



**North Ayrshire Council**  
Comhairle Siorrachd Àir a Tuath

The following reports have been considered for determination under the Council's Emergency Governance arrangements during the period week ending **Wednesday, 15 April 2020**.

**1      Ardrossan Community Campus**

Submit report by the Executive Director (Communities) (a) to provide feedback on the outcome of the Statutory Public Consultation on the proposal to consider the future of early years, primary and secondary education and community provision in Ardrossan, and to determine future provision of education in Ardrossan; (b) to provide an update on progress with the remediation strategy for the proposed site at North Shore Ardrossan; and (c) to seek Council approval to purchase the Ardrossan North Shore site (copy enclosed).



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## NORTH AYRSHIRE COUNCIL

14 April 2020

### Emergency Governance Decisions (Covid-19 Outbreak)

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<b>Title:</b>	Ardrossan Community Campus
<b>Purpose:</b>	<ul style="list-style-type: none"><li>a) To provide feedback on the outcome of the Statutory Public Consultation on the proposal to consider the future of early years, primary and secondary education and community provision in Ardrossan, and to determine future provision of education in Ardrossan;</li><li>b) To provide an update on progress with the remediation strategy for the proposed site at North Shore Ardrossan.</li><li>c) To seek Council approval to purchase the Ardrossan North Shore site</li></ul>
<b>Recommendation:</b>	<p>That Chief Executive, on behalf of the Council, agrees to:</p> <ul style="list-style-type: none"><li>(a) Consider the information within the Consultation Outcome Report;</li><li>(b) (i) Establish a new 3-18 years education and community campus, situated on the North Shore site by closing and relocating Ardrossan Academy and Winton Primary School and Early Years Class, and incorporating a swimming pool, public library and HSCP Children and Families locality team; and (ii) Notify this decision to the Scottish Ministers and publicise in accordance with the Schools (Consultation) (Scotland) Act 2010;</li><li>(c) Note the work undertaken by officers in respect of the planned remediation of the proposed site at North Shore Ardrossan; and</li><li>(d) Purchase a 50% share in the Ardrossan North Shore Limited Liability Partnership (LLP) from Peel Land and Property (Ardrossan) Limited which will result in the Council having full ownership of the LLP and the site.</li></ul>

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## 1. Executive Summary

- 1.1 Following extensive early engagement with a wide range of stakeholders from January to August 2019, a decision was taken by North Ayrshire Council on 25 September 2019 to commence a Statutory Public Consultation under The Schools Consultation (Scotland) Act 2010, to consider the educational aspects of a proposed new campus.

The Statutory Public Consultation period for the above proposal came to an end on 6 December 2019. Thereafter, in line with statutory requirements, Education Scotland provided a report on the proposal. This report forms part of the Council's Consultation Report (Appendix 1). The Consultation Report was published online and also in hard copy format, from 3 until 28 February 2020.

- 1.2 A total of 786 formal responses were received via an online survey during the consultation period. A further 42 responses were received with incomplete information and could not be included within the analysis. 80% of respondents agreed with the proposal.
- 1.3 Given the level of positive support for this proposal, evidenced through the consultation coupled with the availability of revenue funding from the Scottish Government to support borrowing, this is a rare opportunity to enhance education provision for children and young people in Ardrossan, and, at the same time, provide much needed, high quality, sports and leisure facilities.
- 1.4 The Council has also made further progress in the requirement for site remediation works at the proposed site and this report provides an update.
- 1.5 The Council is a 50% shareholder in Ardrossan North Shore LLP, which owns the North Shore site. It is recommended that the remaining 50% equity share is purchased from Peel Land and Property (Ardrossan) Limited, which will result in the Council having full control of the LLP and the site, to progress the campus development and facilitate the significant regeneration opportunity in the area.

## **2. Background**

- 2.1 In January 2019, Elected Members approved early engagement to take place across the school and wider communities who would be affected by the Ardrossan campus proposal (link: [January 2019 Cabinet Paper](#)). This engagement was undertaken from January to August 2019, and the outcomes were considered by Elected Members at meetings in June and September 2019, (links: [June 2019 Cabinet Paper](#), [September 2019 Council Report](#)) at which point officers were permitted to commence a Statutory Public Consultation.
- 2.2 The proposed campus would comprise of a 3-18 educational establishment, with a single management structure, formed from the closure and relocation of Ardrossan Academy and Winton Primary School and Early Years Class. In addition, extensive community provision is also a key feature of the new campus proposal, with a relocated Ardrossan library and swimming/leisure facilities also being included. Another key component of the proposed campus would be dedicated accommodation for the HSCP Children and Families Locality Team.

### **Outcome of Statutory Public Consultation**

#### General Public

- 2.3 The Statutory Public Consultation ran from 22 October until 6 December 2019 and views were sought from parents/carers, children and young people, staff and the wider community. An online survey was developed which sought responses to the following



question: *“Do you agree with the proposal to create a new 3-18 years education and community campus at the North Shore in Ardrossan?”*

In accordance with the requirements of the Schools (Consultation) (Scotland) Act 2010 public information meetings were held in November 2019 to share information about the proposal. An HM Inspector from Education Scotland was present at the first of the six meetings which took place. The consultation responses are summarised in the table below, with the responses detailed by group identifier e.g. parent, resident etc.

	Do you agree with the proposal to create a new 3 – 18 years education and community campus at the North Shore in Ardrossan?				
	Yes	%	No	%	Total
<b>All Responses</b>	<b>628</b>	<b>80</b>	<b>158</b>	<b>20</b>	<b>786</b>
<b><u>Group Identifier</u></b>					
Parents/Carers	120	79	52	21	172
Staff	103	84	20	16	123
Ardrossan Academy Pupils	478	84	90	16	568
Ardrossan Residents	3	23	10	77	13
Other	20	51	19	49	39

*Please note some respondents selected more than 1 group identifier, so the number from “group identifiers” will exceed the total number of responses received.*

*A separate consultation exercise was undertaken with children at associated primary schools. Further information can be found at paragraphs 2.5 and 2.6.*

#### 2.4 Key themes emerging from the consultation were as follows:

- Appreciation of the need for new facilities
- A benefit to future generations
- Design and management of the educational establishments within the new campus
- Transport links and traffic management considerations in and around the new campus
- The exposed position of the site
- Site considerations: size, how much space would the school take up and is there other regeneration planned for this area?
- Site contamination
- Choice of site and the proposed use of the vacated site(s)
- Design and management of the library
- Design and management of the swimming pool

- Benefits of Health and Social Care Partnership being included in the new campus and how the service will work.

The Council recognises the importance of these key themes in achieving a successful outcome to this ambitious project. There is a commitment to ensure that all matters arising from these themes are managed appropriately. Engagement with school communities, residents and other stakeholders will be a key focus at the design stage of the work and the above themes will be explored as part of this process. Initial responses to these considerations are noted within the attached Consultation Report (Sections 6-8).

#### Children at Associated Primary Schools

2.5 Consultation with pupils at the associated primary schools was led by young people in S1 from Ardrossan Academy, who engaged with their former primary schools. Questionnaires, adapted by the young people, to be more relevant to their young audience, were used to obtain comments and opinions on the proposal. The response analysis can be found at Appendix 5 of the attached report.

2.6 The most frequent reasons in favour of the new campus that children noted were:

- Swimming pool
- Bigger, better and everything in the one place
- Ardrossan Academy is old and needs replaced
- Will provide a better chance to make new friends
- New equipment and better ICT.

The main considerations noted were:

- Far from home
- More difficult to get there
- More cars and increased traffic
- Too many people in the one place
- It will spoil the view.

#### Education Scotland Report

2.7 Education Scotland provided a report on the Council's consultation on 21 January 2020, a copy of which is included within Appendix 1(Consultation Report). Education Scotland's report supports the educational benefits of the proposal and specifically notes that *"the proposal offers a good opportunity for the school to be an active partner in the regeneration of Ardrossan. Implementation of the proposal will help the Council meet its duty to secure best value."* In addition, they commented that, *"In arriving at its proposal, the Council has given good consideration to identifying a site that best meets the needs of children and young people and maximising opportunities through co-location with the swimming pool, public library and Health and Social Care Services. The proposed 3-18 campus will provide modern, fit for purpose accommodation and facilities."*

2.8 Education Scotland has noted the following points, which the Council is required to consider:

- The potential loss of the much-valued Winton school identity within a larger campus

- How it will effectively safeguard children and young people when the public are accessing facilities;
- The additional distance to travel to the proposed site and the potential for increased traffic congestion (Dykesmains PS community)
- Its remediation strategy to ensure the proposed site is suitable for its intended purpose; and
- Provide re-assurance regarding traffic management and safety measures.

2.9 The Council's response to considerations raised during the public consultation (Paras. 2.4 and 2.6 above) and by Education Scotland (Para. 2.8 above) are included within Sections 6 to 8 of the Consultation Report at Appendix 1.

#### Site Remediation Strategy

- 2.10 The Council was provided with a report on site conditions at Ardrossan North Shore at its meeting on 25<sup>th</sup> September 2019. The report confirmed the known presence of hydrocarbons and heavy metals given the site's former use as a bitumen processing plant. There are also discrete areas where asbestos is located. Given the extensive site investigations undertaken during 2019 (which supplemented previous testing over a number of years), site conditions are well understood.
- 2.11 Both the full report on ground conditions and a non-technical summary have been made publicly available. This included their publication online and the availability of copies at the public consultation events in late 2019, where members of the public were able to ask officers and specialist advisors about the report's findings.
- 2.12 Since that time, additional ground water/gas monitoring and testing has been undertaken. The results of this further testing confirm the understanding of the site to date in that the groundwater behind (i.e. landward) the former sea wall records concentrations of hydrocarbons, however the other side of the seawall contains lower levels.
- 2.13 A detailed remediation strategy will be developed once a masterplan for the site confirms where the various uses proposed will be located, including the new campus if approved, as this will inform the remedial work required. The remediation strategy will require to conform with environmental regulations and will be informed by best practice recently published by the Environment Agency (CLR11 Model procedures for the management of land contamination). The remediation strategy will also require to be approved by the Scottish Environmental Protection Agency (SPEA) as environmental regulator.
- 2.14 As with other requirements such as a Transport Assessment, the site remediation strategy will require to be submitted and approved as part of the planning process before any development commences.
- 2.15 There is therefore a full understanding of, and transparency on, ground conditions. based on the ground conditions report and subsequent testing, an appropriate remediation strategy can and will be put in place to make the site suitable for its intended use.

#### Site Purchase and Development

- 2.16 The land upon which the campus proposal will be developed is currently owned by the Ardrossan North Shore Limited Liability Partnership (LLP), a partnership between the

Council and Peel Land and Property (Ardrossan) Limited. The extent of the LLP ownership is attached at Appendix 2. It is proposed that to facilitate the Council's aspirations for the site, the 50% shareholding of the LLP currently within the ownership of Peel Land and Property (Ardrossan) Limited is purchased by the Council.

- 2.17 Valuation advice has been secured from independent sources on behalf of both the LLP and the Council and consideration has also been given to best value, given the importance of the proposals to the future education of pupils and the regeneration of Ardrossan. The full extent of the site is not required for the proposed campus and proposals will be developed for the remainder of the site. Based on valuation advice and these considerations, it is proposed that a sum of £925,000 is paid to Peel Land and Property (Ardrossan) Ltd to enable the Council to gain full control of the LLP. Thereafter, the LLP will transfer ownership of the site to the Council and the LLP will be wound up.
- 2.18 The development of the North Shore site, including the significant investment through the Ayrshire Growth Deal, represents a significant opportunity for the positive regeneration of Ardrossan, which would include the proposed development of a longstanding derelict site, the activity the proposals will bring to the central area of the town, the potential for commercial and tourism uses and associated job creation given the proposed marina extension, coastal path and new housing. To ensure that the development of the campus makes the most of this opportunity, a masterplan for the site will be developed to direct the location and form of development on the site. It is envisaged that this will be developed through public consultation and be subject to Council approval during 2020.

### **3. Proposals**

- 3.1 That Chief Executive, on behalf of the Council, agrees to:
- (a) Consider the information within the Consultation Outcome Report;
  - (b) (i) Establish a new 3 - 18 years education and community campus, situated on the North Shore site by closing and relocating Ardrossan Academy and Winton Primary School and Early Years Class, and incorporating a swimming pool, public library and HSCP Children and Families locality team; and  
(ii) Notify this decision to the Scottish Ministers and publicise in accordance with the Schools (Consultation) (Scotland) Act 2010;
  - (c) Note the work undertaken by officers in respect of the planned remediation of the proposed site at North Shore Ardrossan; and
  - (d) Purchase a 50% share in the Ardrossan North Shore Limited Liability Partnership (LLP) from Peel Land and Property (Ardrossan) Limited which will result in the Council having full ownership of the LLP and the site.

### **4. Implications/Socio-economic Duty**

#### **Financial**

- 4.1 Detailed costings will be carried out as the design process progresses, however at present the estimated capital cost of delivering the ambitious campus proposal is

anticipated to be in the region of £70m. This figure represents the current estimate which takes into account the ambitious net carbon energy efficiency targets set by the Scottish Government. The Scottish Government recognises that additional investment will be required as part of construction to ensure an appropriate energy efficient infrastructure is in place. The outcome-based revenue funding from Scottish Government has been uprated accordingly to support this.

The proposed cost associated with the purchase of the remaining 50% interest in the site is £925,000, to be funded from the Scottish Government Vacant and Derelict Land funding allocation for 2019/20. This value has been informed by independent valuation advice.

