
NORTH AYRSHIRE COUNCIL

27 June 2019

Audit and Scrutiny Committee

Title: **Ardrossan Community Hub: Proposed Development of new Education and Community Provision in Ardrossan**

Purpose: To allow the Committee to consider a Call In Request in respect of the decision taken by Cabinet at its meeting on 11 June 2019 that the principle of a multiple facility community campus at Ardrossan North Shore be further developed as the preferred solution to secure a much needed replacement for Ardrossan Academy and Winton Primary School.

Recommendation: That the Committee considers the terms of the Call In and agrees, or otherwise, to make a recommendation to the Cabinet.

1. Executive Summary

- 1.1 In terms of the Scheme of Administration (Section 24), the Audit and Scrutiny Committee has a remit to consider Call in Requests and invite at least one of the Members who has requested the reference to Call In to attend the Committee to explain the request.
- 1.2 This report sets out the background to the Call In Request in respect of the decision taken by Cabinet at its meeting on 11 June 2019 in relation to the report on Ardrossan Community Hub.

2. Background

- 2.1 A request was received in terms of the Call In procedure set out in the Council's Scheme of Administration and Standing Orders, that the Audit and Scrutiny Committee examine the decision taken by the Cabinet.
- 2.2 The Call In Request, which was signed by Councillors McNicol, Billings and Barr is in the following terms:-

Reason for Call In

No decision on the proposed site for the replacement of Ardrossan Academy and Winton Primary School at Ardrossan North Shore be considered until a full and final Risk Assessment for land contamination on the whole site has been completed and presented to the Full Council for consideration.

Desired Outcome

The decision on the preferred site for the replacement of Ardrossan Academy and Winton Primary School be referred to the Full Council for determination.

- 2.3 A copy of the original report presented to Cabinet on 11 June 2019 is attached as an appendix to the report. An updated briefing note has been provided by Physical Environment and is attached at Appendix 2.
- 2.4 The Call In Request is valid for consideration by the Committee. The request was received within the appropriate timescale, it was signed by three Elected Members and details were provided on both the reason for the Call In and the desired outcome.
- 2.5 The Elected Members who have submitted the Call In will be invited to address the Audit and Scrutiny Committee to explain the Call In Request. The appropriate Cabinet Member, accompanied by senior officers, will then be invited to clarify the reasons for the decision. The Committee will have an opportunity to ask questions of both parties and of those officers in attendance.
- 2.6 The Committee will then debate the Call In Request and decide whether or not it agrees with the decision of the Cabinet.
- 2.7 Where the Committee does not agree with the decision of the Cabinet, the matter will be referred to the next meeting of the Cabinet with recommendations from the Audit and Scrutiny Committee for alternative action. The Audit and Scrutiny Committee therefore has to:-
 - i) decide if it agrees or not with the decision of the Cabinet; and
 - ii) consider what alternative action the Committee would recommend to the Cabinet if it does not agree with the decision.
- 2.8 When the matter is considered by the Cabinet, the Chairperson or another member of the Audit and Scrutiny Committee will have the right to attend the Cabinet and speak in support of any recommendation.
- 2.9 In the event the Cabinet declines to accept the recommendation from the Audit and Scrutiny Committee, the matter will be referred to the next ordinary meeting of the Council for determination. The decision of the Council will be final.

3. Proposals

- 3.1 It is proposed that the Committee considers the Call In Request.

4. Implications/Socio-economic Duty

Financial

- 4.1 The financial implications are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

Human Resources

- 4.2 The human resource implications are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

Legal

- 4.3 The human resource implications are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

Equality/Socio-economic

- 4.4 The equality/social-economic implications are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

Environmental and Sustainability

- 4.5 The environmental and sustainability implications are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

Key Priorities

- 4.6 The key priorities are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

Community Benefits

- 4.7 The community benefits are outlined in the Proposed Development of new Education and Community Provision in Ardrossan report attached at Appendix 1.

5. Consultation

- 5.1 No further consultation has been undertaken in compiling this report.

Craig Hatton
Executive Director

For further information please contact **Angela Little, Committee Services Officer**, on **01294 324132**.

Background Papers

NORTH AYRSHIRE COUNCIL**11 June 2019****Cabinet**

Title: **Proposed Development of new Education and Community Provision in Ardrossan**

Purpose: To advise Cabinet on the pre-consultation engagement activities undertaken so far and early public feedback in respect of the above noted proposal and to consider a petition in respect of the proposed relocation of leisure facilities.

Recommendation: That Cabinet:

- a) Notes the outcome of the pre-consultation stakeholder engagement undertaken within the school communities
- b) Notes the outcome of the pre-consultation stakeholder engagement undertaken across the wider communities
- c) Notes and considers the petition which has been presented in respect of the proposed relocation of leisure facilities.
- d) Agrees the next steps in respect of the development proposal.

1. Executive Summary

- 1.1 On 15 January 2019, North Ayrshire Council Cabinet (Education) approved early engagement with communities to further develop a proposal for a community campus for Ardrossan.
- 1.2 As a result, information letters were issued to all stakeholders across the school communities and parent council and staff reference groups were established to lead this stage of the early engagement, with their representative groups. Young people from Ardrossan Academy visited each primary school in the cluster to lead the engagement exercise with the children. A total of 2331 responses were received.
- 1.3 NAC also ran a pre-engagement survey with the wider local community. This was an on-line survey, also used in face-to-face meetings, which ran from February through to March, and asked similar questions to those which were posed to the school communities and resulted in 363 responses from the public.

