whole and other sections of the community demonstrating varying opinions on elements of the proposal.

2.6.6 Also on 11 June 2019, a petition was presented to Cabinet in respect of the proposed relocation of leisure facilities. The petition expressed disagreement with the proposal to relocate leisure facilities from Auchenharvie Leisure Centre, Stevenston, to the

proposed Community Campus in Ardrossan. Cabinet was asked to consider this petition along with the paper provided by officers detailing the feedback from the community engagement undertaken so far.

2.6.7 At its meeting on 11 June 2019, Cabinet asked that the relocation of Auchenhavrie swimming pool to the proposed community campus be subject to further community engagement during August 2019, and that the outcome of this further engagement be presented to Cabinet for consideration at its September meeting to inform a final decision on the inclusion of the pool in the Statutory Public Consultation proposal. Cabinet requested that this engagement framework be co-designed with key stakeholders. The community engagement closed on 8th September 2019. This process is detailed below at para. 2.7.

2.6.8 On 9 September 2019, Scottish Government announced their intention to include North Ayrshire's Ardrossan Education and Community Campus proposal in the initial phase of investment in the new Scotland's Learning Estate Strategy. The project as a whole, as proposed by the Council and as described above at 2.6.1, was considered by Scottish Government to be innovative in the way it aims to deliver holistically on the principles of the Learning Estate Strategy, from an education, community and placemaking perspective, and will seek to demonstrate best practice that will inform future phases of investment.

2.6.9 Scottish Government has requested a further status evaluation report by 11 October 2019 in preparation for a workshop on 29 October 2019 where Phase One local authorities will demonstrate how their projects will respond to the principles of the Learning Estate Strategy, focus on some of the proposed programme targets and conditions that the initial projects would be expected to help test and demonstrate.

2.7 Additional Pre-Consultation Engagement Process in relation to Swimming Facilities in the Three Towns

2.7.1 On 24 July 2019 a Stakeholder Reference Group meeting took place to which key stakeholders and community representatives from the Three Towns were invited. The meeting was independently chaired, and its purpose was to present the draft briefing statement for the Three Towns engagement exercise, the draft engagement plan, and the draft engagement questionnaire, and to seek feedback on these documents from the group.

2.7.2 It was established before the survey, and clarified in the survey, that there would continue to be a fitness facility at Auchenhavrie Leisure Centre with the ice-rink and that any proposed new education and community campus would also include a fitness suite in its design. It was agreed by the group that this would form part of the background information during the engagement process.

2.7.3 Following this meeting the plans for the engagement exercise and the draft documents were refined to reflect the discussions and the valuable feedback provided by the group. A "You Said We Did" record of the meeting was circulated to the group along with the final draft of the engagement documents. The group was invited to provide further comments and feedback following which the documents were finalised. The Stakeholder Reference Group was advised that a further meeting of the group would be

held to review the engagement process to inform future practice, and this is planned for 9 October 2019.

2.7.4 It was agreed by the group that the method of engagement would be via an open text survey that sought to capture people's feelings about the option to include new swimming facilities in the proposal for a new Ardrossan Education and Community Campus and an understanding of the impact this would have on individuals and communities.

2.7.5 The survey did not request a vote from participants and instead sought to gain a deeper understanding of the issues and how these mattered to them. The survey requested the following information from respondents:

1. *Please tell us how you, the people in your neighbourhood, or the community-based group you are representing, feel about this option. (to include new swimming facilities in the proposal for a new Ardrossan Community Campus).*
2. *Please provide up to 3 reasons why you feel this way.*

The survey also gathered demographic information on respondents. A full copy of the survey template can be found at Appendix 1.

2.7.6 Information on the engagement exercise and the online survey was distributed via:

- A social media campaign;
- Press releases;
- Distribution of posters to community venues; and
- Direct communication via email with schools, businesses, sports organisations and community groups.

The Three Towns Swimming Pool Engagement survey commenced on 19 August 2019.

2.7.7 To support all members of the community to participate in the engagement exercise, a series of Drop-in Information Sessions were set up at which members of the communities were able to complete paper copies of the surveys or be supported to complete their surveys on line. Paper copies of surveys were also made available at all community libraries and facilities in Three Towns, Kilwinning and West Kilbride. Information on the times and locations of these Drop-in Sessions can be seen on the poster at Appendix 2.

2.7.8 At the request of the Stakeholder Reference Group, a decision was taken to consider a more accessible method of engagement for primary school pupils which would include pupils from the primary schools of the Auchendarvie cluster and the Three Towns primary schools of St Matthew's cluster.

2.7.9 The views of the Ardrossan cluster primary school pupils were captured in the earlier engagement exercise undertaken on the wider proposal earlier this year, and this can be seen in the report provided at Appendix 3.

2.7.10 Following the success of the previous primary pupil engagement exercise earlier this year, it was decided that the senior pupils of Ardrossan Academy would support their peers at Auchendarvie and St Matthew's Academies to design and lead a more

accessible engagement activity with the younger children of the Three Towns cluster primaries of Auchenharvie and St Matthew's Academies.

2.7.11 Following discussion with the senior pupils, it was decided that primary pupils would be asked two questions:

Q 1 *Do you use the pool at Auchenharvie Leisure Centre?*

Q 2 *Do you think it would be a good idea for the Council to build a new pool in the new school campus?*

2.7.12 The senior pupils from Auchenharvie and St Matthew's Academies then visited each of their Three Towns cluster primary schools to lead the engagement exercise with the younger children. The senior pupils explained the reason for the survey, and then invited the pupils in each class to give their answers to the questions. Young people at Auchenharvie Academy also provided responses in this manner, as well as online (see 2.7.13 below).