Revenue funding from Scottish Government, over a period of 25 years, will be payable on achievement of specific outcomes:

- Condition – the facility is to be kept in condition A or B, as per Scottish Government Core Facts Return, for a period of 25 years.
- Energy Efficiency – an energy target of 67/kWh/sqm/pa for core hour use of the facility has been set
- Digitally Enabled Learning – The underlying facility infrastructure should be capable of supporting at minimum, a 1Gbps service throughout the learning spaces.
- Economic Growth - New jobs to be supported from the investment in the Campus, in line with the Construction Industry Training Board published benchmarks.
- As an element of the funding is linked to the achievement of these outcomes, Officers are continuing discussions with Scottish Futures Trust (SFT) to fully develop strategies to mitigate the risk.
- The final cost of the new facility will be determined through the tender process, the land purchase and associated site preparation costs.
- The revenue consequences of the investment will continue to be assessed within the context of the Council's medium-term financial plan.

## **Human Resources**

4.2 All human resource matters will be dealt with in line with the Council's policies and procedures.

## **Legal**

4.3 The consultation has been carried out in accordance with the Schools (Consultation) (Scotland) Act 2010.

Under the terms of the Schools (Consultation) (Scotland) Act 2010, a period of 3 weeks begins on the date a local authority decides to close a school during which anyone can make a representation to the Scottish Government requesting that Scottish Ministers call-in the decision for investigation. After this 3-week period, Scottish Ministers will then have a further 5 weeks to determine whether or not to formally call-in the local authority's decision.

Scottish Ministers will take into account all representations received during the 3 week representation period, before making a final decision.

Therefore, if the decision is taken to approve the proposal, by North Ayrshire Council, on 25 March 2020 the deadline for any relevant representations is 14 April 2020.

Any representations made during the period 25 March to 14 April 2020, should be made by email to this address: [schoolclosure@gov.scot](mailto:schoolclosure@gov.scot)

Terms for the purchase of the remaining 50% interest from the Ardrossan North Shore LLP have been drafted and the purchase will be concluded, subject to agreement to the proposal. The purchase will result in the wind up of the Ardrossan North Shore LLP and full ownership of the site by the Council.

### **Equality/Socio-economic**

- 4.4 An Equality and Children's Rights Impact Assessment has been completed in respect of the new educational and community provision and resulted in no negative impact to stakeholders.

### **Environmental and Sustainability**

- 4.5 Consideration of the environmental impact of this decision will be a key feature in the design of the new school and a Strategic Environmental Assessment will be undertaken at the appropriate stage. The proposals reflect the ambitious net carbon energy efficiency targets set by the Scottish Government.

The development of the site for the campus proposal alongside other uses will see the positive redevelopment of a site in central Ardrossan which has fallen into disuse over a 30-year period. The development will facilitate the improvement of the site through a site remediation strategy.

### **Key Priorities**

- 4.6 Council Plan Key Priorities:

- Active and strong communities
- Children and young people experience the best start in life
- Inclusive, growing and enterprising local economy
- Effective infrastructure and digital connectivity
- Residents and communities enjoy good life-long health and well-being
- People and communities are safe
- Maximise resources and provide value for money
- Vibrant, welcoming and attractive places
- A sustainable environment

### **Community Wealth Building**

- 4.7 A project of this scale brings a variety of wealth building opportunities. During and after construction phase, employment prospects will increase through construction jobs and apprenticeships. The curriculum would be strengthened by the delivery of new and

appropriate courses and contribute to the Developing the Young Workforce Agenda. Supply chain opportunities will be available for local businesses. There will be opportunities to advance community enterprises and to support local business activities.

## **5. Consultation**

- 5.1 In line with the Schools (Consultation) (Scotland) Act 2010, all interested parties have been given the opportunity to express their views on the proposal. In addition to meeting the key priorities noted above, work will continue with stakeholder groups to develop detailed objectives.
- 5.2 Subject to confirmation of the proposal, a masterplan for the site will be developed to direct the location and form of development on the site. This process would be informed by a programme of public consultation.

Audrey Sutton  
**Executive Director (Interim)**

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

### **Background Papers**

No Background papers



## **CONSULTATION REPORT**

### **CONSULTATION REPORT ON THE FUTURE OF EARLY YEARS, PRIMARY AND SECONDARY EDUCATION PROVISION IN ARDROSSAN**

#### **REPORT BY EXECUTIVE DIRECTOR (COMMUNITIES)**

This document has been issued by North Ayrshire Council for consultation in terms of the  
Schools (Consultation) (Scotland) Act 2010

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**North Ayrshire Council  
Communities Directorate (Education)**

**Consultation report on the future of early years, primary and  
secondary education provision in Ardrossan**

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**NORTH AYRSHIRE COUNCIL**  
**COMMUNITIES (EDUCATION)**  
**CONSULTATION REPORT**

**1. WHAT IS THE PURPOSE OF THE CONSULTATION REPORT?**

In line with the Schools (Consultation) (Scotland) Act 2010, North Ayrshire Council is required to:

- set out the total number of written representations made to the Council by any person during the period of the public consultation exercise;
- set out a summary of those written representations;
- set out a summary of the oral representations made to the Council at the public information meetings held at:
  - Ardrossan Academy on 7 November 2019 at 2pm, 4pm and 7pm
  - Ardrossan Civic Centre on 13 November 2019 at 2pm and 4pm
  - Winton Primary School on 13 November 2019 at 7pm
- set out a statement of the Council's response to:
  - those written and oral representations; and
  - Education Scotland's report.
- provide a copy of Education Scotland's report;
- set out a statement explaining how the Council reviewed the above proposal having had regard (in particular) to:
  - the relevant written representations received by the Council during the public consultation period;
  - oral representations made to it at the public information meetings detailed above; and
  - Education Scotland's report.
- provide details of any alleged omission from, or inaccuracy in, the Proposal Document and a statement of any action taken where necessary
- outline the procedure for making representations to the Scottish Ministers in terms of Section 15(4) of Schools (Consultation) (Scotland) Act 2010.

## **2. BACKGROUND**

### **2.1 Our Learning Estate**

North Ayrshire Council has invested significantly in its learning estate, with a number of high quality buildings delivered in recent years, including the Garnock and Largs Campus developments. In addition, major refurbishment projects to provide improved learning environments have been undertaken at Kilwinning, Irvine Royal and Auchenhavie Academies.

North Ayrshire Council is also currently delivering significant projects to improve educational facilities across primary, early years and additional support needs (ASN) sectors. Some of these include:

- a new additional support needs school, which will see the closure and amalgamation of four existing schools;
- 2 new primary schools which are planned to open by the end of 2022; and
- 40 individual projects which are at various stages of completion to enhance the early years estate to enable the delivery of 1140 hours per child of early learning and childcare provision, in line with revised legislation from August 2020.

In November 2018, the Scottish Government announced a programme of further investment in Scotland's learning estate. It has allocated £1 billion to this programme, available to successful local authority bidders, from 2020. The key objectives of this investment are to:

- support the delivery of Scotland's Learning Estate Strategy;
- improve the condition and suitability of the learning estate;
- establish links across the learner journey- where appropriate; and
- support sustainable estate planning.

On 9 September 2019, the Scottish Government announced the inclusion of North Ayrshire's Ardrossan Education and Community Campus proposal within the initial phase of investment in the new "Scotland's Learning Estate" strategy. The project, as proposed by the Council, was considered by the Scottish Government to be innovative in the way it aimed to deliver on the principles of the Learning Estate Strategy, from an education, community and placemaking perspective, and sought to demonstrate best practice that would inform future phases of investment across the country.

### **2.2 Early Engagement Process**

The Council recognises the importance of seeking the views of learners and their communities and the wider community, and the valuable contribution that this collaborative approach has had in establishing this proposal.

A guiding principle of 'Scotland's Learning Estate Strategy' states that, *'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'.*

The first step in this approach was to issue an information letter to parents/carers and staff, across the Ardrossan Academy cluster, in January 2019, providing early information on the outline proposal.

Officers from the Communities Directorate (Education) 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.

Parent council and staff reference groups were established to lead this stage of the early engagement with their peers. These reference groups led the distribution, collation and summary of survey materials within their respective organisations.

Young people from Ardrossan Academy visited each cluster primary school to lead the engagement exercise with the younger children. Education Scotland was complimentary in respect of this approach when visiting Ardrossan Academy as part of their National Thematic Inspection: empowerment for parent and pupil participation. These young leaders from Ardrossan Academy explained the reason for the survey, then asked the pupils, by class, to give their answers to the questions posed. The responses were collated and returned to the Communities Directorate where further analysis was completed.

North Ayrshire Council also carried out a separate pre-engagement survey with the wider local community. This was an online survey and asked similar questions to those which were posed to the school communities. These forms are attached at Appendix 1.

When the results of the pre-engagement responses were reported to North Ayrshire Council's Cabinet, elected members specifically requested that the relocation of Auchendarvie swimming pool to the proposed campus be subject to further community engagement, and that the engagement exercise be co-produced with key stakeholders.

A Stakeholder Reference Group was established and key stakeholders and community representatives from throughout the Three Towns area were invited. A survey was developed collaboratively by this group and focused on questions about the swimming pool only, in order to permit Elected Members to understand the likely impact of the proposal to relocate the pool, across the Three Towns and neighbouring areas.

The extensive early engagement undertaken has helped to shape this proposal and ensure that North Ayrshire Council sought the views of the various schools, community groups, the wider community and importantly, the views of children and young people.

### **3. THE PROPOSAL**

- 3.1 At its meeting on 25 September 2019, North Ayrshire Council agreed to the commencement of a Statutory Public Consultation on the proposal to create a new 3-18 years campus, situated on the North Shore site comprising of:

- The closure and relocation of Ardrossan Academy;
- The closure and relocation of Winton Primary School and Early Years Class;
- A six-lane swimming pool, accessible by the public during normal operating hours;
- The relocation of Ardrossan library, accessible by the public during normal operating hours; and
- Accommodation for a dedicated Health & Social Care Partnership (HSCP) Children and Families Team

Children and young people in the following primary schools who transfer to Ardrossan Academy for their secondary education are also affected by this proposal:

- Dykesmains Primary School
- Stanley Primary School
- West Kilbride Primary School

3.2 The proposal is for a single, all-through establishment with distinct zones for each phase of education with certain shared facilities. The shared facilities, which will be agreed and developed throughout the design phase, may include dining, sporting and other specialist areas.

3.3 The maximum capacity of the different zones of the new all-through campus will be as follows:

- Secondary – 1200
- Primary – 220
- Early Learning and Childcare - 30

These facilities, which will be agreed and developed throughout the design phase, may include enhanced social areas e.g. community café, theatre/performance and enterprise space.

3.4 Importantly, the all-through campus will be led by one Head Teacher and an appropriate management team. One of the greatest advantages of this type of all-through provision will be a shared philosophy ensuring greater levels of consistency in learning and teaching, skills development, health and wellbeing and the cultural aspects of the school. The creation of this shared educational culture will support children from 3-18 and provide consistently high expectations of all.

## **4. THE STATUTORY CONSULTATION PROCESS**

4.1 A proposal document was developed and published on the Council's website. Copies were made available at schools affected by the proposal, Communities Directorate (Education) Cunninghame House, local libraries, community centres and health centres within the Ardrossan Academy catchment area. The document is attached to this report at Appendix 2.

4.2 The consultation period ran from Tuesday 22 October 2019 until 12 noon on Friday 6 December 2019.

4.3 Views on the proposal were encouraged, using the following methods:

- An online response form on North Ayrshire Council's website;
- A paper copy of the response form. These could be obtained from schools affected by the proposal, at the public information meetings or on request by calling 01294 324400;
- Writing to the Head of Service (Education), Communities Directorate (Education), North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE; or
- E-mailing [educ\\_consultation@north-ayrshire.gov.uk](mailto:educ_consultation@north-ayrshire.gov.uk).

4.4 As the young people from Ardrossan Academy had undertaken the responsibility for obtaining feedback from the catchment primary school children so successfully during the early engagement, it was decided that they should take on a similar role for the statutory consultation. The consultation with primary aged pupils was led by S1 pupils from Ardrossan Academy who were asked to return to their former primary schools to seek and record the views of the younger children. Questionnaires, adapted by the young people to be more relevant to their young audience, were used to seek views and opinions on the proposal. More detail on this exercise is provided under the section "Pupil Engagement" at (Para 5.6). In order to appropriately capture their views, young people from Ardrossan Academy were allocated time to complete the same online questionnaire which was available to the wider community.

4.5 Six public information meetings were held to share information about the proposal. The detail of these meetings was included in the Proposal Document and was also advertised in the local press, on the Council website, local radio and social media. Schools also issued reminders to parents and carers of these meetings, which took place as follows:

Venue	Date	Time
Ardrossan Academy	Thursday 7 November 2019	2.00pm
Ardrossan Academy	Thursday 7 November 2019	4.00pm
Ardrossan Academy	Thursday 7 November 2019	7.00pm
Ardrossan Civic Centre	Wednesday 13 November 2019	2.00pm
Ardrossan Civic Centre	Wednesday 13 November 2019	4.00pm
Winton Primary School	Wednesday 13 November 2019	7.00pm

The summary note of these public information meetings can be found at Appendix 3.

- 4.6 Education Scotland has a key role in considering the educational aspects of the proposal. Their HM Inspectors attended one of the public information meetings and visited Ardrossan Academy, Winton Primary School, Dykesmains Primary School, Stanley Primary School and West Kilbride Primary School to meet with parents/carers, staff and young people. Visits were also undertaken to Auchendarvie Leisure Centre and the proposed site at North Shore.
- 4.7 Copies of the Proposal Document, a summary of all public information meetings held, all responses to the proposal and the pupil consultation report were submitted to Education Scotland. Their report on the proposal can be found at Appendix 4.