- 1.4 Further information on the key aspects of the responses received to both surveys is detailed at section 2.5 and 2.6.
- 1.5 Upon publication of the Cabinet Report in January 2019, which sought permission to engage with communities in respect of the Ardrossan Campus proposal, a member of the public from Stevenston initiated a petition to express their disagreement with the proposed relocation of leisure facilities. The petition is due to be presented to the Cabinet for consideration and Elected Members are asked to note its content in tandem with the feedback provided on the community engagement undertaken by officers so far.

2. Background

- 2.1 The Cabinet report presented on 15 January 2019 outlined the opportunity to potentially access Scottish Government funding which would see strategic investment within North Ayrshire. Access to this funding is conditional on the adherence to guiding principles as set out in the draft Scottish Government/CoSLA publication, "Scotland's Learning Estate Strategy: Connecting People, Places and Learning".

Taking account of these guiding principles, an early proposal was formed which outlined the basis for a community campus in Ardrossan. Cabinet authorised Officers to:

- a) Develop proposals for a community campus to potentially include Ardrossan Academy, Winton Primary School and Early Years, as well as accommodating the pool and fitness suite presently at Auchenhavie Leisure Centre in Stevenston, accommodation for Health and Social Care Partnership employees and the present Ardrossan Library;
 - b) Undertake early engagement with the Ardrossan community and other stakeholders to obtain their views as outlined in the stakeholder engagement plan; and
 - c) Submit proposals to a future Cabinet, informed by the early engagement process, outlining the recommended options for the new development within a financially sustainable business case.
- 2.2 Further to this approval, the first step taken was to issue an information letter to parents/carers and staff in January 2019 across the Ardrossan Academy cluster, providing early information on the proposal.
 - 2.3 Officers then undertook a series of information and engagement sessions, with pupils, parent council representatives and staff. The sessions highlighted the importance of their contribution and explained the significance of their role in encouraging others to participate.
 - 2.4 Parent Council and staff reference groups were established to lead this stage of the early engagement, with their representative groups.
 - 2.5 **Pre-Consultation Engagement Outcomes (School Communities)**
 - 2.5.1 Young people from Ardrossan Academy visited each primary school within the cluster, to lead the engagement exercise with the younger children. These young leaders

from Ardrossan Academy explained the reason for the survey to each class group, then asked the pupils, by class, to give their answers to the questions posed. The responses were collated and returned to NAC, where further analysis was completed. A summary of the responses can be found at Appendix 1a to this report. Education Scotland, who were visiting Ardrossan Academy for a one-day thematic inspection on empowerment at this time, were complimentary in respect of this approach, which clearly placed the young people at the heart of the process and, appropriately and in line with statutory guidance, gives a prominent platform for their views.

- 2.5.2 Parent Council and staff reference groups led the distribution, collation and summary of the survey within their respective groups, which asked the following questions (these were adapted by the young people leading the primary school survey so that they were more easily understood):

Question 1 – Do you think the Council should develop proposals to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore, where it can benefit from the regeneration of the harbour and marina area, planned as part of the Ayrshire Growth Deal?

Question 2 - Do you think the Council should explore the option of including the replacement of Winton Primary School in this new development, to create a campus, which includes education and community facilities for pupils from early years through to sixth year?

Question 3 - Do you think the Council should explore the option of including the replacement of the current Ardrossan Library within the new campus?

Question 4 - Do you think the Council should explore the option of including accommodation for Health and Social Care services?

Question 5 - Do you think the Council should explore the option of including the replacement of the swimming pool and fitness suite presently at Auchenharvie Leisure Centre in Stevenston?

Comments, opinions and suggestions were invited after each question.

- 2.5.3 A total of 2331 responses were received – the table below summarises the overall responses from school stakeholders as a group: (This information is represented in the form of a graph at Appendix 2a)

	Yes	No	No Preference
Question 1 – replace Ardrossan Academy	79%	12%	9%
Question 2 – include Winton PS	43%	38%	19%
Question 3 – include Ardrossan Library	62%	21%	17%
Question 4 – include H&SCP	69%	17%	14%
Question 5 – include pool and fitness suite	68%	21%	11%

2.5.4 The key aspects of the statistics returned from the exercise within the school communities are as follows:

- Across all groups surveyed (staff, pupils and parents), more respondents wanted to see each element of the overall proposal explored further than did not.
- In respect of the proposal to explore the inclusion of Winton Primary School in the campus, although there were more responses in favour, the margin was closer and there was a higher number of people who stated that they had “No preference” in response to this question.
- The Winton PS School community themselves returned a **66%** majority in favour of exploring their school’s inclusion in the new campus, with a large majority of pupils (**79%**) and staff (**88%**) supportive of the proposal. The parent group were less supportive with a **42%** response in favour of the proposal, **46%** disagreed and **12%** expressing no preference.
- In overall terms, across all school communities, there was a clear indication that further exploration of the inclusion of a public library in the plans for the new campus should take place. Looking at the details, all pupil groups, across all schools were supportive of this aspect of the proposal, with only the parent groups at Ardrossan Academy (**36%** Agree, **37%** Disagree, **27%** No Preference), Winton PS (**33%** Agree, **44%** Disagree, **23%** No Preference) and Dykesmains PS (**27%** Agree, **32%** Disagree, and **41%** No Preference) not being wholly supportive of the proposal. The only staff group to react similarly was the Dykesmains staff, where **44%** did not wish to see the proposal taken further, with **31%** supporting the proposal and **24%** stating that they had no preference. This is addressed below, at section 2.7.10.
- In terms of the proposal to include facilities for Health and Social Care Partnership staff, who provide support for children and families, within the campus, there was an overall majority supportive of this (**69%**). However, the feedback from parents, **28%**, at all schools was not as supportive as that from staff and pupils (**76.5%**).
- The question regarding the further exploration of a swimming pool and fitness suite facility being included within the plans for the campus, generated an overall response rate as follows: **63%** Agree, **19%** Disagree and **18%** stating they had No Preference. Young people in all schools were clearly in favour of this proposal, with **74%** responding positively. Staff opinion was less supportive with staff at three schools (Dykesmains, Stanley and West Kilbride primaries) less supportive of the proposal and staff at Ardrossan Academy, and Winton Primary having the same positive views as the young people.