2.7.13 Head Teachers of all three secondary schools, Ardrossan; Auchenharvie and St Matthew's Academies, were requested to share information on the engagement exercise with pupils at assemblies and encourage them to participate in the online survey.

2.8 Engagement Exercise Findings

School Pupil Engagement

2.8.1 A total of 1470 school pupils participated in the engagement exercise carried out within the Auchenharvie and St Matthews cluster primary schools in August 2019. The findings can be found at Appendix 4. In summary, the pupils from the Auchenharvie and St Matthews cluster schools within the Three Towns expressed a preference for the pool remaining at Auchenharvie Leisure Centre. The pupils from the previously reported findings of the Ardrossan pupil survey expressed a preference for the pool to be in the proposed new Ardrossan Education and Community Campus.

2.8.2 The views of all secondary school pupils who participated in the online survey have been included in the analysis of the survey responses below.

Survey Responses

2.8.3 A total of 1549 survey responses were received.

2.8.4 Respondents were resident across the Three Towns and beyond. The breakdown is shown in Table 1 below:

Town / Postcode	Number of respondents
Ardrossan - KA22	463
Saltcoats - KA21	453
Stevenston - KA20	331
West Kilbride - KA23	113
Kilwinning - KA13	92
Other	69
Did not answer question	28
Total	1549

Table 1

Survey Response Findings

2.8 5 An ethnographic approach was agreed with the Stakeholder Reference Group and applied to the analysis of the information received, in order to respect and obtain as many individual views as possible. In this method, the viewpoint of the respondent is the starting point. This method avoids a binary Yes/No voting approach which can oversimplify the issue and it allows a qualitative analysis of the issues. A total of 3613 discrete comments were identified from these responses and we have analysed the data in several ways in order to get the best understanding of the opinions received. Some respondents answered the survey very simply and others responded in greater detail.

The main findings of the survey are as follows:

2.8.6 Three high level themes emerged from the analysis of the individual comments. These are:

1. The need for high quality and sustainable leisure facilities in the Three Towns. (1423 comments)
2. Travel, transportation and access to community facilities in a campus setting. (1266 comments)
3. Placemaking (civic pride and community cohesion). (924 comments).

2.8.7 In relation to feedback provided by respondents:

- 1338 comments reflected views that favoured the swimming pool being in the proposed new Ardrossan Education and Community Campus.
- 1262 comments reflected views that favoured the pool remaining at Auchenhavrie Leisure Centre.
- 895 responses raised a range of points in relation to both locations on matters such as travel and transport, the site, and the access to the pool within a school campus.
- 118 responses expressed no preference.

2.8.8 The survey was designed to understand what was important to respondents in relation to the pool, and the data described in 2.8.6 reveals that this included a wide range of factors.

2.8.9 In order to understand specifically how location featured in this, the data was examined to identify how respondents had expressed opinions about location.

Of the 1549 residents who participated in the survey:

- 688 respondents included comments which reflected a degree of preference for retaining the pool in Auchenhavie Leisure Centre;
- 680 respondents included comments which reflected a degree of preference for locating the pool in the new Ardrossan campus; and
- 160 respondents included comments which expressed no preference in relation to location.

(The returns included 20 blanks and one duplicate).

2.8.10 Overall, the engagement reflects a very high level of support for the development of high quality and sustainable leisure facilities in the Three Towns. Ensuring equitable access to these facilities for all communities was the next most prevalent overarching theme. Very strongly held opinions were also expressed in relation to where future leisure facilities should be located. However, as identified above, the engagement indicated that factors of quality and sustainability mattered most to the respondents overall. The analysis shows that there is real passion on behalf of, and engagement by, the Three Towns community on the need for high quality, sustainable leisure facilities in the area.

2.8.11 Taking that into account, as agreed in the Cabinet Report of 11 June, alongside the following factors:

- The output of the previous engagement exercise carried out in January/ February 2019;
- The available technical information noted at 2.4 above; and
- Information available from the financial and business case currently in development for the proposed Ardrossan Education and Community Campus,

the conclusion is that the swimming pool should be located within the proposed new Ardrossan Education and Community Campus.

Further information on the survey responses is attached at Appendix 5.

2.9 Proposals for Option for Community Use and/or Ownership of the Swimming Pool Building at Auchenhavie Leisure Centre, subject to the outcome of the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan.

2.9.1 Subsequent to the outcome of a Statutory Public Consultation, it is proposed that engagement commences with the community surrounding Auchenhavie Leisure Centre, and local community anchor organisations, to understand the options for community use and/or ownership of the pool building as a multi-use leisure facility or for a purpose decided by the community. This demonstrates a major commitment to the Council's Community Wealth Building approach and commits to working with the community to identify a project which is of maximum benefit to local people and which contributes to health and wellbeing, employment and community empowerment.

2.9.2 As noted at paragraph 2.4, there are issues related to the age and condition of the building fabric and mechanical and electrical systems which present a challenge to the on-going operation of the building. Investment will therefore be required in order to support the continued use of the building, regardless of purpose.

2.9.3 The Council currently demonstrates support for organisations who wish to undertake community asset transfers of Council property and buildings and it is proposed that this approach is adopted, with further support to develop a sustainable business plan to attract external funding for capital and revenue activities.