## 5. WHAT WAS THE RESPONSE TO THE STATUTORY PUBLIC CONSULTATION?

- 5.1 The proposal document was issued to 85 statutory consultees at the beginning of the consultation period, at the same time as being published on the Council's website. These consultees included: Parent Councils, Education Scotland, Pupil Councils, Trade Unions and Community Planning Partners. The link to the document was made available to all parents/carers at all the affected schools via Group Call (text message)

and copies were also made available at schools within the cluster, local libraries, community centres and health centres.

- 5.2 A total of 786 formal responses were received, including 2 emails. A further 42 responses were received with incomplete information and could not be included in the analysis. All responses are available for public reference at Communities Directorate (Education), 5<sup>th</sup> Floor East, Cunninghame House, Irvine, KA12 8EE.
- 5.3 After considering the information provided within the proposal document and appendices, stakeholders were asked to respond to the following questions:
- “Do you agree with the proposal to create a new 3 – 18 years education and community campus at the North Shore in Ardrossan”? Yes/No
  - “Please provide up to 3 reasons why”
- 5.4 The table below provides a breakdown of the 786 completed responses received during the consultation period.

	Do you agree with the proposal to create a new 3 – 18 years education and community campus at the North Shore in Ardrossan?				
	Yes	%	No	%	Total
All Responses	628	80	158	20	786
<b>Group Identifier</b>					
Parents/Carers	120	79	52	21	172
Staff	103	84	20	16	123
Ardrossan Academy Pupils	478	84	90	16	568
Ardrossan Residents	3	23	10	77	13
Other	20	51	19	49	39

Please note some respondents selected more than 1 group identifier, so the number from “group identifiers” will exceed the total number of responses received.

- 5.5 Key themes emerged throughout the consultation period, both at the public information meetings and comments made in the form of responses received, and these are summarised as follows:
- Appreciation of the need for new facilities
  - A benefit to future generations
  - Design and management of the educational establishments within the new campus
  - Transport links and traffic management considerations in and around the new campus
  - The exposed position of the site
  - Site considerations: size, how much space would the school take up and is there other regeneration planned for this area?
  - Site contamination
  - Choice of site and the proposed use of the vacated site(s)
  - Design and management of the library

- Design and management of the swimming pool
- Benefits of Health and Social Care Partnership being included in the new campus and how the service will work?

## 5.6 Pupil Consultation

Extensive consultation was carried out with children and young people from the secondary and primary schools involved. This was managed by the young people from Ardrossan Academy, with the cluster primary school staff liaising with them to arrange visits, discussions and the completion and return of survey questionnaires which had been specifically tailored to be more relevant to the young children whose views were being sought. The paragraphs below give a summary of the consultation exercises across the primary and secondary phases, with more detailed information on the primary school consultation exercise being available at Appendix 5.

### 5.6.1 Young People from Ardrossan Academy

The young people of Ardrossan Academy were actively engaged in the consultation process. S6 pupils prepared a short presentation for S1-S6 pupils about the new school which they delivered to class sized groups. Time was then made available to permit all pupils to complete the online survey.

Almost 570 pupils formally responded to the survey, with 84% in favour of the proposal for a new campus on the North Shore site.

Some of the key benefits of the proposal which the young people from Ardrossan Academy recognised in their feedback were:

- improved pupil support networks
- peer education and work experience opportunities
- modern educational facilities, (including break out spaces, ICT, wi-fi and better sports facilities)

It was also acknowledged that the campus setting would ease transition from primary to secondary for many young learners.

Some young people were concerned about an extended journey to school and due to the location of the proposed site, expressed concerns about the exposure to poor weather conditions.

In addition, they felt the design of the campus would have to be carefully considered taking account of the number of children and young people attending.

Senior pupils provided further engagement by attending all six public information meetings where they hosted a stall, which gave them an opportunity to share information on the potential benefits of a new school and their experiences of the limitations of their current provision. Young people from Ardrossan Academy addressed the closing session of each meeting to report on their interactions with the members of the public in attendance.



### 5.6.2 Children from Winton Primary School

The majority of children from Winton Primary School could see advantages in having a new school with access to improved facilities, especially the swimming pool, library and café. They also commented on how they would welcome a bigger school and the opportunities there would be as a result of having more space and greater interaction with other pupils. For some though, the size of the school and an increase in pupil numbers were a concern.

### 5.6.3 Children from primary schools within the Ardrossan cluster

Children from the other primary schools within the Ardrossan cluster strongly recognised the need for a replacement of the current Ardrossan Academy and welcomed the addition of new facilities, particularly the swimming pool and improved ICT provision.

They were positive about the prospect of being part of a bigger campus which would offer opportunities to interact with larger groups of pupils and recognised that the community facilities would bring all ages together.

Some pupils had reservations around the increased travelling distance to the proposed site and the impact of additional traffic in and around the campus.

A statistical summary of the responses from primary aged children is available at Appendix 5.

## 6. THE COUNCIL'S RESPONSE TO THE STATUTORY PUBLIC CONSULTATION

6.1 Some of the comments and considerations raised by Education Scotland (see Appendix 4) were also raised during the public consultation period and are noted in section 7. This section highlights the main views and considerations raised during the public consultation period, and the Council's response.

### 6.2 Views and considerations from responses received:

#### 6.2.1 Appreciation of the need for new facilities

Respondents were critical of the condition and facilities at the current establishments and were concerned that this was not giving young people the best educational opportunities.

**The Council's Response:** Respondents were clear that they could see the absolute need for modern facilities to be provided to replace both Winton PS and, particularly, Ardrossan Academy. Many responses cited poor ICT infrastructure, old fashioned teaching settings and a poor school layout as reasons for this response. The Council recognises these issues and the new campus will be designed with the latest ICT equipment and the infrastructure to support it. The new campus will offer flexible teaching and learning environments. Breakout spaces and other collaborative learning areas will allow a flexibility which does not exist currently.

Modern indoor and outdoor sports facilities for all campus learners will provide improved opportunities to engage the young people in health and wellbeing activities, which currently are not easily undertaken. A sports facility which also offers appropriate and welcoming facilities for the general public, at the new campus, will allow the health and wellbeing opportunities to be shared with the wider community.

### 6.2.2 A benefit to future generations

Young people felt that, even though they will have completed their education by the date of the proposed campus being operational, that they have a desire to be involved in the early design considerations, to ensure that the final facilities meet the needs of future generations.

**The Council's Response:** Young people's views will be central to the design considerations of the new campus. NAC has evidence from previous new builds of involving young people during the design phase. Such involvement may include study visits to other establishments to gain an appreciation of modern school design and will also include workshops to ensure that desirable design features are included in the scope of the design brief.

Sustainability and climate change was also of significant importance to young people and will be a key driver influencing the design of the new campus. This could include an opportunity to improve recycling facilities and better access to drinking water.

Health and wellbeing was another area of focus for young people. The new campus, by providing improved social areas, sporting, arts and culture facilities and opportunities to learn in a variety of settings will offer benefits not only for young people but for the wider community.

Inclusion in the new campus is an important aspect of the design, which young people stated should be considered by NAC. Accessibility in the current schools does not meet modern standards and this can negatively impact on a user's experience. A new building will be designed and constructed to meet the relevant legislation and ensure an inclusive environment.

### 6.2.3 Design and management of the educational establishment within the new campus

Respondents were interested in the plans for a single management structure across the whole of the proposed campus and how this could be managed day-to-day, on an operational basis.

**The Council's Response:** The proposal is to appoint a Campus Head Teacher with responsibility for the whole school. An appropriate management team would support the Head Teacher and staff from Winton PS and Ardrossan Academy will be expected to move with their schools.

It is likely that start times and break times will be staggered as this works well within other campus settings and avoids unnecessary congestion within the school.

In terms of the design, the proposal would be to have a single building with separate entrances for early years, primary and secondary pupils, with enclosed playgrounds. Some members of the public also expressed concerns about the potential for the community to access educational areas of the building. Through a combination of building design and access control, all users will be accommodated appropriately.

#### **6.2.4 Traffic management considerations in and around the new campus and transport links**

Respondents expressed concerns that the proposed site is “remote” and that the roads surrounding it will not be able to cope with the volume of traffic which the new campus will generate.

**The Council’s Response:** North Ayrshire Council recognises that a Transport Assessment will be required for the campus, in order to identify any improvements that are required to the existing roads and footway network. Discussions will take place with transport operators, when appropriate, to ensure that if there is any opportunity for an enhanced level of transport to be provided through scheduled services, that this is fully explored. NAC has recent experience of siting large educational buildings in residential areas and will ensure that learning from these and other projects recently completed will be taken into account in the design of the new campus.

#### **6.2.5 Exposure of the proposed site**

Respondents expressed concerns that the proposed site for the new campus was too exposed.

**The Council’s Response:** Any design for a new campus on the proposed site will be required to take the prevailing and predicted weather conditions into account. The design could, for example, ensure that outdoor learning and social areas are sheltered by the building, and that the building materials are appropriate for the coastal environment. Safety will be a major part of the design strategy, which will take account of the site location and the numbers accessing the building.

#### **6.2.6 Site considerations**

Respondents were interested to understand how much of the proposed site would be occupied by the school and what other regeneration is planned.

**The Council’s Response:** The whole site is approximately 12.25 hectares and it is proposed that the campus will take up around two thirds of this. A coastal walkway is planned around the edge of the site, linking the North Shore to the harbour area and an International Marine Science Centre of Excellence (IMSE) is also planned for the site in future years. In addition, as part of a masterplan for the site development, there may be the opportunity to develop around 80 -100 housing units.

### 6.2.7 Contamination on the North Shore site

Respondents were concerned over the proposed site's former use as an oil refinery.

**The Council's Response:** North Ayrshire Council commissioned independent experts (Envirocentre) to carry out extensive site investigations. The report produced by Envirocentre was made available to the public as an appendix in the Proposal Document (Appendix 2) and hard copies were available at the public information meetings. The report provides reassurance that the contaminates on the site can be successfully remediated to allow the campus to be constructed. The land will be improved to a standard to allow residential and public open space use. Other areas of the former Shell site have been successfully built upon already - some having been in situ for a number of years - and would have been subject to the same considerations regarding decontamination as the proposed campus. If approval is given, the Planning Authority and the Scottish Environmental Protection Agency (SEPA) will also require to be satisfied that appropriate site remediation measures are in place and continued monitoring of the site after construction is completed.

### 6.2.8 Choice of site and what will the vacated site(s) be used for?

Respondents wished to know why the proposed site was selected and what will happen to the vacated sites of the current schools?

**The Council's Response:** Funding from the Scottish Government comes with several conditions and it is critical that the project offers tangible benefits for the whole community – and be more than just a school. The current Ardrossan Academy site could not easily accommodate a project on the scale proposed. The North Shore site would place the campus at the heart of the multi-million pound regeneration strategy for the town. Further investment in this locality, secured through the Ayrshire Growth Deal, creates significant opportunities for the community, not least through the vocational links to the maritime and leisure sectors. No decisions have yet been made as to the future of the sites which would be vacated as a result of the proposal being adopted, however it should be noted that the sites are allocated for general urban use in the Council's adopted Local Development Plan (October 2019).

### 6.2.9 Design and management of the library

Respondents were concerned that the proposed move of the library to the new campus would mean a reduction in facilities or access.

**The Council's Response:** The proposal would offer the school and the local community of Ardrossan the opportunity to have a state of the art/fit for purpose library with new resources that meet local needs and priorities. Although no design exists for the library, separate entrances for the school and the public would be desirable. North Ayrshire Council staff have visited other authorities who already have similar facilities in order to learn lessons and develop best practice for community use.

### 6.2.10 Design and management of the swimming pool

Respondents wished to know more about the design for the proposed swimming pool at the campus.

**The Council's Response:** No design work has been undertaken but it is anticipated that the pool facility will operate on the same basis as Garnock Community Campus pool and will be open to the public throughout the day. Arrangements for access by the school would be by prior arrangement with KA Leisure, as the pool will be in use by the public during the day.

#### **6.2.11 Benefits of Health and Social Care Partnership (Children and Families Team) Co-location**

Respondents were keen to understand how the HSCP team will integrate into the new campus and how the service will work.

**The Council's Response:** Currently, HSCP Teams operate from Garnock Community Campus and Kilwinning Academy. This is part of the Council's strategy to provide a more joined up and accessible locality service for customers. A school-based health and social work team will take a proactive approach to prevention, early-intervention, and support for young people and their families. This approach enables closer working and improved targeted support for those young people and their families that need it, especially where the young person is care-experienced or at risk of being so. The team will work collaboratively with colleagues to improve attendance, attainment and achievement at school and support young people who have completed their schooling to move onto positive destinations i.e. college placements, employment or university. In addition, the health needs of young people will be met by close partnership working with the school nursing service. Although no design work has yet taken place, the proposal would be to have a separate entrance which means that young people and their families would not have to enter the main school entrance in order to access this service.

### **7. EDUCATION SCOTLAND REPORT - SUMMARY**

- 7.1 Representatives from Education Scotland attended one of the public information meetings and were subsequently provided with copies of all correspondence received by the Council during the consultation period as well as details of all discussions that took place at all public information meetings. A HM Inspector from Education Scotland also met with representatives from the school communities directly affected by the proposal and visited Auchenharvie Leisure Centre and the proposed site at North Shore.
- 7.2 In accordance with the requirements of the Schools (Consultation) (Scotland) Act 2010, a report was provided by Education Scotland in relation to the proposal. This report can be found at Appendix 4.
- 7.3 Detailed below is the summary from their report:
  - 7.3.1 'The Council's proposal is of clear educational benefit. The majority of stakeholders who submitted responses were supportive of the proposal. All children, young people, parents/carers and school staff who met with HM Inspectors were supportive of the 3-18 campus and the potential benefits it, along with co-located community facilities, would bring. These included improved accommodation, a more environmentally friendly and attractive learning environment, access to modern technology and improved disability access. They agreed that Ardrossan Academy School is not fit for purpose and in urgent need of replacement. All children who met with HM Inspectors

were particularly excited by the prospect of having a new swimming pool as part of the community campus. Stakeholders felt their views had been actively sought and listened to by the Council. The proposal offers a good opportunity for the school to be an active partner in the regeneration of Ardrossan. Implementation of the proposal will help the Council meet its duty to secure best value.'