Section 2.7 provides more detailed information on Key Themes and responses.

2.6 Pre-Consultation Engagement Outcomes (Wider Communities)

2.6.1 NAC initiated an online survey, with some local face to face discussions, reaching out to the wider local community, at the same time as engagement was taking place with school communities. The questions which were posed online were similar to those answered by the school communities (see section 2.4.2. above), with the only minor difference in presentation being that the online survey divided Question 5 on the swimming pool and fitness suite, into two separate questions.

A total of **363** responses were recorded, although, it should be noted that not every respondent chose to answer each question, with some only choosing to answer questions on topics which were of specific interest to them.

In geographical terms, the distribution of responses across the local communities is shown in the table below:

Location	Number of Responses	% of total
Ardrossan	131	36%
Saltcoats	73	20%
Stevenston	75	20%
West Kilbride	7	2%
Seamill	1	0.3%
Dalry	1	0.3%
Kilbirnie	1	0.3%
Kilwinning	23	6%
Largs	2	0.6%
Irvine	10	3%
Outside NA	1	0.3%
No location given	38	10%
Totals	363	100%

Additionally, it is noted that around **72%** of respondents were library users and **31%** from sports organisations. A full breakdown is available at Appendix 1b to this report and a graphical representation at Appendix 2b.

2.6.2 The key aspects of the responses to the community engagement are summarised as follows (figures represent % of those who responded to each question):-

- In terms of the proposal to explore further the replacement of Ardrossan Academy at the North Shore site, **50%** of respondents agreed and **50%** disagreed.
- **48%** of respondents supported the proposal to explore the inclusion of Winton PS in the new campus, with **52%** disagreeing.
- The proposal to explore the inclusion of the public library in the new campus attracted the support of **40%** of respondents, with **60%** not content with the proposal.
- The question which explored the potential for HSCP staff to be located within the new campus, resulted in **49%** of respondents agreeing with the proposal and **51%** disagreeing.
- In respect of the proposed relocation of the swimming pool, **34%** supported the further exploration of the issue with **66%** of respondents replying that they would not wish this to be explored further.
- **34%** of respondents were in favour of the proposed fitness suite relocation, with **66%** disagreeing.

2.6.3 From the data received to the questions relating to the proposed relocation of the pool and fitness facilities, the distribution of responses was as follows:

	Responses in favour of progressing pool proposal	Responses in favour of progressing fitness suite proposal
Ardrossan	54	50
Saltcoats	24	23
Stevenston	21	19
West Kilbride	3	4
Seamill	1	1
Dalry	1	1
Kilwinning	5	7
Largs	1	1
Irvine	2	2
Outside NA	1	1
No location given	9	9
Totals	122	118

The figures contained in the tables above indicate that the largest concentration of responses to these two questions was from the Three Towns area, and that, within these responses, the proposal to relocate the pool and/or gym was least popular in Stevenston, where **28%** respondents from that area would be content to explore the relocation of the pool (compared to **33%** of respondents from Saltcoats, and **41%** of the respondents from Ardrossan).

2.7 Key Themes and Responses

2.7.1 Across both surveys, common themes emerged from the responses received. In the engagement undertaken so far, it is acknowledged that limited information was available due to the involvement of communities at a very early phase of developing proposals. North Ayrshire Council is committed to considering all views relating to this proposal before any final decision is made.

The pre-consultation engagement which has taken place demonstrates the commitment to seek the views of communities and will inform the final proposal.

The section which follows highlights this and other key themes and provides the most comprehensive responses available at this time.

2.7.2 Condition of Auchenharvie Leisure Centre

- (i) Auchenharvie Leisure Centre (Harvies), currently includes an ice-rink (refurbished and extended in 2011); swimming pool with sauna, and fitness suite. The facility is operated by the leisure trust, KA Leisure. The swimming pool accommodation and associated facilities are over 45 years old. As a well-used local facility, and despite ongoing maintenance and investment, it could be considered that the building is approaching the end of its useful life. The ageing swimming pool facility does not meet modern standards in terms of sustainability.

- (ii) The Council has condition surveys for all major properties, including Harvies. A condition inspection has been undertaken recently in order to update the condition report, originally carried out in 2013. These inspections have concentrated on the Mechanical and Electrical (M&E) elements of the building, as these are known to be problematic.

These reports highlight that much of the swimming pool M&E plant and systems are original and are well beyond their intended lifespan. As a result, they are unreliable and difficult to maintain. These systems present management issues to KA Leisure regarding the operation of the centre and do not meet modern standards of energy efficiency.

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.

- (iii) 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.
- (iv) The environment within the centre is also very dated and does not compare favourably with new facilities at the Portal and Garnock Community Campus. Refurbishment to the extent required to bring the facility up to an appropriate standard would require the closure of the pool for a period of up to 12 months and would involve extensive, intrusive works including asbestos removal. It is anticipated a global project budget for a project of this nature would be in the region of £5.75 million.

Even extensive refurbishment is unlikely to be economical in the medium to long term as most of the original structure and fabric of building would remain and, over time, would also require increased maintenance and replacement.