2.10 Site Investigation Results

2.10.1 At Audit and Scrutiny Committee of 27 June 2019 the Council Leader agreed that the decision in relation to the location of the Ardrossan Education and Community Campus would be taken by Council.

2.10.2 Extensive site investigations have been undertaken at Ardrossan North Shore in recent weeks, and these add to historic investigations to provide a comprehensive understanding of site conditions.

2.10.3 In January 2019, environmental consultants Envirocentre were appointed to report on site conditions at North Shore, and Dunelm Geotechnical and Environmental were then appointed to undertake intrusive site investigations on their behalf. Over the period from April to July 2019, testing was undertaken in line with industry standard practice for the required coverage of test bores on a site. 77 trial pits and 20 bore holes were dug on a grid across the site to allow 155 samples to be taken and testing of the soil to a depth of up to 8.2m. Members received a presentation about the site the Policy Advisory Panel on 5 September 2019.

2.10.4 The site investigations confirm the known presence of hydrocarbons and heavy metals given the sites former use as a bitumen processing yard. There are also discrete areas where asbestos is located.

2.10.5 Site conditions vary across the site due to the location of the former refinery workings on the site, and also the presence of the former sea wall which runs through the site and acts as a barrier to the movement of contaminants. Given the location of the former refinery operations and the sea wall acting as a retaining barrier, the land located within, or to the south of, the former sea wall contains heavier oils and is likely to require greater remediation measures. The recent investigations do show some improvement compared to earlier investigations, illustrating that the hydrocarbons present in the soil naturally break up over time.

2.10.6 A detailed remediation strategy will be developed to make the ground suitable for its intended use. The report recommends that the land should be improved to a standard equivalent to allow residential and public open space use. Remediation to this extent is considered to be greater than is required for the proposed use of the site as an education and community campus. This would therefore demonstrate an enhanced approach to the development of the site.

2.10.7 The report concludes that an appropriate remediation strategy can be put in place to make the site suitable for its intended use. It should also be noted that the remediation strategy proposed would require to be approved by the Scottish Environmental Protection Agency in their position as environmental regulator, while the environmental consultant and contractor would also require to indemnify works during the construction period.

2.10.8 All required remediation works will be carried out to satisfy the demands of the relevant Council officers and independent statutory authorities. Compliance will also be assured through a rigorous monitoring and validation regime.

2.10.9 A “non-technical summary” of the Envirocentre report is available at Appendix 6. A copy of the full report will be available at the attached link until the 25 September 2019 and thereafter through the Council website:

<https://wettransfer.com/downloads/b18904ff5adb803c059c7c6374e16f7e20190918152930/0890719d4b30a3579c957c48dc6ea76720190918152930/854c78>

2.10.10 It should be noted that proposed consultation events will include information on site conditions and experts will be made available to provide further information.

2.11 Statutory Public Consultation Proposed Timeline

2.11.1 On 11 June 2019 Cabinet agreed that, “(d) subject to a clear indication of Scottish Government funding and completion of the formal business case for a community campus, statutory public consultation would commence in October 2019.” The timetable for the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan North Shore is attached at Appendix 7. It is recommended that Council notes the timeline and enables officers to finalise and progress this. It should be noted that the final decision following the Statutory Public Consultation will be taken by Council.

3. Proposals

3.1

It is proposed that Council:

- a) Notes the outcome of the swimming pool community engagement exercise;
- b) Approves the recommendation that the swimming pool be included within the Statutory Public Consultation proposal for a new Ardrossan Education and Community Campus, located at North Shore, Ardrossan;
- c) Authorises officers to explore the option for community use and/or ownership of the swimming pool building at Auchenhavie Leisure Centre, subject to the outcome of the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan;
- d) Notes the information contained within the site investigation report by Envirocentre (non-technical summary);
- e) Notes the timeline for Statutory Public Consultation, authorising officers to finalise and implement this; and
- f) Notes that the final decision on the Statutory Public Consultation will be taken by Council.

4. Implications/Socio-economic Duty

Financial

4.1 A detailed business case is being developed for the Ardrossan Education and Community Campus. The estimated cost of the development is £61.1m. Current funding proposals include:

- £31.6m from the current capital plan;
- Estimated revenue funding from the Scottish Government that will support borrowing of £24.4m; and
- £5.1m from other funding sources as noted below:
 - Vacant and Derelict Land funding, including potential future years funding;
 - Capital receipts, including 2019/20 receipts of £0.722m; and
 - CFCR.

The funding model which supports the Scottish Government Learning Estate Strategy requires Councils to borrow the value of the Scottish Government's contribution, with the Scottish Government providing a 25-year revenue funding stream to meet the costs of this. Detail of the funding model and Scottish Government contributions to Phase One projects have not been finalised. The Council will work with the Scottish Government and other Phase One councils to inform the final funding model which will determine the financial support for this proposal.

The final cost of the new facility will be determined through the tender process, the land purchase and associated site preparation costs.

Additional recurring resources have been included within the Council's longer-term financial strategy; the final requirement will be determined alongside the final business case.

Human Resources

4.2 None.

Legal

4.3 The proposed new campus still has to be subject to a statutory consultation process

Equality/Socio-economic

4.4 An Equality and Children's Rights Impact Assessment screening has been undertaken.

Environmental and Sustainability

4.5 The new campus would see the development of a long-term derelict site within the Three Towns.

Key Priorities

4.6 The following Council Plan priorities will be addressed by the current proposals:

- Active and strong communities
- Children and young people experience the best start in life
- Inclusive, growing and enterprising local economy
- People enjoy good life-long health and well-being.