- 7.3.2 'In taking forward the proposal the Council needs to set out how it will address the concerns raised during the consultation. In particular, how it will effectively safeguard children and young people when the public are accessing facilities; its proposed remediation strategy to ensure the proposed site is suitable for its intended purpose; and provide re-assurance with regard to traffic management and safety measures

## **8. THE COUNCIL'S RESPONSE TO THE EDUCATION SCOTLAND REPORT**

- 8.1 North Ayrshire Council welcomes the report by Education Scotland which highlights the educational and wider benefits of the proposal. Education Scotland's comments are detailed in their report. The Council has considered these comments and can offer the following responses.

- 8.2 **Education Scotland's comment:** 'Parents/carers and pupils at Winton Primary School felt transition would be improved. However, they expressed concerns about the potential loss of the much-valued Winton school identity within a larger campus'.

**The Council's Response:** It is acknowledged that the closure of two well established schools and their replacement as part of a new 3-18 campus will require to be managed sensitively. NAC will ensure that representatives from both school communities are actively engaged in the development of the vision and values for the new campus. This will include the identification and relocation of any items of cultural significance from either school. The same process has already been managed successfully for Largs Campus, Garnock Community Campus, and is currently taking place within the ASN sector in North Ayrshire. The identity of the new campus is likely to be different as we are bringing two separate schools together, however there is an established process for this which places young people at the heart of these important considerations.

- 8.3 **Education Scotland's comment:** 'All stakeholders expressed concern about the safeguarding measures in place when the public are accessing facilities'.

**The Council's Response:** North Ayrshire Council will ensure that members of the public access the parts of the building they are entitled to, in a safe and controlled manner. There are a number of school campuses across Scotland co-located with community facilities, with some already in place in North Ayrshire. Whilst no design work has taken place, the Council recognises the need for appropriate separation between different groups of building users and will ensure that full cognisance is taken of this requirement.

- 8.4 **Education Scotland's comment:** 'Parents/carers and children from Dykesmains Primary School expressed concern about the additional distance to the proposed site and the potential for increased traffic congestion.'

**The Council's Response:** Whilst the proposed location for the new campus is central to the catchment area of Ardrossan Academy and also within the catchment of Winton

PS, it will result in changes to the school journey for some young people. Discussions will take place with transport operators, when appropriate, to ensure that if there is an opportunity for an enhanced level of transport to be provided through scheduled services, that this is explored fully. In respect of the concerns regarding the possibility of congestion at peak times, these matters will form part of the transport assessment which will be undertaken by specialist consultants to ensure that congestion around the site of the proposed campus is minimised. It is likely that some offsite works will be required.

- 8.5 **Education Scotland's comment:** 'In taking forward the proposal the council needs to set out how it will address the concerns raised during the consultation. In particular, its proposed remediation strategy to ensure the proposed site is suitable for its intended purpose; and provide re-assurance with regard to traffic management and safety measures.'

**The Council's Response** A detailed remediation strategy will be developed to make the ground suitable for its intended use. The land will be improved to a standard equivalent to allow residential and public open space use. Remediation to this extent is 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. The Planning Authority and the Scottish Environmental Protection Agency (SEPA) will also ensure that appropriate measures are taken.

A Transport Assessment will identify any improvements required to the existing road and footway (path) network to accommodate a development of this scale.

## 9. NEXT STEPS IN TERMS OF SECTION 15(4) OF THE SCHOOLS (CONSULTATION)(SCOTLAND) ACT 2010

### 9.1 Council Decision

North Ayrshire Council will take the decision on whether to approve the proposal at the Council meeting on 25 March 2020.

### 9.2 Scottish Ministers Consideration

- 9.2.1 If the proposal is agreed, the Education Authority will require to notify the Scottish Ministers of that decision and provide them with a copy of the proposal document and consultation report. This must be done within six working days of that decision. Scottish Ministers then have an eight-week period from the date of the Council's decision to call in the proposal.

The legislation allows for any person to make representations to Scottish Ministers within three weeks of the Council taking their final decision to implement this proposal.

If the decision is taken to approve the proposal on 25 March 2020, any representations to Scottish Ministers need to be made within three weeks of this date. Therefore, any representations must be made to Scottish Ministers by 14 April 2020.

Anyone wishing to contact the Scottish Ministers during the three-week period referred to above should do so by e-mail to:

schoolclosure@gov.scot

or in writing to:  
The Scottish Government  
School Infrastructure Unit  
2-A (South)  
Victoria Quay  
Edinburgh  
EH6 6QQ

- 9.2.2 Until the outcome of the eight-week call-in period is known, North Ayrshire Council cannot proceed to implement the proposal.

### 9.3 **Call-in**

If the Scottish Ministers call-in the proposal, they must refer the proposal to the Convener of the School Closure Review Panel, who may refuse to consent to the proposal or grant their consent to the proposal subject to conditions or unconditionally.

### 9.4 **Design Consultation**

North Ayrshire Council is committed to placing the building users at the heart of the design of the new campus. Should the proposal be approved, a series of design consultation sessions will take place with children and young people, parents/carers, staff and the wider community to shape the design of the campus and the facilities within, with a view to being on site early 2022. These sessions will be designed to ensure that key aspects of the building's functionality are obtained from the users. This information, together with lessons learned from national and international projects and consultation with lead educational experts, will inform the design specification.

## 10. **CONCLUSION**

- 10.1 There is widespread support for this proposal. This is evidenced by the response to the consultation. Of those who formally responded, 80% agreed with the proposal for an education and community campus on the North Shore site. A large volume of responses received were from Ardrossan Academy pupils, parents/carers and staff, who have engaged positively to voice their aspiration for a new campus. In addition, over 1000 primary pupils participated in the process with 81% in support of the proposal.
- 10.2 After reviewing and considering the online and written representations, feedback from the public information meetings and Education Scotland's report, North Ayrshire Council's proposal to build an education and community campus on the North Shore remains unchanged.
- 10.3 North Ayrshire Council has a once in a lifetime opportunity to deliver a £60.1m fit for purpose campus for the community of Ardrossan. It will enhance education and community provision now and for generations to come and will offer the children and young people an environment which fully supports learning and teaching in the 21st century.



## List of Appendices

- Appendix 1 - Pre-engagement survey forms
- Appendix 2 - Proposal Document with appendices
- Appendix 3 - Summary note of all Public Information Meetings
- Appendix 4 - Education Scotland Report
- Appendix 5 - Primary Pupil Consultation Report

This document can also be made available in alternative formats or in translated form for readers whose first language is not English.

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。  
ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।  
درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

Na życzenie klienta, informacje te mogą być udostępnione w innych językach oraz formatach.

Please apply in writing to North Ayrshire Council, Communities (Education), Cunninghame House, Friars Croft, Irvine, KA12 8EE; by telephone on 01294 324400; or by e-mail at [educ\\_consultation@north-ayrshire.gov.uk](mailto:educ_consultation@north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

## Future of education and community provision

### Schools Pre-Consultation Survey: Summary of Responses

#### Education and Youth Employment

**Stakeholder Group:**

Number of surveys issued:

Number of surveys returned:

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 of the Ayrshire Growth Deal?

Number of respondents who answered:

**Yes**

**No**

**No Preference**




Comments/Opinions/Suggestions

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?

Number of respondents who answered:

**Yes**

**No**

**No Preference**




Comments/Opinions/Suggestions

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

Number of respondents who answered:

**Yes**

**No**

**No Preference**




Comments/Opinions/Suggestions

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

Number of respondents who answered:

**Yes**

**No**

**No Preference**




Comments/Opinions/Suggestions

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

Number of respondents who answered:

**Yes**

**No**

**No Preference**

Comments/Opinions/Suggestions

Connected Communities		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?		
		Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference

Connected Communities		Q1. Are you a member of a sports or community group or club in the three towns?			Q2. Do you live in Ardrossan, Saltcoats or Stevenston?			Q3. Are you a member of KA Leisure?		
		Yes	No	Prefer not to say	Yes	No	Prefer not to say	Yes	No	Prefer not to say



## **COMMUNITIES DIRECTORATE (EDUCATION)**

### **ARDROSSAN NORTH SHORE: PROPOSED EDUCATION AND COMMUNITY CAMPUS**

#### **REPORT BY HEAD OF SERVICE COMMUNITIES DIRECTORATE (EDUCATION)**

This document has been issued by North Ayrshire Council for consultation in terms of the Schools (Consultation) (Scotland) Act 2010 (as amended)

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**North Ayrshire Council  
Communities Directorate (Education)**

**Ardrossan North Shore  
Proposed Education and Community Campus**

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## 1. Executive Summary

- 1.1 On 15 January 2019, North Ayrshire Council Cabinet approved the commencement of early engagement to develop a proposal for an education and community campus for 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;
  - the suitability of the learning environment of Winton Primary School and early years, which is within close proximity of Ardrossan Academy;
  - an analysis of the condition of local leisure facilities and exploration of innovative opportunities to improve the 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<sup>1</sup> and investment.
- 1.3 Officers were therefore authorised to develop proposals for a much-needed education and community campus which would include:
  - a replacement for Ardrossan Academy;
  - a replacement for Winton Primary School (including Early Years);
  - a swimming pool, to replace the pool presently at Auchenharvie Leisure Centre in Stevenston;
  - accommodation for a Health and Social Care Partnership Children and Families Team; and
  - Ardrossan public library.
- 1.4 Extensive early engagement has taken place since January 2019 which has informed this proposal. Views were sought from the Ardrossan schools’ communities, by staff and parent reference groups with young people from Ardrossan Academy leading their own engagement exercise, which was extended to primary aged children. Education Scotland were complimentary in respect of this approach. A total of 2331 responses were received.
- 1.5 At the same time, an online survey with the wider local community took place. This resulted in 363 responses from the public.
- 1.6 Across both surveys, common themes emerged from the responses received and these are detailed at section 6.4 of this document. As a result of this, at its meeting on 11 June 2019, Cabinet agreed to the principle of an education and

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<sup>1</sup> <https://www.gov.scot/publications/scotlands-learning-estate-strategy-connecting-people-places-learning/>



community campus and that it be further developed and progressed to the next stage and asked that the relocation of Auchendarvie swimming pool to the proposed community campus be subject to further community engagement during August and September 2019.

- 1.7 A total of 1549 survey responses were received as a result of this further engagement, which was specifically about the swimming pool. Of the 1549 individual responses, a total of 3613 comments were identified from these, which were then grouped into themes. Details of this early engagement are covered in sections 6.3-6.4 of this document.
- 1.8 It is proposed that the campus is built on the large brownfield site at the North Shore in Ardrossan. This land has lain derelict since industrial use ceased over 30 years ago. Extensive site investigations have been undertaken, which confirm that the site requires remediation works to remove contaminants in order to ensure its safety and suitability prior to any development taking place. External expertise was commissioned to undertake this important work, and this will inform the development of a detailed remediation strategy to make the ground suitable for its intended use. The land will be improved to a standard equivalent to allow residential and public open space use, which is 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.

It is anticipated that there will be tangible benefits from developments for Ardrossan arising from the Ayrshire Growth Deal. This 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. It would also bring additional activity to the centre of the town, supporting shops and local businesses. Plans for this area of Ardrossan include town centre improvements, housing, an expanded marina facility and International Marine Science and Environment Centre (IMSE) and in addition, the regeneration of the harbour, including a new ferry terminal and associated transport hub. The educational and community facility at the North Shore would be a catalyst for these initiatives, which will be transformative for Ardrossan.

North Ayrshire has an exciting, creative and innovative vision for a high-quality educational facility for the children and young people of Ardrossan. This new facility will invite their parents, families and the wider local community to share and support their learner journey. It will raise aspirations, promote achievement and deliver links to further learning, training and employment. It will promote lifelong learning and community engagement for all.

- 1.9 On 9 September 2019, the Scottish Government announced the inclusion of North Ayrshire's 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 1.3, was considered by Scottish Government to be innovative in the way it aims to deliver 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.

1.10 On 25 September 2019, North Ayrshire Council agreed to:

- a) note the outcome of the swimming pool community engagement exercise;
- b) approve 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) note that the ice-rink and fitness suite currently at Auchenharvie Leisure Centre will remain at that facility;
- d) authorise officers to explore the option for community use and/or ownership of the swimming pool building at Auchenharvie Leisure Centre, keeping it open for as long as the infrastructure is viable, subject to the outcome of the Statutory Public Consultation on the proposal to develop a new education and community campus at Ardrossan;
- e) recruit a dedicated community development officer for Stevenston and to ring-fence the demolition budget provision within the Campus business case to support this option;
- f) note the information contained within the site investigation report by Envirocentre (non-technical summary);
- g) note the timeline for the Statutory Public Consultation, authorising officers to finalise and implement this;
- h) note that the final decision on the Statutory Public Consultation will be taken by Council;
- i) instruct officers to distribute information to members of the Ardrossan and Arran ward, as well as those in the catchment area, on a confidential basis contemporaneously with information shared with the Administration; and
- j) instruct officers to explore the opportunity to create the most energy efficient campus possible, including the possibility of making a bid to the newly announced Scottish Low Carbon Heating Fund.