- (v) If NAC continues to maintain the existing pool on a reactive basis it is unlikely to prove economical in the medium and longer term. Addressing the most urgent repairs to key elements of the mechanical plant and other essential works to keep the building operational in the short term is likely to cost in the region of £1.07 million in the next 2 to 3 years. This approach would allow the pool to continue to operate in the short or medium term but would not improve the quality of facilities within the centre.
- (vi) The ice-rink, constructed in 1987, is in comparatively good condition and has benefited from refurbishment and extension, completed in 2011. The recent addition of dehumidification to the air handling system has further improved this facility.
- (vii) A feasibility assessment has been carried out regarding the retention of the ice-rink, fitness suite and entrance / reception area in the event of closure of the swimming pool. Due to the construction of the building having been undertaken in separate phases, it is possible to close and demolish the swimming pool without impacting on the long-term viability of the ice-rink. Work to reinstate, refurbish and reconfigure the office / reception areas is likely to be required.

It is anticipated this would cost in the region of £1.05m – Demolition and reinstatement works where the building has been separated is likely to cost in the region of £0.5

million, with a further £0.55 million required to refurbish and reconfigure the office and reception areas.

- (viii) Should the swimming pool and gym at Harvies be provided within the new campus development, it is anticipated the existing swimming pool and gym facilities would no longer be retained. As the project is at an early stage of developing the final scope and brief, there has not yet been any engagement regarding possible alternatives to demolition or redevelopment of the site. However, it is anticipated these options will be explored and tested as part of the wider project development plan.
- (ix) The cost of a replacement centre would be dependent on the facilities required. A typical cost per square metre would be in the region of £3500 and would be an appropriate budget figure to use at this stage. The area of the existing swimming pool and associated accommodation within Harvies is approximately 2200 m².
- (x) The inclusion of a new swimming pool within a larger project, would result in a more efficient solution as less floor area is required. Shared accommodation, circulation space and mechanical and electrical plant and equipment ensure the same facilities can be provided within a smaller footprint. This has been successfully demonstrated at Garnock Community Campus.
- (xi) Overall, it is anticipated the inclusion of the leisure elements, as part of a campus, may achieve in the region of £2 million cost savings, when measured against the cost of a new build stand alone facility. Co-location of facilities would also lead to reduced operating costs through energy savings.
- (xii) In terms of cost comparisons, the following table is a summary of the various possibilities referred to in this section:

	Cost	Note
Major refurbishment of current facilities at Harvies	£5.75m	Elements of the underlying building structure would still be original. It should also be noted that this option will not attract Scottish Government funding.
Standalone replacement new build swimming pool and gym	£8m	Estimate based on current market construction costs. It should also be noted that this option will not attract Scottish Government funding.
Co-located swimming and gym facilities within new campus	£5.8m	Estimate based on current market construction costs. The overall campus community model aligns with Scottish Government principles set out at 2.7.3.

2.7.3 Why can't we modernise/rebuild on the current Ardrossan Academy site?

Funding from the Scottish Government will have conditions attached, which NAC must take into account. Indeed, the following 10 Guiding Principles were recently published in the final draft of the forthcoming CoSLA/Scottish Government publication, ***“Scotland’s Learning Estate Strategy: Connecting People, Places and Learning”*** and will underpin all future funding decisions taken by the Scottish Government, in respect of Scotland’s Learning Estate:

1. Learning environments should support and facilitate excellent joined up learning and teaching to meet the needs of all learners.
2. Learning environments should support the wellbeing of all learners, meet varying needs to support inclusion and support transitions for all learners.
3. The learning estate should be well-managed and maintained, making the best of existing resources, maximising occupancy and representing and delivering best value.
4. The condition and suitability of learning environments should support and enhance their function.
5. Learning environments should serve the wider community and where appropriate be integrated with the delivery of other public services in line with the place principle.
6. Learning environments should be greener, more sustainable, allow safe and accessible routes and be digitally enabled.
7. Outdoor learning and the use of outdoor learning environments should be maximised.
8. Good consultation about learning environments, direct engagement with learners and communities about their needs and experiences, and an involvement in decision making processes should lead to better outcomes for all.
9. Collaboration across the learning estate, and collaboration with partners in localities, should support maximising its full potential.
10. Investment in Scotland’s learning estate should contribute towards improving learning outcomes and support sustainable and inclusive economic growth.

Therefore, it is clear, from these guiding principles, and from discussions, that the Scottish Government are unlikely to contribute funding towards a straight replacement for Ardrossan Academy, hence the opportunity for Winton Primary School to benefit from inclusion in the campus. Discussions to date suggest and the principles outlined above indicate that, if the new facility is to attract funding from the government, it needs to offer tangible benefits for the whole community.

- ### 2.7.4
- Initial surveys suggest that it would be difficult for the current Ardrossan Academy site to accommodate a project on the scale presently proposed. It should also be noted that, mindful of the need to minimise disruption to pupils, it is far less intrusive to build on a fresh site, than to have to maintain effective teaching and learning during a major building project.

- 2.7.5 Significant benefits will be achievable through the planned vocational links to the maritime and leisure sectors which are more easily achieved near to the harbour where these companies are located.
- 2.7.6 The Ayrshire Growth Deal (AGD) is a major regeneration initiative funded by the UK and Scottish Governments as well as the three Ayrshire local authorities. It aims to develop attractive, useful sites, which generate employment. Plans for Ardrossan include an expanded marina facility and International Marine Science and Environment Centre at the North Shore site. In addition to the AGD, further investment is planned in respect of the regeneration of the harbour, including a new ferry terminal and associated transport hub.
- 2.7.7 Therefore, an educational facility in this location could provide genuine job opportunities for young people for many years in the future. The campus, by including suitable vocational facilities and through the close links which already exist with Ayrshire College and other higher education providers and employers, will be in an enviable position to provide training for specific skills demanded by local employers. It should be noted that this ambition is directly linked to Guiding Principles 8 to 10 at section 2.7.2, which seek to provide wider societal benefits, from targeted investment in the Learning Estate.
- 2.7.8 Among pupils from other primary schools, there was a general feeling that Winton PS should not be included in the new campus, but upon reading some of the written responses, it appears that this may be attributable to a pre-conception that Winton PS would have access to better facilities than other primaries, should they be co-located with Ardrossan Academy. A number of respondents, from outwith the Winton PS community, also felt that it was inappropriate for them to be asked about the future location of another school.