Community Wealth Building

4.7 The new facility would provide opportunities for lifelong learning, additional leisure, training and employment opportunities. Additional community benefits opportunities will present themselves via the construction contracts for any new build facility, potentially leading to extensive employment and training opportunities for young people during the construction phase of any project. An opportunity for community wealth building through community ownership approaches in relation to the pool building at Auchenhavrie Leisure Centre may arise as a consequence of the outcome of the Statutory Public Consultation in relation to the proposed education and community campus.

5. Consultation

5.1 The following stakeholders have been engaged throughout this process:

- Children and young people;
- Head Teachers and staff representatives;
- Community groups;
- Residents;
- Local Elected Members;
- Sports organisations;
- Businesses.

Audrey Sutton
Executive Director Communities

For further information please contact **Audrey Sutton, Executive Director (Interim)**, on **01294 324414**.

Background Papers

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Three Towns Swimming Pool Engagement Survey

North Ayrshire Council wants to build a new school campus in Ardrossan. The new campus will be for the pupils who would usually attend Ardrossan Academy and Winton Primary school. If the plans go ahead it will open in 2023.

The Scottish Government wants school buildings to be used by more people – not just school pupils and parents. One of the ways we can do this is for the new campus to include a swimming pool. This would replace the pool at Auchenhavrie Leisure Centre, Stevenston, as the North Ayrshire Council swimming facility in the Three Towns.

We want to find out what people think about the proposal to include a new swimming pool in the Ardrossan Campus. We also want to find out how people will be affected if the pool at Auchenhavrie was to close.

You can attend one of the Information and Engagement Sessions at the venues detailed below:

Locality	Venue	Time	Date
Saltcoats	Town Hall	11am - 1pm	21 August 2019
	Town Hall	6pm – 8pm	
Ardrossan	Civic Centre	11am - 1pm	28 August 2019
	Civic Centre	6pm - 8pm	
Stevenston	Library	11am - 1pm	29 August 2019
	Library	6pm - 8pm	
Auchenhavrie Leisure Centre		11am - 1pm 5pm – 7pm	3 September 2019

Your feedback will be used along with other information to help the Council decide if the swimming pool should be included in the new Ardrossan Campus proposal.

You can also find further information about the Three Towns Swimming Pool Engagement including frequently asked questions online at www.northayrshire.community/3-towns-pool

1. Background Information

North Ayrshire Council is exploring an option to include new swimming facilities in its proposal to the Scottish Government for a new Ardrossan Community Campus.

If the option is agreed, the proposed new swimming facilities in Ardrossan would replace those at Auchenharvie Leisure Centre, Stevenston as the North Ayrshire Council swimming facilities in the Three Towns.

Your views are important to us. Please complete all sections below.

2. Your Views

Please tell us how you, the people in your neighbourhood, or the community-based group you are representing, feel about this option.

Please provide up to 3 reasons why you feel this way

1.

2.

3.

3. Information About You

Please provide the first four digits of your postcode e.g. KA20

Gender (tick box)

☐ Male

☐ Female

☐ Other

☐ Prefer not to say

Your Age (tick box)

☐ Under 12 years old

☐ 12 – 18 years old

☐ 19 – 24 years old

☐ 25 – 34 years old

☐ 35 – 44 years old

☐ 45 – 54 years old

☐ 55 – 64 years old

☐ 65 – 74 years old

☐ 75 years or older

In what capacity are you responding to the questionnaire?

☐ As a member of the public

☐ As an official representative of community-based group or organisation

Please specify what community-based group or organisation you represent if applicable

Have you used the swimming facilities at Auchenharvie Swimming Pool in the last year?

☐ Yes

☐ No

Please tell us how many times you have used Auchenharvie Swimming Pool in the last year

Have you used the pool (please tick all that apply)

- ☐ As an individual user
- ☐ To support another user
- ☐ As a member of a club
- ☐ To attend swimming lessons

Other, please state

Would you like to receive updates on the progress of Ardrossan Community Campus Proposal?

- ☐ Yes
- ☐ No

5. Contact Details

Please provide your contact details below for these updates

Name

Address

Email

6. Feedback

We are very keen to know how you feel about taking part in this survey. Please tick the box that applies

Did you understand the purpose of the survey and how the information will be used?

☐ Yes

☐ No

Were the questions easy to understand?

☐ Yes

☐ No

Thank you for completing our survey. Your views are important to us.

The information you give will be used along with other information such as financial and technical data so that Elected Members can consider whether the pool should be included in the final campus proposal.

Further information on how North Ayrshire Council manages your data can be found within our privacy policy at the following website: www.north-ayrshire.gov.uk/privacy-policy.aspx

Please return this completed form to your local library. Alternatively post it to:

**Shannon Spring
Education Service
5th Floor East
Cunninghame House
Friars Croft
Irvine
KA12 8EE**

Share Your Views

A new swimming pool is one of the options for the new education campus proposed for Ardrossan.

Find out more and take the survey by visiting www.northayrshire.community/3-towns-pool/32494



Drop-in Info Sessions

Saltcoats Town Hall

21 Aug, 11am-1pm & 6pm-8pm

Ardrossan Civic Centre

28 Aug, 11am-1pm & 6pm-8pm

Stevenston Library

29 Aug, 11am-1pm & 6pm-8pm

Auchenharvie Leisure Centre

3 Sept, 11am-1pm & 5pm-7pm

Paper copies of the surveys are available at these events or from your local libraries.