1.11 The extensive early engagement undertaken has helped to shape this proposal and provided assurances that there was an appetite locally to proceed to Statutory Public Consultation. Therefore, in line with the Schools (Consultation) (Scotland) Act 2010 (as amended), North Ayrshire Council, proposes that:

- a) education at Ardrossan Academy is discontinued from March 2024, or earlier, and the young people will relocate to a modern, fit-for-purpose provision, managed by a Head of Campus, within a new build 3-18 years education facility;
- b) education at Winton Primary School and Early Years Class is discontinued from March 2024, or earlier, and the children and young people will relocate to a modern, fit-for-purpose education provision, managed by a Head of Campus;
- c) a dual-purpose school/public library facility will be included within the campus. This would replace the current Ardrossan Library;
- d) accommodation for the Health and Social Care Partnership Team who support children and families is provided within the campus, which will replace the current provision operating from Aitken Place, Ardrossan. This

- aligns to the approach taken within other secondary schools in North Ayrshire; and
- e) a swimming pool will be included within the campus which will be open to the public.

## **2. Strategic Context**

### **2.1 Council Vision**

North Ayrshire Council's Plan, 'North Ayrshire: A Council that is Fair for All,' sets out our key aims and ambitions over the five-year period 2019-2024. Our mission is *"working together to improve well-being, prosperity and equity in North Ayrshire"*.

Our Council:

- recognises there is strength in doing things together;
- engages with, listens to and supports communities to be active partners in what we do;
- believes in fairness, tackles inequality and bases its decisions on these values;
- is ambitious, determined and committed to improving North Ayrshire;
- acts early taking a preventative approach;
- focuses resources towards our priority outcomes;
- innovates and drives positive change, embracing technology, to provide valued and cost-effective services for our communities; and
- makes sure its voice is heard – locally, regionally and nationally – to influence decision making and to attract investment.

Further information on the Council's priorities can be found on the Council's website at [www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)

### **2.2 Communities Directorate (Education) Vision**

North Ayrshire Council's Communities Directorate (Education) shares the Scottish Government's ambition of excellence and equity for all, underpinning the approach to delivering Scottish education. As stated in the recently launched 'Scotland's Learning Estate Strategy: Connecting People, Places and Learning:'

"Improving the education and life chances of children and young people are key priorities for both local and Scottish Government. Providing our children and young people with the best possible start in life and ensuring that all learners reach their full potential is critical."

The Learning Estate Strategy was published in the context of the refreshed National Performance Framework (updated in June 2018), which at its heart focuses on creating a more successful country with opportunities for all of Scotland to flourish through increased wellbeing, and sustainable and inclusive economic growth.

Quality education and the accompanying infrastructure are at the heart of many of the national outcomes and their indicators and development goals. The specific national outcomes to which this strategy relates most closely are:

- we grow up loved, safe and respected so that we realise our full potential;
- we are well educated, skilled and able to contribute to society;
- we are healthy and active;
- we live in communities that are inclusive, empowered, resilient and safe;
- we have thriving and innovative businesses, with quality jobs and fair work for everyone; and
- we have a globally competitive, entrepreneurial, inclusive and sustainable economy.

The vision is to develop a truly transformational facility that supports educational attainment and provides links to real employment opportunities for the entire community. Realising this vision will support the regeneration of an area in much need of investment and provide an excellent community resource.

## 2.3 Asset Management Strategy

The Local Government (Scotland) Act 2003 places a duty on Local Authorities to demonstrate best value in delivering their services and managing any assets they hold.

Typically, individual Councils hold assets worth many millions of pounds and it is in the interest of Councils and their residents that the most effective use of these assets is being made. The high-level direction of travel and ambition for the wider property estate is captured in the Council's Estates Strategy.

The delivery of this strategy is achieved through the delivery of a Property Asset Management Plan (PAMP), which can be viewed on the North Ayrshire Council website.

North Ayrshire Council's PAMP clearly outlines the priorities for the physical care and improvement of the Council's property portfolio and is intended to assist the Council in contributing to its key priorities.

The purpose of the PAMP is to support the delivery of our vision for North Ayrshire properties, providing a strategic framework to facilitate fit for purpose properties to ensure our property assets continue to play an active role in the delivery of our services. The PAMP sets out the Council's approach to the management of its property assets.

A key theme of both the Estates Strategy and PAMP is a locality approach to service delivery, brought about by property rationalisation and co-location of Council services and other partners.

The locality approach to service delivery means providing the right services in the right areas, addressing the requirements of the communities they serve.

The learning estate is the Council's most extensive asset and is therefore key to ensuring the success of this approach.

The overarching objective of the Property Asset Management Plan is to align the Council's land and property assets with the organisation's corporate objectives. By taking a strategic view in relation to the management of property assets, it is envisaged the Council will ensure the operational cost of property is as efficient as possible and that capital receipts are generated from the release of surplus assets.

### **3. Background**

- 3.1 North Ayrshire Council has invested significantly in its learning estate, with a number of sector-leading buildings delivered in recent years, including the Garnock and Largs Campus developments. In addition, major refurbishment projects to provide improved learning environments have taken place at Kilwinning, Irvine Royal and Auchenharvie Academies.

North Ayrshire Council is also currently delivering significant projects to improve educational facilities across primary, early years and additional support needs (ASN) sectors. Some of these include:

- a new additional support needs school, which will see the closure and amalgamation of four existing schools;
- 2 new primary schools are planned to open by the end of 2022; and
- 40 individual projects are at various stages of completion to enhance the early years estate to enable the delivery of 1140 hours of early learning and childcare provision, in line with revised legislation from August 2020.

- 3.2 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. The key objectives of this investment are to:

- support the delivery of Scotland's Learning Estate Strategy;
- improve the condition and suitability of the learning estate;
- establish links across the learner journey where appropriate; and
- support sustainable estate planning.

- 3.3 The Scottish Government was clear that ambitious, innovative and creative thinking on the part of local authorities was essential, and therefore, a replacement Ardrossan Academy or an 'education only' campus facility (i.e. Early Years, primary school and secondary school in one building) would have been unlikely to secure funding. The development needed to be more than a school, more than a campus, and be available and accessible for a wide range of community users.

- 3.4 Conditions and criteria were attached to the allocation of this funding and the proposed development of the new education and community facility for Ardrossan has met these expectations in order to attract maximum investment.

In accordance with the recently launched, 'Scotland's Learning Estate Strategy', the following objectives formed part of the funding consideration.

The process to develop the facility demonstrates:

- a means to enable change and improvement in localities by providing community services and opportunities for improved engagement;
- open and transparent consultation that evidences extensive community engagement and a listening council; and
- a clear brief which has, unambiguous goals and outcomes for children, young people and the community, which can be monitored and measured by a sustainable business case.

The facility itself will demonstrate:

- creative and ambitious thinking about educational space and how it can be used and exploited to the benefit of the whole community;
- e-learning provision which create opportunities to enhance learning and teaching and provide access to and from remote areas as well as the local community;
- lifelong learning opportunities, including a further educational and sports and physical activity offer which is tangible and significant and provides pathways from school into the community;
- sustainability of public services, including a range of sport, arts, media and cultural learning facilities which will enrich the local area;
- best practice in sustainable design, linking to the Council's sustainability strategy and Scottish Government targets for energy efficiency and carbon reduction;
- enhanced early years' provision;
- an improved educational environment (both its condition and suitability) and a purpose-built facility, ready to deliver curriculum for excellence for learners, which is functional, flexible and futureproof;
- improved delivery and accessibility for the Health and Social Care Partnership, Children and Families Service;
- preservation of the library provision in Ardrossan; and
- regeneration of a vacant and derelict former industrial site, and the wider town centre of Ardrossan.

- 3.5 On 9 September 2019, Scottish Government announced the inclusion of 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 proposed by the Council (described above at 1.3) 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.

- 3.6 Ardrossan sits within an area identified as one of the most deprived in the country, as demonstrated by data from the Scottish Index of Multiple Deprivation (SIMD) data sets. In particular, the area bordering the Ardrossan North Shore site is ranked 17<sup>th</sup> in Scotland for multiple deprivation.

#### **4. Current Service Provision Information**

- 4.1 Ardrossan Academy provides non-denominational education for young people who live in Ardrossan, Saltcoats and West Kilbride. The location of the school is shown in Appendix 1. The roll from the 2018 school census is 810 and the proposed capacity of the new secondary school is to accommodate an anticipated future school roll of 1200.

There are several buildings on the current site, ranging in construction date from 1934 to 1971. This presents challenges to maintaining the property in good condition as many of the building's components are either at the end, or beyond the end, of their economic lifespan.

The teaching environment is not conducive to delivering high quality learning and teaching for the following reasons:

- inclusion and accessibility are seriously impaired due to the multi-building site;
- teaching spaces are not functional, flexible or futureproof;
- operation and management difficulties occur due to the inefficient site layout
- external PE facilities are outwith the school curtilage and across a busy main road; and
- lack of IT infrastructure and connectivity limitations impede teaching and learning.

- 4.2 Winton Primary School and Early Years Class provides non-denominational education for young people who live in the south of Ardrossan. The location of the school is shown at Appendix 1. The roll from the 2018 school census is 159 and the proposed capacity of the new primary school is for up to 220 pupils and 30 early years children, to accommodate the anticipated future school roll.

Winton Primary was built in 1899 and operates with 7 class bases. The gym hall is a multi-purpose space, reducing flexibility in terms of active learning. Although North Ayrshire Council has invested in the facility, as a 19<sup>th</sup> century building, it is not fit for the future delivery of learning and teaching.

- 4.3 Detailed below is the asset information for Ardrossan Academy and Winton Primary School, followed by tables explaining the condition and suitability ratings:

Asset	Year Built	Condition	Suitability	Energy	Capacity
Ardrossan Academy	1934 & 1971	D	C	F+ & E+	1552
Winton Primary School	1899	B	B	F+	210

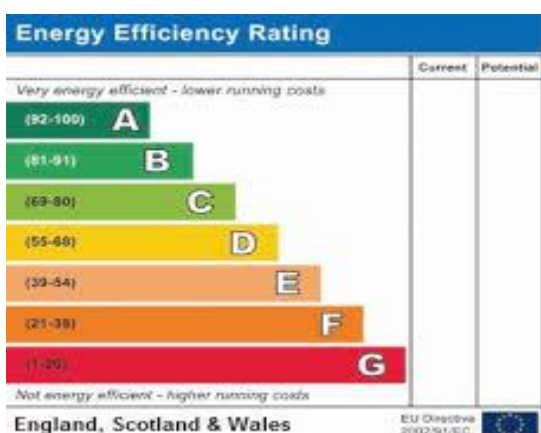
### Condition

A: Good (condition weighting above 85%)	Performing well and operating efficiently
B: Satisfactory (condition weighting 60%-84.99%)	Performing adequately but showing minor deterioration
C: Poor (condition weighting 40%-59.99%)	Showing major defects and/or not operating adequately
D: Bad (condition weighting less than 40%)	Economic life expired and/or risk of failure

### Suitability

A: Good	Performing well and operating efficiently (the school buildings support the delivery of services to children and communities)
B: Satisfactory	Performing well but with minor problems (the school buildings generally support the delivery of services to children and communities)
C: Poor	Showing major problems and/or not operating optimally (the school buildings impede the delivery of activities that are needed for children and communities in the school)
D: Bad	Does not support the delivery of services to children and communities (the school buildings seriously impede the delivery of activities that are needed for children and communities in the school)

As can be seen from the table below, both schools are extremely inefficient with regard to energy consumption:





- 4.4 The Scottish Government has made a commitment that ‘no child should have to learn in a school that is in poor or bad condition’. Ardrossan Academy has been assessed as an unsuitable building for the delivery of a modern curriculum.
- 4.5 Based on the above assessments and the commitment by the Scottish Government, there is a clear need for Ardrossan Academy to be replaced.

In terms of sustainability and environmental impact, the proposed new facility will meet the guiding principles set out in ‘Scotland’s Learning Estate Strategy’:

- learning environments should support and facilitate excellent joined up learning and teaching to meet the needs of all learners;
- learning environments should support the wellbeing of all learners, meet varying needs to support inclusion and support transitions for all learners;
- the learning estate should be well-managed and maintained, making the best of existing resources, maximising occupancy and representing and delivering best value;
- the condition and suitability of learning environments should support and enhance their function;
- 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;
- learning environments should be greener, more sustainable, allow safe and accessible routes and be digitally enabled;
- outdoor learning and the use of outdoor learning environments should be maximised;
- 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;
- collaboration across the learning estate, and collaboration with partners in localities, should support maximising its full potential; and
- investment in Scotland’s learning estate should contribute towards improving learning outcomes and support sustainable and inclusive economic growth.

## **5 Pre-Consultation Stakeholder Engagement**

- 5.1 The Council recognises both the importance of seeking the views of learners and their school communities, and the valuable contribution that this collaborative approach has in establishing a comprehensive proposal. Working together from this early stage builds the foundation for positive joint working throughout the life of this project.

As outlined above, one of the guiding principles of ‘Scotland’s Learning Estate Strategy’ states that ‘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’.

- 5.2 The first step in this joint approach 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.
- 5.3 Officers from the Communities Directorate (Education) 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.

Parent council and staff reference groups were established to lead this stage of the early engagement, with their peers.