2.7.9 Site Considerations

As a former industrial site, some of the area at the North Shore will require some degree of remediation to permit any future building to take place. North Ayrshire Council will require all remediation to have taken place prior to occupation. There is a good understanding of existing site conditions and further investigations are ongoing to ensure that all relevant information is gathered and up to date before any works can commence on site. The Planning Authority and The Scottish Environmental Protection Agency will also ensure that all appropriate measures are taken.

As no design has yet been proposed, a clear objective will be to ensure, through the design process, that the layout of the new facilities takes its coastal setting into account, both in terms of ensuring that the actual fabric of the building will be robust enough to withstand the worst of the weather – and that the design provides for safe outdoor facilities for all building users.

Whilst, the proposed site is currently not built upon, there is an established community of businesses developing successfully around the harbour area. The educational campus will act as catalyst for further growth and development of the town centre of Ardrossan, and see a derelict site put to optimal use for the benefit of the local community.

2.7.10 Accessibility of swimming pool and gym to school pupils

Whilst no operational decisions have been taken about the management and availability of the facilities which are proposed, it is likely that they will operate on the same basis as other school/community campuses. Schools will be able to make specific arrangements with the operator of the facilities for access at specific times.

2.7.11 Potential public access to “school areas”

There are several school campuses co-located with community facilities across Scotland (with some already in place in North Ayrshire) and the experiences and gained functional knowledge from them would inform the design and operation of the proposed new building. It is likely that the design will include separate entrances for school pupils, library, gym and swimming pool users. Careful consideration will be given to ensure that members of the public access the building in a safe and controlled manner.

2.7.12 Impact on school transport

Initial assessments suggest that there would be no impact on school transport arrangements based on current entitlement criteria. Further assessments will take place should the proposal be approved, and a design developed which will detail the exact location of the new building.

2.7.13 Size of new school

Currently it is planned that the capacity of the educational facility will be for a maximum of 30 early years, 220 primary and 1200 secondary pupils.

2.7.14 Sports Facilities

No decisions have been taken, as we are at the earliest stage of consultation, but the final layout will be based on the needs of the school and community users of the site, but it is likely that some form of synthetic pitch and grass pitches will be required alongside any indoor facilities.

2.7.15 Traffic Management

In any design going forward, traffic management will form a key part of the consideration and will be influenced by Roads and Planning. A Traffic Impact Assessment will be required to ensure that the final proposals mitigate against any potential issues which have been raised.

2.7.16 North Shore site not centrally located

The proposed site is located close to current bus routes and will form part of the regenerated Ardrossan Town Centre. It is also within the current catchment areas of Ardrossan Academy and Winton Primary School.

2.7.17 Is it appropriate to have Early Years, Primary and Secondary on the same site?

As this would be the third joint campus of this nature in North Ayrshire, a clear design specification has been developed. There would normally be separate entrances, teaching spaces, playgrounds etc and lunch times would be staggered. Study visits with appropriate user groups would be organised to see existing campuses in operation, to ensure that examples of good practice and design are followed.

There is evidence to show that transitions between Early Years, Primary and Secondary are made easier for young people in a campus environment. To date, at Garnock Community Campus and Largs Campus, primary and younger children

participate in experiments in the science department, or access music facilities which would, ordinarily, not be available to them. In Largs Campus all schools have access to the full range of PE facilities.

2.7.18 Economic Investment

Some respondents noted the levels of economic deprivation in the local area and the perceived lack of investment. NAC has a planned programme of investment across the area, key details of which are noted below:

(i) Ayrshire Growth Deal

Marine tourism and industry in North Ayrshire are key components of the Ayrshire Growth Deal (AGD). A circa £10.5 million International Marine Science and Environmental Centre (IMSE), is planned for the Ardrossan North Shore site. This centre will aim to drive innovation in marine science, with practical expertise and the latest technologies to ensure the Firth of Clyde is recognised as an exemplar in marine sustainability.

Irvine Great Harbour and the adjacent Ardeer Peninsula is also a significant beneficiary of AGD funding. A circa £14 million investment is planned for the development and regeneration of The Great Harbour, at Irvine Harbourside and Ardeer Peninsula, to create a unique coastal destination, comprising a number of key assets to attract new visitors to the area and create jobs.

(ii) Ardrossan Harbour

Investment in a Marine Hub at Ardrossan Harbour is set to ensure the long-term viability of the port and make it fit for 21st century marine transportation. This investment by NAC and partner organisations will include the following:

- The Arran berth to be redeveloped to support improved ferry services to Brodick and Campbeltown.
- A new or comprehensively re-developed Terminal Building.
- New marshalling areas and upgraded car parking with enhanced capacity.
- Improved rail and town centre connections.

(iii) Housing

The Council, the Scottish Government and partners have committed to invest £14.8m within Stevenston through the Strategic Housing Investment Plan (SHIP). The recently completed Glencairn House saw £5.3m spent to create a new 28 unit sheltered housing complex.

A further £3.1m will be invested to provide 15 units of supported accommodation on the site of the former Caley Court sheltered housing complex. The works are anticipated to commence on site at Caley Court during spring 2020 and complete by spring 2021.