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Three Towns Swimming Pool Engagement Survey Primary Schools January/February 2019**Ardrossan Primary Cluster**

Q5. Do you think that a swimming pool should be included in plans for a new campus?				
Primary School	Total responses	Answer: Yes	Answer: No	Answer: No Preference
Winton Primary School	144	118	14	12
Dykesmains Primary School	190	156	25	9
Stanley Primary School	420	331	65	24
West Kilbride Primary School	264	232	22	10
Total	1018	837	126	55
		82.22%	12.38%	5.40%

Three Towns Swimming Pool Engagement Survey Primary Schools August/September 2019

St Matthews and Auchenharvie Clusters

Q1 Do you use the pool at Auchenharvie Leisure Centre?			
Primary School	Total responses	Answer: Yes	Answer: No
St Anthony's PS	223	177	46
St Peters PS	130	95	35
St John's PS	95	63	32
Ardeer PS	142	112	30
Glencairn PS	242	174	68
Caledonia PS	244	172	72
Hayocks PS	198	159	39
Mayfield PS	183	106	77
Total	1457	1058	399
		73%	27%

Q2 Do you think it would be a good idea for the Council to build a new pool in the new school campus?			
Primary School	Total responses	Answer: Yes	Answer: No
St Anthony's PS	223	63	160
St Peters PS	143	85	58
St John's PS	95	21	74
Ardeer PS	142	17	125
Glencairn PS	242	55	187
Caledonia PS	244	47	197
Hayocks PS	198	30	168
Mayfield PS	183	52	131
Total	1470	370	1100
		25%	75%

Summary of Responses

Summary of Responses by Town / Postcode	
Town / Postcode	Number of respondents
Ardrossan - KA22	463
Saltcoats - KA21	453
Stevenston - KA20	331
West Kilbride - KA23	113
Kilwinning - KA13	92
Other	69
Did not answer question	28
Total	1549

Summary of Responses by Age Range	
Age Range	Number of respondents
12-18 years old	528
35-44 years old	251
45-54 years old	245
55-64 years old	146
25-34 years old	126
65-74 years old	88
Under 12 years old	76
75 years or older	37
Did not answer question	28
19-24 years old	24
Total	1549

Summary of Responses by Resident Preference	
Resident Preference	Number of Respondents
Re-locate the pool in the new Ardrossan Campus	688
Retain the pool in Auchendarvie Leisure Centre	680
No clear preference	160
Blank response	20
Duplicate response	1
Total	1549

Summary of Responses by Comment Theme	
Comment Themes	Number of Comments made
Pro - Stevenston	1262
Pro - Ardrossan	1338
Concerns which can be mitigated	895
No Preference	118
Total	3613

Summary of Responses by Comment 'Concerns which can be mitigated' Theme	
Comments	Number of Comments made
Harvies is in a state of disrepair	190
Ardrossan site is not on a local bus route	113
Concerns about the campus site location	95
Accessibility of swimming pool during school hours	72
I utilise all Harvies facilities during my visit	66
Loss of pool might result in loss of ice-rink and gym	59
Safety and security	55
Traffic congestion	47
Encourages health and wellbeing (Stevenston)	39
Encourages health and wellbeing (Ardrossan)	33
Consider alternative community facility in the campus	32
Contamination	30
Must be suitable for competitions	26
Issues with the Portal	17
Affordable leisure needed	12
Including sauna/gym	5
Improved disabled access	4
Total	895



Ardrossan North Shore Site Investigation Non-Technical Summary



September 2019

Ardrossan North Shore Site Investigation

Non-Technical Summary

Client: Ardrossan North Shore LLP

Document number: 8754NTS

Project number: 171301j

Status: Final

Author: Graeme Duff

Reviewer: Campbell Stewart

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Filename: Document1

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1 INTRODUCTION

In April 2019, Ardrossan North Shore LLP appointed EnviroCentre Ltd to design and oversee a Phase II Geo-Environmental Site Investigation at the Ardrossan Development Site to inform the proposed redevelopment of the site for use as a secondary school with associated playing fields and playground areas.

The site investigation works were undertaken by Dunelm Geotechnical and Environmental Limited in two separate phases. This document forms a Non-Technical Summary (NTS) of the findings of Geo-Environmental Site Investigation works undertaken on behalf of Ardrossan North Shore LLP in 2019. The works were undertaken at the Ardrossan North Shore development site as detailed in Figure 1 in Appendix A.

1.1 Site History

The Ardrossan development site lies on land which was reclaimed from the sea in two stages, the first stage of reclamation occurred between 1855 and 1897, with the site being extended behind a new sea wall in the 1940's. From the mid 1920's until the 1970's the site was used for the production of bitumen and the handling of crude oil, fuel oils and aviation fuel. The site was decommissioned between 1986 and 1989.