- 5.4 Parent council and staff reference groups led the distribution, collation and summary of the survey within their respective organisations, which asked the questions shown below at section 6. The table attached at Appendix 2a shows the responses received by school, stakeholder group and question(s) asked.
- 5.5 Young people from Ardrossan Academy visited each cluster primary school to lead the engagement exercise with the younger children. Education Scotland was complimentary in respect of this approach. These young leaders from Ardrossan Academy explained the reason for the survey then asked the pupils, by class, to give their answers to the questions posed. The responses were collated and returned to Education where further analysis was completed. A summary of the exercise undertaken can be found at Appendix 2a.
- 5.6 North Ayrshire Council also carried out a separate pre-engagement survey with the wider local community. This was an online survey and asked similar questions to those which were posed to the school communities. This resulted in 363 responses from the public and a summary of the exercise undertaken can be found at Appendix 2b.
- 5.7 Across both surveys, common themes emerged from the responses received. As a result, on 11 June 2019, North Ayrshire Council’s Cabinet asked that the relocation of Auchenhavie swimming pool, shown at Appendix 1, to the proposed campus be subject to further community engagement, and that the consultation framework be co-produced with key stakeholders.
- 5.8 A Stakeholder Reference Group was established and key stakeholders and community representatives from the Three Towns were invited. A survey was developed collaboratively by this group and was open from 19 August until 8 September 2019. This survey focused on questions about the swimming pool only, in order to gauge the likely impact of the proposal across the Three Towns and neighbouring areas. This resulted in 1549 responses from the public and a summary of the findings can be found at Appendix 2c.

- 5.9 The extensive early engagement undertaken has helped to shape this proposal and ensure that North Ayrshire Council sought the views of the various school, community groups, and importantly, the views of the children and young people.

## **6 Outcome of Pre-Consultation Stakeholder Engagement**

- 6.1 The initial survey issued to staff, pupils and parents in January 2019 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 Auchenhavie Leisure Centre in Stevenston?

Comments, opinions and suggestions were invited after each question.

- 6.1.2 Over 2000 responses were received – a full breakdown of these is available at Appendix 2a. The following sections outline the responses from each school community.

#### **6.1.3 Summary of Ardrossan Academy School Community Responses to the Survey**

Overall, 78% of the Ardrossan Academy school community agreed with developing proposals to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore (shown at Appendix 1). However, some stakeholders felt that this was not the right place for the new campus.

The Ardrossan Academy school community, on the whole, agreed with exploring the option of including the replacement of Winton Primary School in the new development to create a campus with only a few of the young people having concerns about sharing the campus with primary school pupils.

Overall, almost two thirds of this school community agreed with exploring the option of including the replacement of the current Ardrossan Library, shown at Appendix 1, within the new campus.

Three quarters of the school community agreed with exploring the option of including accommodation for Health and Social Care services. The secondary school staff who deal with pastoral care welcomed the opportunities that sharing a campus with Health and Social Care would bring in relation to 'Team around the Child' and GIRFEC (Getting it Right For Every Child).

On the question of exploring the option of including the replacement of the swimming pool, 58% of this school community were in agreement.

The single most frequently raised matter that emerged from most pupils, staff and parents was that the current Ardrossan Academy school buildings are viewed as not being fit for purpose and are seen as being detrimental to learning, teaching and wellbeing.

#### 6.1.4 Summary of Winton Primary School Community Responses to the Survey

Overall, almost 70% of the Winton Primary School community agreed with exploring the proposal to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore.

Two thirds of this school community agreed with exploring the option of including the replacement of Winton Primary School in the new development to create a campus. If the educational benefits could be proven and the school ethos could be retained, then the investment would be welcomed.

Just over half of this school community agreed with exploring the option of including the replacement of the current Ardrossan Library within the new campus, with 60% supporting the inclusion of Health and Social Care services and 73% agreeing with exploring the option of including the pool. A key aspect was that children and young people should have 'frequent and meaningful' use of the services on campus, should the proposal go ahead.

#### 6.1.5 Summary of Dykesmains Primary School Community Responses to the Survey

Feedback from the Dykesmains Primary School community on exploring the proposal to replace the existing Ardrossan Academy with a new school was largely positive, with 69% in agreement. However, some stakeholders felt that the North Shore was not the best location.

Overall, 61% of this school community did not think the Council should explore the option of including the replacement of Winton Primary School in this new development

On the question of exploring the option of including the replacement of the current Ardrossan Library within the new campus, 45% of this school community agreed, 31% did not agree and 24% had no preference. Two thirds agreed that the Council should explore the option of including accommodation for Health and Social Care services, with 70% agreeing that the Council should explore the option of including the replacement of the swimming pool.

#### 6.1.6 Summary of Stanley Primary School Community Responses to the Survey

Over 85% of Stanley Primary School stakeholders agreed with exploring the proposal to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore. Some concerns were expressed regarding potential challenges that may arise regarding traffic management.

Only 39% of the Stanley Primary School community agreed with exploring the option of including a replacement Winton Primary School in the proposal, with 47% disagreeing and 14% having no preference.

Two thirds of this school community agreed with exploring the option of including the replacement of the current Ardrossan Library within the new campus, with 69% agreeing with exploring the option to include Health and Social Care services and nearly three quarters agreeing with exploring the option to include the pool. The main issue raised was security/safety, highlighting the importance of separate entrances for the school and community facilities.

#### 6.1.7 Summary of West Kilbride Primary School Community Responses to the Survey

Over 80% of the West Kilbride Primary School community agreed with exploring the proposal to replace the existing Ardrossan Academy with a new school, located at the proposed site on the North Shore, with some parents and staff raising queries regarding the proposed campus concept and transport/travel to the site.

Only 35% of this school community agreed with exploring the option to include a replacement Winton Primary School, with 42% disagreeing and 23% having no preference.

#### 6.1.8 Key Themes Across Primary School Communities

In relation to the responses received from the primaries other than Winton, some of the feedback indicated that the children and young people felt that they might be disadvantaged by not being part of the campus arrangements, as it was perceived that the children and young people located in the new facility

would have access to a wider range of facilities than children and young people based elsewhere.

Other common issues related to transport and travel matters, along with some reservations in respect of the proposed site.

#### 6.1.9 Key Themes Raised – By Stakeholder

The key themes emerging by stakeholder group (children and young people, staff and parents/carers) are outlined below:

Children and Young People:

- the need for improved classrooms and resources, e.g., better quality accommodation, up to date technology and modern sports facilities. Primary school children and young people asked for access to art and science rooms;
- the accessibility of HSCP staff on the campus was seen as a benefit by many young people who responded, in respect of opportunities for these staff to assist with mental and physical wellbeing;
- children and young people suggested several different ideas for out of school activities, including various sports and craft clubs;
- children and young people had a clear vision for the outdoor spaces at the campus, including a play park, sensory garden and a climbing wall; and
- concerns were expressed by this group regarding the condition of the current Ardrossan Academy, which many felt was not as modern or as fit-for-purpose as other schools in the area

Staff and Parents/Carers:

- whilst generally accepting the proposal, this group were keen that Council did not lose sight of the need for a secure and safe learning environment
- the proposed location was raised by a number of respondents who were keen to know if alternative sites had been considered;
- whilst the proposed location is central to the town of Ardrossan, some parents and staff felt that the proximity to the harbour and town centre could cause congestion at peak times. It was also pointed out that some children and young people, particularly from the Dykesmains Primary School community will have further to travel to the proposed site;
- whilst some people were happy to see the regeneration of a brownfield site, a number of responses from this group highlighted the potential requirement for remediation of the ground at the proposed site; and
- a large proportion of responses from this group highlighted the perception that the current Ardrossan Academy buildings are inadequate for 21<sup>st</sup> century teaching and learning.

#### 6.2 Engagement with The Wider Local Community

An on-line survey, and meetings with organised groups took place with the wider community. A total of 363 responses were received and these could be broken down into geographic communities. In addition, it is noted that around

75% of respondents were library users and 32% from sports organisations. A full breakdown is available at Appendix 2b.

- 6.2.1 50.5% of those who responded were not in favour of exploring further the proposal to develop a replacement Ardrossan Academy on the North Shore. The main themes raised were connected to land contamination, close proximity to the sea and transport/traffic issues.
- 6.2.2 51% of stakeholders who responded disagreed that the Council should explore a replacement Winton Primary and Early Years Class within the new development. The main concerns raised were related to the size of the campus, and a suggestion that the proposed site would be too small.
- 6.2.3 60% of respondents to this survey did not support the proposal to include the Ardrossan library within the new campus. The main concerns voiced related to the current provision being good, travel/transport issues, having to share it with school pupils, schools should have their own libraries, the potential vacation of another town centre site if the current library relocates.
- 6.2.4 51% of respondents to the first round of early engagement disagreed with the proposal to include accommodation for Health and Social Care Partnership in the new campus. The responses indicated that there was a perception that incorporation of Health and Social Care services at the campus would mean that the site becomes too busy. Some people were concerned that the proposal would lead to the relocation of local health services – when, in fact, the only HSCP Team to be located on the campus would be the team of social care employees dealing with Children and Families – currently based in another building in Ardrossan. Similarly, some people were concerned that the proposal could lead to vulnerable adults being treated in the campus – which again, is not proposed. Also, within this question, some respondents felt that the site was too inaccessible for HSCP services to be based there.
- 6.2.5 65% of respondents disagreed that Auchenhavrie Pool should be included for further development in the proposal.
- 6.2.6 Overall, from the responses provided to the online survey, the key themes that emerged were very similar to those expressed by the school communities:
- land contamination;
  - transport, traffic and travel;
  - security and safety, as the site is close to the sea with poor access roads;
  - potential displacement of library and sports facilities affecting the local towns;
  - cost benefit of bringing a range of educational facilities into one place; and
  - older properties replaced with fit for purpose accommodation open to the whole community.
- 6.3 Additional Pre-Consultation Engagement in relation to Swimming Facilities in the Three Towns (Undertaken August/September 2019)

6.3.1 This 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 was co-designed with a Stakeholder Reference Group and 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.

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

- a social media campaign;
- press releases;
- distribution of posters to community venues;
- direct communication via email with schools, businesses, sports organisations; and
- community groups.

6.3.3 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 online. Paper copies of surveys were also made available at all community libraries and facilities in Three Towns, Kilwinning and West Kilbride.

6.3.4 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 Auchenharvie and St Matthew's Academies to design and lead a more accessible engagement activity with the younger children of their cluster primaries.

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

- Q1 Do you use the pool at Auchenharvie Leisure Centre?
- Q2 Do you think it would be a good idea for the Council to build a new pool in the new school campus?



### 6.3.6 Engagement Exercise Findings

#### Survey Responses

A total of 1549 survey responses were received, with a total of 3613 discrete comments being identified from these. Appendix 2c provides a summary of the responses by demographic and by preference and theme.

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

- the need for high quality and sustainable leisure facilities in the Three Towns;
- travel, transportation and access to community facilities in a campus setting; and
- placemaking (civic pride and community cohesion).

### 6.3.8 Overall, the engagement reflected 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.

### 6.3.9 Taking these factors (above) into account, alongside the factors considered by the Cabinet in June 2019 i.e.:

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

The Council's conclusion was that the swimming pool should be located within the proposed new Ardrossan Education and Community Campus.

## 6.4 Council Responses to Initial Feedback Themes

The early engagement exercises have highlighted some key themes which appeared consistently in the responses received. To ensure that the community has clear information on the proposals going forward, North Ayrshire Council has provided further information to assist stakeholders. These themes are noted below, together with brief responses to each:

- **Security and Safety (public use of the campus during school hours)**  
There are school campuses co-located with community facilities across Scotland (with some already in place in North Ayrshire). The learning from these previous projects would be used to inform the design and operation of the new proposal. The safety of all building users is a key priority.
- **Location (safety of children and young people and exposure to bad weather)**  
Funding from the Scottish Government comes with pre-conditions – one of which is that they are unlikely to fund a straight replacement school. The new building needs to be a true facility for the whole community – much more than just a school. Therefore, initial studies indicate that the current Ardrossan Academy or Winton PS sites cannot easily accommodate all that is now proposed, whereas the brownfield site at Ardrossan North Shore is spacious enough to accommodate all aspects of the proposal.

There are real benefits in the vocational links to the maritime sector, which is more easily accommodated near to the harbour where these companies are located, and, with the proposed expansion of the marina, will provide tangible job opportunities for suitably trained young people.

Mindful of the need to minimise disruption to pupils, it is far less intrusive to build on a fresh site, rather than try and continue schooling in the midst of a major building project.

The fabric of the new building will require to be robust enough to withstand the worst of our weather – just like the other existing buildings located near the harbour in Ardrossan.

- **Transport, Traffic and Travel**  
If a decision to proceed with the proposal is taken and a design is developed, Education officers will engage with the Council's transport team to check on the entitlement for school transport.

In any design, traffic management will form a key part of the considerations and will be influenced by our colleagues within the Roads and Planning departments. The site has previously gained planning consent for around 400 housing units, and there is sufficient capacity on the roads network to accommodate the proposal. A transport assessment will be undertaken as part of the detailed design process, and this will identify the need for any additional off-site road/junction improvements or traffic management measures.

In respect of concerns regarding congestion at peak times, these matters will form part of the traffic management considerations which will be discussed with stakeholders throughout the consultation period, but the school day can be planned to avoid clashes such as this.

- **Land Condition and Ownership**  
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. Extensive trial pits and boreholes were dug across the site to allow samples to be taken and soil to be tested. Elected Members received a presentation about the site at the Policy Advisory Panel on 5 September 2019. Following the presentation, a 'non-technical' summary of the Envirocentre report was produced and is available at Appendix 3.

A detailed remediation strategy will be developed to make the ground suitable for its intended use. The land will be improved to a standard equivalent to allow residential and public open space use. Remediation to this extent is 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. The Planning authority and The Scottish Environmental Protection Agency will also ensure that appropriate measures are taken.

North Ayrshire Council holds ownership of the site through a joint venture with Peel Land and Property. Discussions are on-going regarding acquisition of the full site for the proposal.