The Afton Court project will utilise £2.5m funding to deliver a wider regeneration initiative which will provide approximately 7 new homes on the site of the former Afton Court sheltered housing complex. Council Officers are currently working to assemble vacant land within the wider Stevenston area to create the larger 15-unit regeneration opportunity and create efficiency savings. The works are currently anticipated to commence on site during spring 2021 and complete during spring 2022.

The SHIP also makes provision for Cunninghame Housing Association to deliver 28 homes at a cost of £3.9m at Ardoch Court, Stevenston. Works have already commenced on site and are expected to be completed by Spring 2020.

(iv) **Town Centre Redevelopment**

North Ayrshire Council has been allocated £1.4 million to invest in its town centres as part of the Scottish Government's Town Centre Fund.

(v) **Educational Investment**

Construction is scheduled to commence in June 2019 at a site adjacent to Auchenharvie Academy, on a new £30 million Additional Support Needs (ASN) Campus. Alongside this a refurbishment programme is currently in-progress at Auchenharvie Academy which will see upgraded PE and music facilities as well as improvements to the external fabric of the building.

3. Proposals

3.1 It is proposed that Cabinet:

- (i) Notes the progress to date of the pre-consultation stakeholder engagement undertaken within the school communities,
- (ii) Notes the progress to date of the pre-consultation stakeholder engagement undertaken across the wider communities; and
- (iii) Notes and considers the petition which has been presented in respect of the proposed relocation of leisure facilities.
- (iv) Agrees the next steps in respect of the development proposal.

4. Implications/Socio-economic Duty

Financial

- 4.1 £31.5m is allocated to replace Ardrossan Academy within North Ayrshire Council's capital programme from 2021. Additional external funding is being sought from Scottish Government to achieve the facilities outlined in the report. A detailed business case is being developed.

Human Resources

- 4.2 None.

Legal

- 4.3 There are no legal implications arising directly from this report. The decision to move a school to an alternative site will require a statutory public consultation.

Equality/Socio-economic

- 4.4 An Equalities Impact Assessment screening has been carried out, which indicates that a full equality assessment is not required. However, in the interests of due diligence, a full assessment will be carried out at the appropriate time in the process.

Environmental and Sustainability

- 4.5 None.

Key Priorities

- 4.6
- Active and strong communities;
 - Children and young people experience the best start in life;
 - Inclusive, growing and enterprising local economy.

Community Benefits

- 4.7 The new build 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, leading to extensive employment and training opportunities for young people during the construction phase of any project.

5. Consultation

- 5.1 The following stakeholders have been consulted throughout the early engagement process:

- Children and young people
- Parent Council representatives of each of the schools affected
- Head Teachers and staff representatives
- Corporate Management Team
- North Ayrshire communities
- Community Groups
- Local Elected Members

Caroline Amos
Head of Service

For further information please contact Caroline Amos, Head of Service, on 01294 324416.

Background Papers

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Appendices

1a School pre-consultation responses

1b Wider Community pre-consultation responses

2a Overall School pre-consultation responses in graphical form

2b Overall Wider Community pre-consultation responses in graphical form

Appendix 1a School pre-consultation responses

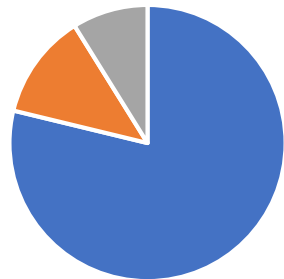
School Communities Responses	Pupils			Staff			Parent			Totals and % for all Communities by Question		
	Yes	No	NP	Yes	No	NP	Yes	No	NP	Yes	No	NP
Q1 Do you think it is a good idea for there to be a new Ardrossan Academy?	1281	158	116	172	25	36	218	79	36	1671	262	188
										79%	12%	9%
Q2 Do you think that Winton PS should be included in plans to move to the new campus?	642	641	259	159	32	42	111	128	90	912	801	391
										43%	38%	19%
Q3 Do you think that Ardrossan Library should be included in plans to move to the new campus?	1021	284	225	152	42	39	134	119	77	1307	445	341
										62.5%	21%	16.5%
Q4 Do you think there should be spaces for social workers, nurses & counsellors included in the new campus?	1197	135	190	146	51	36	93	163	71	1436	349	297
										69%	17%	14%
Q5 Do you think that a swimming pool should be included in plans for a new campus?	1163	256	155	131	62	40	166	134	27	1460	452	222
										63%	19.5%	9.5%

Appendix 1b Wider Community pre-consultation responses

Questions	Wider Community Engagement		
	Yes	No	No Preference
Q1 Do you think the Council should develop proposals to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore?	175 48.2%	178 49%	10 2.8%
Q2 Do you think the Council should explore the option of including the replacement of Winton Primary School in this new development?	167 46%	179 49.3%	17 4.7%
Q3 Do you think the council should explore the option of including the replacement of the current Ardrossan Library?	141 38.8%	209 57.6%	13 3.6%
Q4 Do you think Council should explore the option of including accommodation for HSCP employees?	167 46%	176 48.5%	20 5.5%
Q5 Should the Council explore the option of including a swimming pool presently at Auchenharvie, Stevenston?	122 33.6%	232 63.9%	9 2.5%
Q6 Should the Council explore the option of including a replacement for the fitness suite at Auchenharvie, Stevenston?	118 32.5%	234 64.5%	11 3%

Appendix 2a Overall School pre-consultation responses in graphical form

Q1. Do you think the Council should develop proposals to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore, where it can benefit from the regeneration of the harbour and marina area, planned as part



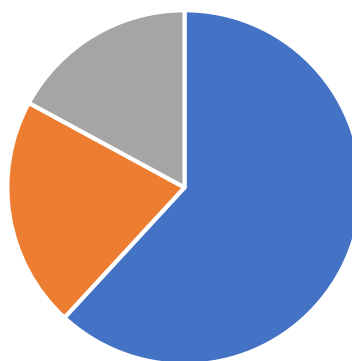
■ Yes ■ No ■ No Preference

Q2. Do you think the Council should explore the option of including the replacement of Winton Primary School in this new development, to create a campus, which includes education and community facilities for pupils from early years through to sixth year?