A number of previous site investigations have been carried across the Ardrossan development site. The key previous investigations are listed below:

- EnviroCentre Detailed Delineation Investigation; Ardrossan Phase I (Northern and Southern Corners), April 2011 (Ref. 4417);
- Fairhurst; Proposed Developers Package, July 2010;
- EnviroCentre Detailed Delineation Investigation; Ardrossan Phase I, December 2008 (Ref. 3585);
- EnviroCentre Remediation Strategy: Ardrossan Main Site, July 2008 (Ref 3319);
- EnviroCentre Draft Remedial Strategy, Ardrossan Former Shell Bitumen Terminal, November 2006 (Ref 2970);
- Mason Evans, Ardrossan Phase II, Hydrocarbon Remediation Report, June 2006;
- Arup Revised Conceptual Site Model, September 2006 (Ref 118692/PR);
- Arup, Ardrossan Bitumen Terminal Investigation and Remediation Strategy, March 2001;
- Shell UK Ltd, Ardrossan Bitumen Terminal, Risk Assessment Report, May 2000;
- Shell UK Ltd, Ardrossan Bitumen Terminal, Factual Report Volume 1, Text and Figures, 1999;
- Raeburn Drilling & Geotechnical, Report on Ground Investigation, July 1995; and
- Fairhurst, 20800 Shell Bitumen, Ardrossan, Treatment of Contamination, July 1991.

The previous industrial use of the site has resulted in a legacy of ground contamination. The contamination issues historically identified at the site are primarily related to hydrocarbon contamination of soils, and the presence of a free phase (i.e. not dissolved, but visually distinct from water) floating hydrocarbon layer on groundwater at the site. In addition, elevated metals are also noted to be present in soils.

1.2 Objectives

The 2019 site investigation was designed in line with British Standard BS10175: 2011+A2 2017 ('Investigation of Potentially Contaminated Sites').

The objectives of the site investigation were to:

- Determine the presence, concentration/levels and distribution of contaminants, based on a conceptual model of the site.
- Consider the ground and groundwater conditions which may influence contaminant movement i.e. how is the water moving within the soils and how does this affect the movement of the contamination
- Characterise potential pathways in terms of migration and potential attenuation i.e. how can the contaminants move within the site and affect site users or other sensitive issues like the water environment, and what natural processes help reduce the contaminant levels.
- Determine whether the pollutant linkages identified are significant and therefore whether the site is suitable for its intended use i.e. does the contamination present pose a real risk to site users, the buildings or environment?.
- Determine the requirements for remediation (where significant pollutant linkages are identified), including the collection of additional data, if necessary i.e. what can be done to make the site safe for use in the event a potential risk is identified?

1.3 Report Usage

The information and recommendations contained within this report have been prepared in the specific context stated above and should not be utilised in any other context without prior written permission from EnviroCentre.

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2 SITE INVESTIGATION WORKS

2.1 Contaminants, Pathways and Receptors

The table below summarises the potential contaminants that were assessed as part of the investigation and the receptors that were considered:

Source	Pathway	Receptor
Soil contamination associated with historic use of the site including:	Direct Contact (i.e. handling of soils or dust associated with the site)	Future Site Users (i.e. school pupils/employees/visitors)
	Inhalation of Dust	
<ul style="list-style-type: none">• Heavy Metals;• Asbestos;• Petroleum Hydrocarbons;• Semi-Volatile and Volatile Organic Compounds	Inhalation of Vapours	
	Ingestion (i.e. eating soil or dust associated with the site)	

The investigation works incorporated excavation of 77 trial pits and drilling and installation of 20 shell and auger boreholes. A plan detailing the site investigation locations is provided as Figure 1 in Appendix A.

A total of 155 soil samples were collected and analysed from the intrusive locations at various depths ranging from 0.4m to 5m below ground level throughout the soil profile. This investigation approach is in line with industry standard and is designed to allow for assessment of the site condition via intrusive locations on a grid based pattern.

Soil samples were variously tested for the following analytes at an accredited laboratory:

- Asbestos screen;
- pH (acidity);
- Heavy Metals (i.e. elements such as arsenic, cadmium, chromium, copper, lead, nickel, mercury, selenium and zinc);
- Fractionated Total Petroleum Hydrocarbons (TPH CWG, i.e. chemicals which originate from crude oil);
- Volatile Organic Compounds (VOCs) (i.e. chemicals typically associated with hydrocarbons such as benzene and again components of oil); and
- Semi-Volatile Organic Compounds (SVOCs, including Polycyclic Aromatic Hydrocarbons (PAHs)).

3 RISK ASSESSMENT AND FINDINGS

The Geo-Environmental investigation has incorporated screening of the soil laboratory results against current generic screening criteria that are routinely used for ground condition assessment in the United Kingdom. There is no current generic screening criteria for a school use set by regulatory bodies, so for the purposes of the assessment two sets of criteria were utilised which reflect the likely usage of the site. These criteria were:

- Residential without Plant Uptake;
- Public Open Space Near Housing.

The screening criteria allow for consideration of the potential exposure for a human user on the basis of the number of hours present on the site, per day on a yearly basis. For the residential without plant uptake scenario the criteria is designed to assess land for use as housing. As such this criteria assumes the receptor will be on site for 365 days a year for up to 19 hours per day. For a school use the receptor is likely to be present on site for approximately 7 hours per day on a lower number of days per year. As such the residential criteria is a very stringent approach to assessment for the site. Should as part of the school development, plant cultivation be part of the design then appropriate remedial measures will be put in place to address risks associated with plant uptake.

The generic screening assessment has identified specific areas of the site where there were elevated concentrations of contaminants with respect to both these land use types i.e. at levels which are considered to warrant further action.

Figure 2 in Appendix A details the locations of sample exceedances (marked as red locations where further action is required) for the Residential without Plant Uptake land use. Figure 3 in Appendix A details the locations of sample exceedances with respect to the Public Open Space Near Housing land use.