- **Condition and Suitability of Ardrossan Academy**  
Concerns were raised regarding the condition and suitability of Ardrossan Academy. Some people felt that the school buildings impede the operation of the school. Others noted that the site is multi-level with several steps between the buildings and no passenger lifts exist to aid accessibility

North Ayrshire Council acknowledges that the design and layout of Ardrossan Academy is not optimal for teaching and learning in the 21<sup>st</sup> century. Whilst some investment has been made in the school in recent years to aid accessibility, the site is not appropriate for those with restricted mobility. The new facility will require to meet the latest accessibility standards and will provide a higher quality learning environment for all.

- **Placemaking (civic pride and community cohesion)**  
Respondents from across the locality felt that being able to have a sense of civic pride and community cohesion was important to them on both changes to legacy facilities and proposed new facilities.

6.5 A comprehensive list of frequently asked questions arising from the early engagement carried out can be found at Appendix 4.

## **7. Proposal**

7.1 The following schools are directly affected by this proposal:

- Ardrossan Academy and;
- Winton Primary School and Early Years Class.

7.2 Children and young people in the following primary schools who transfer to Ardrossan Academy for their secondary education are also affected by this proposal:

- Dykesmains Primary School;
- Stanley Primary School and Early Years Class; and
- West Kilbride Primary School and Early Years Class.

7.3 In line with the Schools (Consultation) (Scotland) Act 2010 (as amended), and as a result of early engagement with a wide range of interested parties, North Ayrshire Council, proposes that:

- a) education at Ardrossan Academy is discontinued from March 2024 or earlier, and the young people will relocate to a modern, fit-for-purpose provision, managed by a Head of Campus, within a new build 3-18 years education facility; and
- b) education at Winton Primary School is discontinued from March 2024 or earlier, and the young people will relocate to a modern, fit-for-purpose education provision, managed by a Head of Campus.

## **8. Educational Benefits Statement**

8.1 The preferred option of North Ayrshire Council is the creation of a new 3-18 years campus, situated on the North Shore site, comprising of:

- the closure and relocation of Ardrossan Academy; and
- the closure and relocation of Winton Primary School and Early Years Class.

8.2 The proposal is for one campus building, with enhanced facilities as detailed/outlined in section 9. These facilities, which will be agreed and developed throughout the design phase, may include enhanced social areas e.g. community café, theatre/ performance and enterprise space.

8.3 Importantly, the all-through campus will be led by one Head Teacher and an appropriate management team. One of the greatest advantages of this type of all-through provision would be the shared philosophy and ethos ensuring greater levels of consistency in learning and teaching, pedagogy and the cultural ethos of the school. The creation of this shared educational ethos will support children from 3-18 and provide consistently high expectations for all.

8.4 The vision is that the new campus will become the heart of the community, facilitate collaboration with locality partners through an integrated approach, and will achieve outcomes that are wider than just attainment.

The new campus will become a centre of learning for the whole community, both during and after the school day. The location of the new campus and the opportunities for building strong relationships with KA Leisure (the Council's leisure provider) and the local community will provide lasting benefits for all people within the surrounding area. This proposal provides an exciting opportunity to improve outcomes for everyone: through early intervention and prevention as well as improved transitions as children move through their school career and beyond.

A school-based health and social work team will take a proactive approach to prevention, early-intervention, and support. Co-locating health and social work teams in education establishments enables all to work more closely with children and their families, especially where the child is care-experienced or at risk of being so.

The team will work collaboratively with Education colleagues to improve attendance, attainment and achievement at school and support young people who have completed their schooling to move onto positive destinations i.e. College placements, employment or university. In addition, the health needs of young people will be met by close partnership working with the school nursing service.

Previous experience of this type of approach has shown that where Health and Social Care have a presence in a school, there are greatly enhanced and effective working relationships between the two services.

- 8.5 This type of investment in the learning estate offers the opportunity for a place-based approach to local outcomes, integrating local services to support communities and progress the public sector reform agenda. This can be enabled by collaborative planning, working and shared use of assets. The opportunity of a joined-up approach to place making through this type of campus will maximise the benefits of investment to the locality it will serve.
- 8.6 What will be the impact on children and young people from any affected schools?

The children and young people will be at the centre of the new learning campus with the facility designed to deliver the vision of integrated learning and teaching. The flexible use of space and creative use of new technologies will ensure a learning experience that is relevant, meaningful and challenging for children and young people.

#### 8.6.1 Specific Benefits for the Young People of Ardrossan Academy

- The new facilities will bring with them an opportunity to develop and promote greater partnership working within and between faculties and departments and in so doing improve the curriculum offer and delivery. There will be a greater potential for interdisciplinary learning within and across faculties due to the geography and layout of a new building. In addition, teaching and learning areas from each faculty may be grouped together allowing greater

staff working relationships and more opportunities for sharing knowledge, skills and experiences across this wider curriculum provision.

- Teaching and learning in subject areas, such as the Technologies, Music and Physical Education, will be enhanced; ensuring improved personalisation and choice as well as greater breadth of the curriculum than can currently be offered. Young people will be exposed to a fuller curriculum from Early Level through the Broad General Education and to the Senior Phase. This has the potential to lead to further improvements in attainment and wider achievements for the children and young people. Furthermore, there will be the opportunity to create facilities as an explicit part of the design for the improved delivery of the STEM subjects (Science, Technology, Engineering and Mathematics).
- The development of skills for life, learning and work will be increased with a focus on vocational and technological pathways while still maintaining the academic achievements that the school enjoys. These elements will deliver a more relevant, challenging and enjoyable learning experience which is much more clearly focused on positive destinations for all young people. This can be achieved through consultation with the school community when designing the new campus.
- Greatly improved ICT infrastructure will provide a platform for new and emerging technologies to be used to support learning and enable the full potential to be realised for the benefit of children and staff. These innovative and creative technology proposals will benefit not only those children and young people within the Campus, but across North Ayrshire Council in its widest sense.
- The new campus will offer an enhanced sporting experience for young people and the wider community which will meet the requirements and aspirations of the Council and the Scottish Government.
- The new campus will be fully accessible to people with mobility difficulties and additional support needs. This will help support the Council's aim to develop a fully integrated education service which meets the needs of all learners. The limitations of the current buildings mean that some children and young people are not able to access parts of the curriculum. All areas of the curriculum will be accessible and take account of a broad range of needs. In addition, young people with social and emotional difficulties will benefit from a learning experience that is more engaging and personalised. Better vocational provision with clear learning pathways leading to further education, for example, will better meet the needs of young people who may not have their needs met through a more traditional learning experience within the limited confines of the current buildings.
- Dining and social areas will be improved immeasurably from current arrangements. This, along with developing external areas to create flexible spaces, will encourage young people to socialise and therefore improve their health and wellbeing. In addition, the design of the new campus will allow a greater flow of traffic as children and young people move around the school throughout the day and therefore further enhance the ethos of the school.

### 8.6.2 Specific Benefits for Children of Winton Primary School

The relocation of Winton Primary would bring similar benefits to those described at section 8.5.1 d), e), f) and g). In addition to these, the following benefits would also be realised:

- Creation of a modern learning environment which fully supports the principles of Curriculum for Excellence including access to specialised equipment and resources for health and wellbeing, creativity in drama and media, and the STEM subjects (Science, Technology, Engineering and Mathematics).
- A larger complement of teaching staff will allow a wider range of staff skills and interests with the opportunity to share practice and to develop valuable and sustainable Career Long Professional Learning opportunities. There will be greater opportunities for professionals to work collaboratively to share the standards, participate in benchmarking and moderation activities, and, as a result, increase pupil performance.
- Enhanced drama, performance and media facilities will allow the talents of children to be showcased to larger groups of parents and the wider community throughout the year. Children's confidence develops significantly when given opportunities to perform in front of an audience and in turn, will contribute significantly to their overall development.
- Increased and improved outdoor areas will allow for all weather participation in activities not currently possible due to lack of facilities. The superior outdoor areas will further promote opportunities for outdoor learning to meet the needs as set out by the Scottish Government in '*Curriculum for Excellence through Outdoor Learning*'.
- There are opportunities for the school to build upon the successful programme already in place, which sees senior pupils gain qualifications through the Royal Environmental Health Institute of Scotland (REHIS), which could lead to improved curricular and vocational opportunities.

### 8.6.3 Additional Benefits for all Children and Young People

In addition to all of the benefits already highlighted, the creation of a 3-18 years campus would also offer all children and young people the following educational advantages:

- Transition arrangements will be enhanced between the three stages of education-early years, primary and secondary - with better outcomes for children at transition points.
- Primary children will be enabled to access secondary phase specialisms, resources and facilities more easily.
- There will be increased opportunities for cross-sector work with staff, where appropriate, moving between stages of education: facilitating continuous learning experiences for children and young people.
- There will be shared learning resources across campus accommodating a wider breadth of learning and teaching activities to provide greater pace, challenge and differentiated support for all children

- The capacity for school self-improvement through self-evaluation and cross-sector links will be enhanced. Teachers will develop their knowledge, skills and expertise through being able to engage in co-operative teaching, peer observations, sharing responsibility for curriculum development and lifelong learning opportunities.
- There will be a bigger pool of staff expertise, interests and skills in one location; paving the way for an improved range of learning experiences, including extra-curricular activity, for children and young people.
- There will be easier integrated working to support 'Getting it Right for Every Child' (GIRFEC) practice, involving teams around children such as educational psychology, pupil support, Health and Social Care Partnership services.
- There will be direct access to North Ayrshire Health and Social Care Partnership, Children and Families service by embedding the service within the campus.
- An integrated approach to support for learning will help ensure early intervention, continuity of support and better and more focused utilisation of resources. As a result, better personalised planning and improved transition processes for children with additional support needs will take place.
- A shared school ethos with teachers working together across different year groups will smooth pupil transitions at each stage as they move seamlessly through the school.

#### 8.6.4 Specific Benefits for Children aged 3-5 years

The creation of an early years' management team would build on the existing strengths of the current Early Years staff at Winton Primary School.

Further benefits are:

- The creation of a modern learning environment which fully supports the guidelines in Pre-Birth to Three, Curriculum for Excellence and Building the Ambition will be highly advantageous to all young children and families.
- Early Years Practitioners will provide a range of staff development opportunities based on existing skills and interests. This will facilitate the sharing of best practice and wider skills development across all sectors.
- The early learning and childcare provision within the campus will provide opportunities for senior children and young people to access training in early learning and childcare, leading to a variety of qualifications. Similarly, the opportunity for older children and seniors to interact with the early years class will benefit the younger children by allowing the development of social skills through this interaction.
- Parents will be encouraged to come together to access training and appropriate parenting and family learning opportunities
- The new provision will place a high value in having access to a high-quality outdoor learning area.
- This model will also support effective transition into primary school and enable staff to better share information to ensure progression in children's learning.



## 8.7 How will the proposal impact on future learners?

The new all-through campus will provide an improved learning environment with a level of resource and facilities, which are suited to delivering a curriculum to meet the needs of current and future children and young people. In addition, the proposal would benefit current and future children and young people through better providing for young people's personal, social, and emotional health and wellbeing through improved social areas, sporting, arts and culture facilities and opportunities to learn in a variety of settings. Young people with disabilities would have improved access to the curriculum.

## 8.8 What is the community impact of the school?

The new campus will provide a high-quality learning environment which young people and their communities can enjoy and be proud of, that encourages continuous engagement with learning and provides an accessible range of services and opportunities which enrich the local community and the lives of learners and their families.

Specifically, community parenting support could be provided in a fit for purpose learning environment, delivering programmes such as:

- Baby Massage - which helps bonding while engaging senses, encouraging health and development.
- Parents Early Education Partnership (PEEP) - Improving the home learning environment and parent-child interactions.
- Positive Parenting Programme (Triple P) - targeting specific behaviours- for example, bedtime routines, managing aggression and hassle-free shopping.
- Incredible Years - a preschool to age 6 parenting programme designed to strengthen parent-child interactions and attachment.
- Solihull Brain Development and Reciprocity Workshop - explores brain development, relationships, parent-child interactions and child emotions and behaviour.

The inclusion of the library facility also opens up a number of significant opportunities for community learning and involvement. e.g.

- Lifelong learning, digital access, intergenerational opportunities, health and wellbeing support, creative opportunities, reducing social isolation, literacy, numeracy, employability support, parenting, early literacy (Bookbug), primary school visits, information literacy, FE and HE supplication support and Developing the Young Workforce.

The inclusion of a swimming pool facility will also open up a number of exciting opportunities:

- Health and well-being, water safety, pathways into sporting excellence, social inclusion, links to marine tourism and the blue economy through skills and training.

8.9 What is the impact on other children and young people in the Council area?

Transition arrangements between the new campus and Stanley Primary School, West Kilbride Primary School and Dykesmains Primary School will need to be given careful consideration. All schools within the current cluster arrangement will continue to work together to plan for transition. Curriculum planning and curricular links will be maintained at the present high level and the specialist expertise of secondary staff will continue to enhance the curriculum in these schools. In addition, it will be important that children from these schools gain meaningful and extended opportunities to become familiar and comfortable in the new campus before beginning their secondary schooling.

8.10 Are there any other likely effects of the proposal?

There is the potential to enhance the leadership capacity of children, young people and staff within the campus. Greater opportunity will exist for young people to work and learn throughout a campus setting. This can lead to greater certification and accreditation in areas such as Personal Development, Early Education in Childcare, Sports Leadership and a range of other leadership awards.

The daily interactions young people will have with those using the library and other social spaces will promote positive relationships and citizenship and provide opportunities for intergenerational work.

The leadership and administrative accommodation would be greatly enhanced. This will allow for a coherent team to work together to support learning and teaching. Within the all-through campus, the leadership team would be situated to allow proximity to the teaching areas but also gave them access to adequate space to meet with parents and support agencies. Parental engagement is a key driver to the success of any school and therefore the design would ensure that parents are comfortable and at ease when visiting the school.