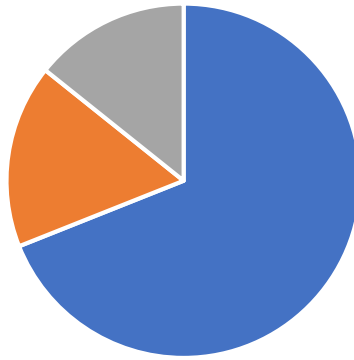
■ Yes ■ No ■ No Preference

Q3. Do you think the Council should explore the option of including the replacement of the current Ardrossan Library within the new campus?



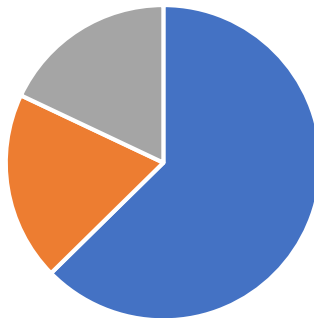
■ Yes ■ No ■ No Preference

Q4. Do you think the Council should explore the option of including accommodation for Health and Social Care services?



■ Yes ■ No ■ No Preference

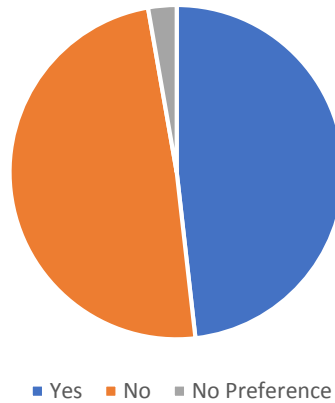
Q5. Do you think the Council should explore the option of including the replacement of the swimming pool and fitness suite presently at Auchenharvie Leisure Centre in Stevenston?



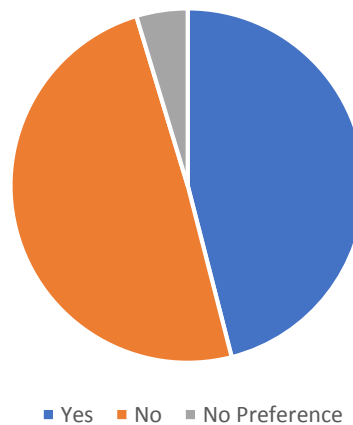
■ Yes ■ No ■ No Preference

Appendix 2b Overall Wider Community pre-consultation responses in graphical form

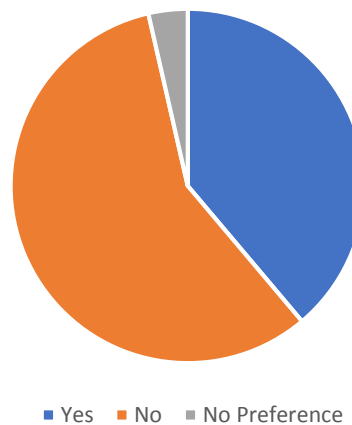
Q1. Should the Council develop a proposal to replace the existing Ardrossan Academy with a new school at the proposed site at North Shore?



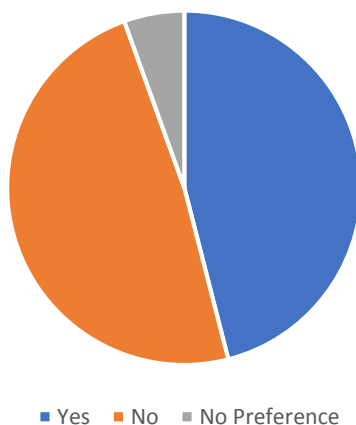
Q2. Should the Council explore the option of including the replacement for Winton Primary in this new development?



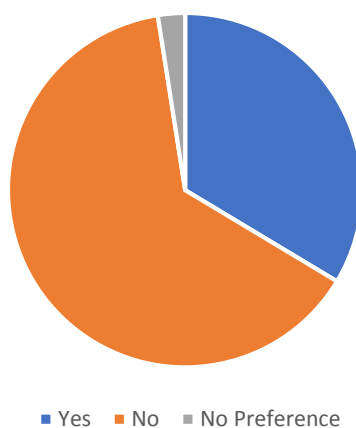
Q3. Should the Council explore the option of replacing the current Ardrossan Library within the proposed site at North Shore?



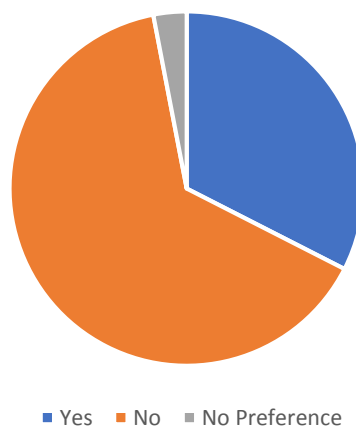
Q4. Should the Council explore the option of including access to Health & Social Care services within the proposed site?



Q5. Should the Council explore the option of including a swimming pool presently at Auchenharvie, Stevenston?



Q6. Should the Council explore the option of including a replacement for the fitness suite at Auchenharvie, Stevenston?