3.1 Conclusions and Recommendations

The findings of the Geo-Environmental Site Investigations works at the Ardrossan North Shore site have identified areas of elevated contamination with respect to potential for impact to future site users. This will require to be addressed as part of the site development works.

The next stages of geo-environmental works for the site will incorporate further investigation and assessment, these will include:

- Ground gas monitoring and assessment;
- Groundwater monitoring and assessment;
- Supplementary site investigations to cover areas not accessible at the time of these investigation works.

Further to these works a Remediation Options Appraisal and Design will be undertaken to confirm the most appropriate measures to ensure that the site is suitable for the proposed use. Following the initial stage of investigation it is considered that this is likely to incorporate the following measures:

- Excavation and treatment or disposal of areas of soil contamination to address the potential sources of contamination identified (i.e. removal of the contamination from site);

Notwithstanding the treatment/disposal of the contamination source the following additional measures would also be employed:

- 1) Subsequent provision of an environmental cap across the site (i.e. topsoil and subsoil to an appropriate depth);
- 2) Installation of gas and vapour membranes for all proposed buildings at the site.

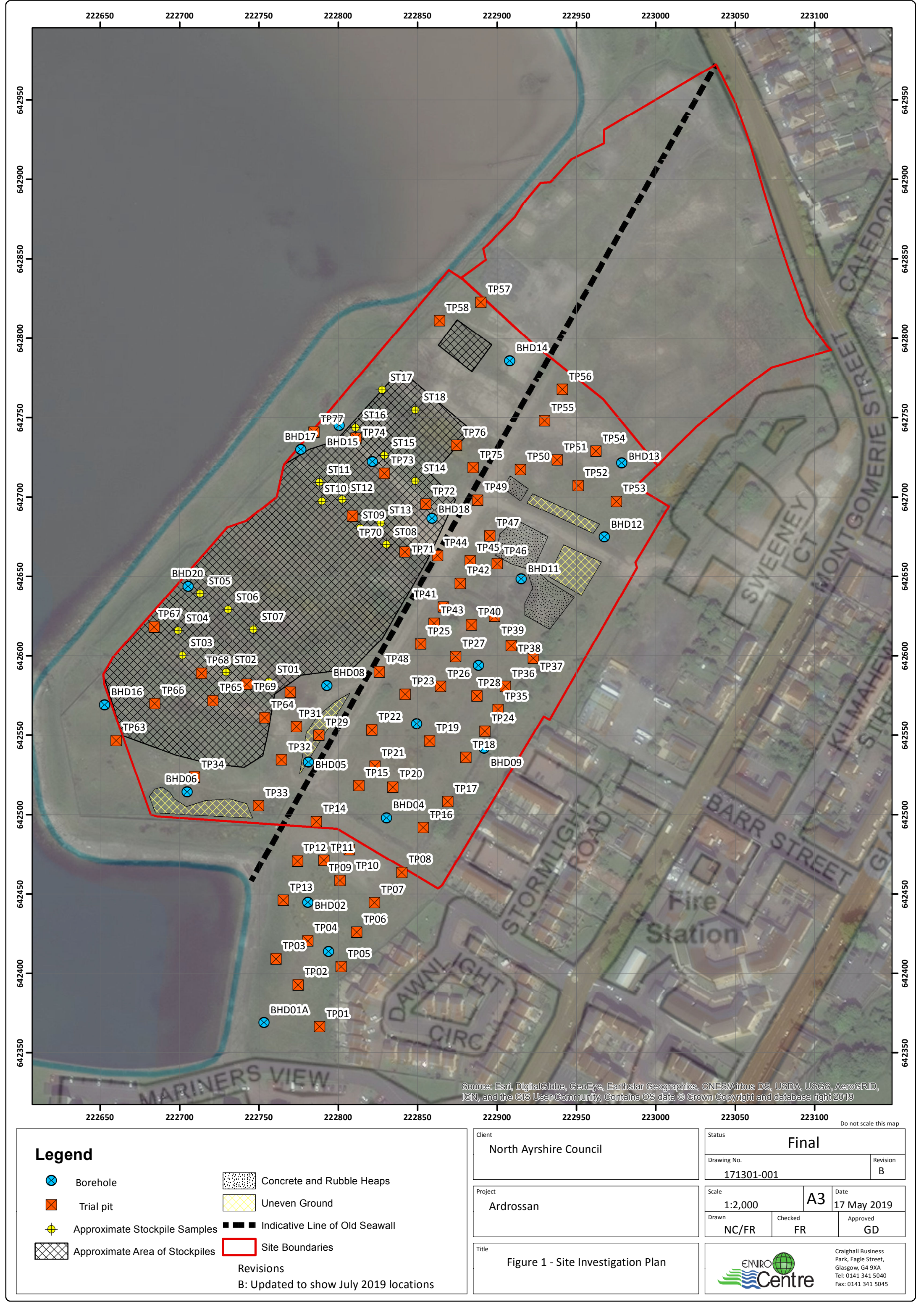
The assessment of the site ground conditions have utilised standards that are designed to assess for a housing end use and this will be utilised to inform the remediation strategy. As such the approach to remediation and development of the site will be to a standard suitable for housing, and therefore above and beyond those that would be required for a school site.