Ardrossan Campus

Following the completion of a cross service exercise, the Ardrossan North Shore site has been identified as the preferred site for the replacement Ardrossan educational campus. The North Shore location is also closely aligned with the Council's Ayrshire Growth Deal proposals, including Ardrossan Harbour and the town centre proposals. The ambition for the new campus is to create a community facility, combining education and community and leisure uses. It is currently proposed that the Council consult on proposals to develop the site as a community campus, with the possible scope to include:

- Early Years
- Primary Education
- Secondary Education
- Health and Social Care Partnership (Team around the children)
- Publicly accessible library
- Publicly accessible swimming pool

While a masterplan will be developed, it is envisaged that the balance of the site would also see the development of a Marine Sciences Innovation Centre funded by the Ayrshire Growth Deal, landside infrastructure to support an expanded marina, and housing development.

Physical Site Conditions

The North Shore site area is approximately 13 hectares (32 acres) and is largely bounded by residential areas to the North, East and South. It is separated from the Clyde Estuary to the West by a coastal protection revetment. The site is formed on reclaimed land, the original reclamation taking place in the late 19th century and a further extension behind a new sea wall in the mid-20th century.

During the 20th century, the site was used for the production of bitumen and handling crude and fuel oils. The majority of this activity ceased through the 1970s; final decommissioning of the facility took place in 1989.

The site has previously secured outline planning consent for development of 400 housing units. An area of the site has already been developed by Cunninghame Housing Association as social housing. Successful remediation was also undertaken in 2006 at the adjacent Persimmon Homes site, providing comfort that further phases would also be successful.

There have been various site investigations carried out over a number of years to establish the nature and extent of contamination. These studies have informed work already carried out and the consideration of the site for use as an educational campus. The issues identified are well understood and are primarily related to hydrocarbon contamination of soils, and the presence of a free phase floating hydrocarbon layer on groundwater at the site. In addition there are concentrations of metals identified in a small number of specific locations on the site. Japanese knotweed is also recorded.

Due to the potential for the migration of contaminants since earlier studies, further investigations were carried out during May 2019 in order to understand the current extent of the contamination and identify the most efficient and effective solution for remediation in relation to a community / education facility. Further investigations, concentrating on an area of stockpiled material, are also planned.

The results of these investigations will be used to inform the overall masterplan for the site. This in turn will inform any eventual design and the strategy to address the contamination on the site. The investigations and assessments undertaken to date confirm the site is viable for development.

Any design proposals will require to fully assess the risk of any contaminants to the environment and users of the facility. This process will require to satisfy both our own robust internal quality assurance processes and the Scottish Environmental Protection Agency (SEPA) that proposals are appropriate.

A new campus project will be categorised as a major planning application in terms of the Planning (Scotland) Act. This will require thorough consultation with both public and statutory undertakers, including SEPA.

During construction, quality assurance checks will be in place to ensure work is carried out in full accordance with all approved risk assessments and method statements. Upon completion of work, verification that works have been completed to the required standard will be also be undertaken and validation reports provided as evidence that this is the case.

Public Assurance

Use of contaminated land is obviously an emotive subject and it is important the public can be properly assured that risks arising from contamination are appropriately addressed. In addition to the various technical workstreams and quality assurance processes in place, communication will be important to ensure that public concerns are considered and addressed throughout the process. Best practice guidance regarding communication of contaminated land issues will therefore be a key part of the project communication strategy.

The Campus will also be included in the Council's statutory testing regime, providing further assurance of on-going compliance with environmental standards.

Programme and Gateway Reviews

It is currently anticipated that the Scottish Government will announce funding decisions in August 2019, linked to the national school estate strategy, to improve the condition and suitability of the education estate. North Ayrshire Council are confident that the case for the replacement of Ardrossan Academy merits the early award of funding as, despite the Council's extensive investment in the school estate in recent years, the condition of the aging Ardrossan Academy buildings is currently rated as poor.

Following public engagement to determine the overall scope of the project, the outcome will be presented to Cabinet in October 2019.

If approved, a statutory public consultation in accordance with the Schools (Consultation) (Scotland) Act 2010 (as amended), will be undertaken in the latter part of 2019 / early 2020. The outcome of this formal consultation will be presented to Cabinet for approval in March 2020. This outcome report is subject to further scrutiny by Scottish Government for a period of up to 8 weeks.

The current programme allows adequate time for the required governance, stage reviews and sign-off of design proposals and statutory development control processes. These gateways are appropriate to the development stage of the project and cannot progress in isolation from the wider project plan.

Delay in the project development programme beyond current expectations is likely to impact on the Scottish Government funding decision and therefore the Council's ability to timeously address the replacement of Ardrossan Academy.

Summary

The North Shore site presents the most appropriate opportunity to fulfil the Council's ambitions for the replacement of Ardrossan Academy and the delivery of the Ayrshire Growth Deal proposals, and the redevelopment of a vacant site that has blighted central Ardrossan for many years.

As a result of former industrial uses, there are known historic contamination issues on the site.

Part of the site has been successfully developed for housing, with validation reports carried out to evidence the appropriate treatment of the risks posed by that development.

Site contaminants can be successfully addressed to mitigate risks during the construction phase and throughout the operation of the facility. This will be assured by:

- Extensive site investigations to fully establish the type and extent of contamination
- Assessment of the risks posed by contaminated materials
- Specialist design of remediation / mitigation strategies
- Appointment of appropriately qualified and experienced contractors to undertake works on site
- Quality assurance inspection of any works carried out
- A statutory development control process
- Final validation reports that will be required to satisfy SEPA of the adequacy of works carried out.

There are robust governance and approval processes in place which ensure the project will be delivered in a way which appropriately mitigates the risks from contamination.

The project communication strategy will reflect the concerns the public may have over the contamination on the site and the mitigations put in place to address any risks. The specialists who have undertaken the recent site investigations will assist in briefing local members and the public on the strategy for remediating the site as the consultation process proceeds.