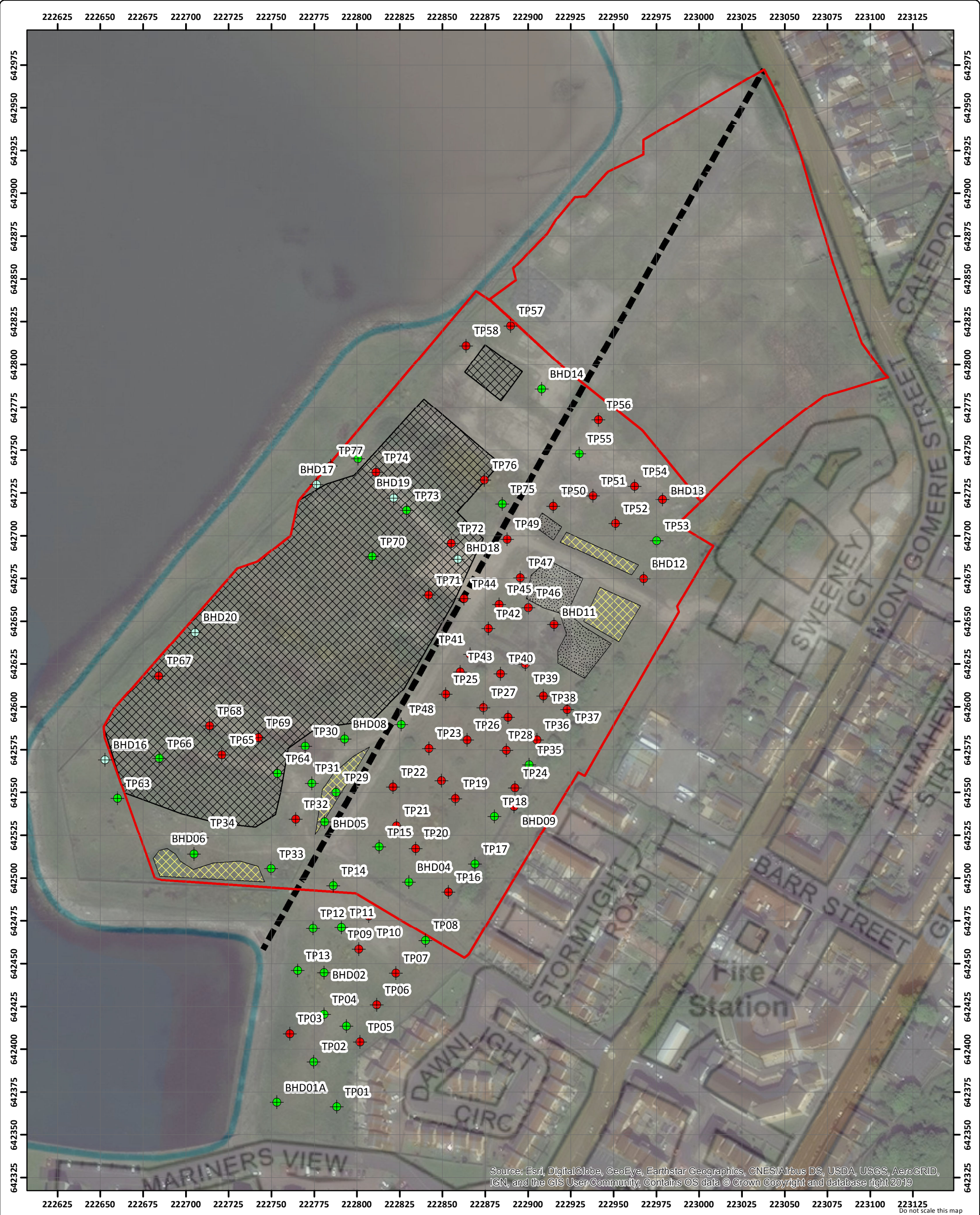
Based on the results of the site investigations and our understanding of the uses proposed for the site, it is considered that an appropriate remediation strategy can be put in place to make the site suitable for its intended use.

It should also be noted that the remediation strategy proposed would require to be approved by the Scottish Environmental Protection Agency in their position as environmental regulator, while the environmental consultant and contractor would also require to indemnify works during the construction period.

APPENDICES


A FIGURES





- Legend
- Exceedance of Residential GAC
 - No Exceedance of Residential GAC
 - Results Pending
 - Site Boundaries
 - Indicative Line of Old Seawall
 - Approximate Area of Stockpiles
 - Concrete and Rubble Heaps
 - Uneven Ground

Revisions
A. Updated to show July 2019 locations

Client North Ayrshire Council		Status Working	
Project Ardrossan		Drawing No. 171301-010A	Revision A
Title Figure 2 - Residential GACs: All Locations With Exceedance		Scale 1:2,000	Date 30 August 2019
		Drawn NC	Checked GD
		Approved GD	
		 Craighall Business Park, Eagle Street, Glasgow, G4 9XA Tel: 0141 341 5040 Fax: 0141 341 5045	

Appendix 7 – Statutory Public Consultation Timeline

Ardrossan Campus Proposal Proposed Summary Timeline

Date(s)	Action
January 2019 – June 2019	Early Stakeholder Engagement
11 June 2019	Cabinet Meeting – note early engagement findings, consider SPC and consider petition
August 2019	Commencement of Additional Pool Engagement
8 September 2019	End of Additional Pool Engagement
24 September 2019	Cabinet to consider - “Ardrossan North Shore: Proposed Education and Community Campus and Site Remediation” paper
October 2019 – January 2020	Statutory Public Consultation Period
February 2020	Full Council considers SPC Outcome Report
End of February	Council decision referred to Scottish Ministers
March- May 2020	Scottish Ministers consider Council's decision