8.11 How does the authority intend to minimise or avoid adverse effects that may arise from the proposal?

It will be essential to fully support the transition arrangements to a new campus for all the school communities involved. Should the proposal go ahead, during the transition phase to the new campus, a commitment will be undertaken to ensure that the full range of pupils' needs are addressed and that any disruption to their education and wellbeing is minimised. Care will be taken to ensure that all children, young people and staff are familiar with their new environment. Care will also be taken to ensure that there is continuity of education and support during any transition phase.

Parents may have concerns about the impact that a larger school could have on issues such as the care and welfare of their children and the ethos created within the school. In supporting the move to a larger school, Head Teachers and leadership teams would be involved in visits to other similar sized

establishments to see creative and innovative best practice. Parent representatives would also be encouraged to take part in these visits.

The Council will work with the communities affected to identify and overcome issues relating to transport and relocation.

It is recognised that some children and young people will have a greater distance to travel to school. As such, work will take place to identify suitable routes to school. This will take account of statutory requirements.

Furthermore, the Council will need to address issues related to potential travel congestion arising from children and staff arriving at the start and finish of the school day. Detailed work around this issue will take place with Planning and Roads departments.

Where community facilities are located within the campus, the Council will work with all relevant groups to ensure that issues related to access and security are fully considered throughout the design phase of the new building.

8.12 A summary of the benefits which the authority believes will result from implementation of the proposal is detailed below:

- children and young people will benefit from a significantly better-quality learning and teaching environment that meets the needs of learners in the 21<sup>st</sup> century, through purpose-built learning spaces that support high quality curricular delivery, enabling transitions to employment, further education or further training;
- children and young people will benefit from an innovative and creative curriculum which will have seamless transitions and clear pathways from Early Level to Higher and beyond;
- the local community will benefit from a range of sport, arts, media and cultural learning and leisure facilities e.g. swimming pool and fitness suite which will enrich their lives;
- enhanced early years' provision;
- best value will be achieved by sharing resources and expertise of staff;
- an educational offering that not only meets the needs of young people in terms of attainment and achievement. Specifically, this could link with opportunities in Marine Sciences, Marine and Leisure and associated supply chain businesses drawn to the new opportunities in Ardrossan generated by the Ayrshire Growth Deal;
- improved delivery of the Health and Social Care Partnership's, Children and Families Service;
- preservation and enhancement of the library provision in Ardrossan;
- high quality leisure facilities for the Three Towns, including a new pool and fitness suite;
- creation of an Educational facility which is functional, flexible and futureproof; and
- regeneration of a vacant and derelict former industrial site.

A summary of the measures that the authority believes will show improved results from implementation of the proposal is as follows:

- improved attendance;
- improved attainment;
- improved achievement;
- national Improvement Framework Performance Information;
- 3-18 career education standards;
- library usage/footfall;
- measures for inclusion and engagement;
- activity agreement; and
- positive destination data.

## **9 The Proposed New Provision**

9.1 The new facility of high quality, flexible and modern learning and teaching spaces will incorporate:

- a much-needed replacement for Ardrossan Academy, with capacity for 1200 pupils;
- a distinct primary provision to replace Winton Primary School for up to 220 pupils; and
- a 30-place early learning and childcare facility able to deliver 1140 hours of funded childcare per year.

9.2 The proposed campus will also include:

- a six-lane swimming pool, accessible by the public during normal operating hours;
- a library, accessible by the public during normal operating hours; and
- accommodation for a dedicated Children and Families Team working for North Ayrshire's Health & Social Care Partnership.

9.3 Sustainability will be a key objective in the construction of the new campus thereby contributing to the Council's target of reducing our carbon footprint and the Scottish Government's ambitious policy target to achieve a near zero carbon estate by 2050.

The building will be designed in line with the Council's Environmental Sustainability and Climate Change Strategy for 2017-2020, which includes workstreams relating to the following aspects of the strategy:

Affordable Warmth e.g.

- district heating;
- solar panels;
- energy efficient building EPC (Energy Performance Certification);
- carbon neutral heating fund.

Green Economy e.g.

- use of local supply chain;
- waste disposal;

Transport and Travel e.g.

- video conferencing facilities;
- electric car charging points;
- travel Smart – links to existing public transport network;
- provide travel plan for building occupants;

Natural and Built Environment e.g.

- biodiversity action plan;
- Fairtrade;
- BREEAM score  
(Building Research Establishment Environmental Assessment Method);

Sustainable Operations e.g.

- eco-schools;
- efficient building lighting;
- efficient street lighting;
- implementation of waste management strategy.

- 9.4 The new educational facility will also promote culture and the arts, the creative processes developed through drama and media. Communities Directorate (Education) would look to include a professional grade theatre and performance zone in the new facility, which could be used as a cinema/theatre out-with school use. It would also provide the school with an excellent facility to develop their drama and performing arts curriculum.
- 9.5 The present Ardrossan Library would be relocated within the new building, allowing public and school shared access and supporting the vision of a true community facility. Exploring the potential for integrating the Ardrossan Library within the development will benefit both the school and wider community. Combining the two will provide opportunities to create a greater resource than may otherwise have been possible with separate provisions.
- 9.6 The daily interactions young people will have with those using the library and other social spaces will promote positive relationships and citizenship. There can be further opportunities for intergenerational work.
- 9.7 There is the potential to include a catering standard training kitchen within the educational facility and an operating café linked closely to curriculum delivery, providing opportunities to contribute further to the Developing the Young Workforce agenda.
- 9.8 A technical department that welcomes tradesmen and artists into the new building will provide enterprise and workshop space which could not only enhance the educational and life experience of these young people but support employment in the community.

- 9.9 The new campus will embrace new forms of learning delivery. New agile forms of learning enabled by digital technology will allow integration of learners' experiences and the creation of new and diverse skills. Embracing e-learning to act as an e-hub to provide teaching, learning and conferencing facilities to the more remote areas within North Ayrshire, and potentially, offer teaching and learning beyond our borders.
- 9.10 The Senior Phase curriculum would be strengthened by the delivery of new and more appropriate courses and access to work placements and experiential learning. Conversations have commenced with Ayrshire College, and North Ayrshire Council would look to work in partnership with them to enhance learning opportunities for the children, young people and the community. Furthermore, locating the school in an area of planned economic development will, as a result, enable access to the many trades and professions which will be sited there. As the proposed facility is on the North Shore site, there will be marine-related industries which are already in situ and would be expected to expand with the doubling in size of the marina – not just engineering, chandlery etc, but retail, leisure and hospitality.
- 9.11 The proposed international marine centre, part of North Ayrshire Council's Ayrshire Growth Deal would support learning across the stages and the curriculum. Many of the children and young people in Ardrossan would be able to experience new and different opportunities and be supported to create networks of educational support.
- 9.12 To further support wellbeing and develop stronger relationships across services, Health and Social Care as well as other support services like family learning workers and counsellors will be on site, working as teams around children. This will allow a more proactive approach to early intervention and support, and also help achieve the outcome of reducing the number of children requiring the support of statutory measures of care.
- 9.13 The design will signal to all users (children, parents and staff) that learning is a valued activity, and that the learning environment is a priority. It will be inspiring and invite exploration of the use of the environment and space in different and imaginative ways.
- 9.14 The extended facility would be staffed according to local and national policies and agreements in place at the time.
- 9.15 Stakeholders will have the opportunity to be involved in the design of the new provision. It will be important that all users of the proposed facility can express their views.
- 9.16 The site has previously gained planning consent for around 400 housing units, and there is sufficient capacity on the roads network to accommodate the proposal. A Transport Assessment will be undertaken as part of the detailed design process, and this will identify the need for any additional off site/junction improvements or traffic management measures.

- 9.17 In line with North Ayrshire Council's policy, transport will be provided for all secondary pupils who live 3 or more miles from their catchment school by the shortest suitable walking route and for all primary pupils who live 2 or more miles from their catchment school by the shortest suitable walking route.
- 9.18 The existing sites, if vacated, will be declared surplus and alternative uses considered. No decisions have yet been made as to the future of the sites, however it should be noted that the sites are allocated for general urban use in the Council's adopted Local Development Plan (October 2019)

## **10. Financial Information**

- 10.1 Detailed costings will be carried out as the design process progresses, however at present the estimated capital cost of delivering the ambitious campus proposal is anticipated to be around £61.1 million pounds. 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; and
- Capital receipts, including 2019/20 receipts of £0.722m.

The funding model which supports the Scottish Government Learning Estate Strategy requires Councils to finance the capital costs of construction, with the Scottish Government providing a 25-year revenue funding stream to meet the ongoing maintenance costs. An element of this funding will be outcome-based. The final cost of the new facility will be determined through the tender process, the land purchase and associated site preparation costs.

### **10.2 Revenue Costs**

It is anticipated that the additional annual revenue costs as a result of this proposal will be in the region of £300,000.

It should be noted that national non-domestic rates costs are not yet known for the proposed new property but that an estimate of costs based on the recently completed Garnock Community Campus has been used to project likely costs, as the properties are of a comparable size.

Appendix 5 provides a detailed breakdown of recurring costs and savings.

### **10.3 Lifecycle Costs**

The table below illustrates the predicted lifecycle costs over a ten year period for both schools which would close under this proposal. This shows that significant and sustained investment is required across both schools even to address the existing identified condition issues.

It should be noted this investment would not improve the condition or suitability of the schools to the level expected by North Ayrshire Council, to deliver teaching and learning in the 21<sup>st</sup> century.

The SFT model estimates a £21.6m Lifecycle investment over a 25-year period for the proposed new campus building. However, actual costs will vary and the lifecycle investment will be based on maintaining the school to the required condition standards.

School	Priority 1 (year 1)	Priority 2 (year 2)	Priority 3 (years 3-5)	Priority 4 (years 6-10)	Totals (£)
Ardrossan Academy	2,679,098	1,087,765	1,077,502	1,470,951	6,315,316
Winton PS	142,010	160,958	156,616	120,759	580,343

## 11 Statutory Public Consultation Process

11.1 This document has been issued by North Ayrshire Council for consultation in terms of the Schools (Consultation) (Scotland) Act 2010 (as amended).

11.2 What is a Statutory Public Consultation?

In Scotland, local authorities have a statutory duty to ensure the adequate and efficient provision of education in their area. If a local authority proposes to change any part of the existing education provision in its area, then it must engage in a formal consultation process under the Schools (Consultation) (Scotland) Act 2010 (as amended). The act aims to ensure that all major changes which affect schools are subject to clear consultation with parents, children, young people and communities.

11.3 When does the Statutory Public Consultation start?

The consultation will start on Tuesday 22 October 2019 and closes at 12 noon on Friday 6 December 2019, which includes a period of 30 school days.

11.4 Who will have access to this proposal document?

This proposal document has been made available to all interested parties, including Parent Councils, Education Scotland, parents and carers of children attending the establishments affected, Staff, Trade Unions and any other users of the establishments as detailed in the distribution list.

This proposal document is published on the Council website at - <http://www.northayrshire.community/consultationevents/consultations/>



Copies are also available at the following locations:

- affected schools, detailed at section 7;
- Communities Directorate (Education) HQ, Cunninghame House, Irvine KA12 8EE;
- Ardrossan, Saltcoats, Stevenston and West Kilbride Libraries;
- Whitlees Community Centre and the Civic Centre, Ardrossan; and
- South Beach Medical Practice and Central Avenue Health Centre, Ardrossan.

If requested, copies can be made available in alternative formats or in translated form for readers whose first language is not English.

#### 11.5 What if I notice an error in the document?

If any inaccuracy or omission is discovered in this proposal document, either by the Council or any person, the Council will determine if relevant information has been omitted or if there has been an inaccuracy.

The Council may then take appropriate action, which may include the issue of a correction notice, the reissuing of the proposal document or the revision of the timescale for the consultation period, if appropriate. In that event, relevant consultees and Education Scotland will be advised.

#### 11.6 How will I get a chance to give my opinion?

You will be able to give your opinion on the proposal by:

- Completing an online response form at **[www.tinyurl.com/y6eaw35v](http://www.tinyurl.com/y6eaw35v)**
- Submitting a paper copy of the response form, attached at Appendix 6;
- Writing to the Head of Service (Education), Communities Directorate, North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE; or
- Emailing **[educ\\_consultation@north-ayrshire.gov.uk](mailto:educ_consultation@north-ayrshire.gov.uk)**.

All responses must be submitted by **no later than 12 noon on Friday 6 December 2019**.

#### 11.7 Will there be any meetings for the public?

Information sessions will be held to discuss these proposals with the public and have been advertised in the local newspaper and online. Anyone wishing to attend a meeting will be made welcome.

These meetings will be organised by North Ayrshire Council and will provide an opportunity for interested parties to hear about the proposal from council officers, ask questions and have their views recorded so that they can be taken into account as part of the consultation process.

The information sessions will be held as follows:

Venue	Date	Time
Ardrossan Academy Assembly Hall, Sorbie Road, Ardrossan KA22 8AA	Thursday 7 November 2019	2pm 4pm 7pm
Castlecaigs Lounge, Civic Centre, 150 Glasgow Street, Ardrossan KA22 8EU	Wednesday 13 November 2019	2pm 4pm
Winton Primary School, Anderson Terrace, Ardrossan KA22 8JU	Wednesday 13 November 2019	7pm

A note will be taken of comments, questions and officer responses at each session. The notes will be published on the Council website and a copy will be made available on request. The notes will also be forwarded to Education Scotland along with all other submissions and comments that are received by the Council during the consultation process.

#### 11.8 Will any other agencies be involved in the process?

The Schools (Consultation) (Scotland) Act 2010 (as amended) requires that a report on the proposal is prepared by Education Scotland. Education Scotland may attend the public meetings.

Once the statutory public consultation period comes to an end, Education Scotland have three weeks to consider the educational aspects of the proposal and submit a report to the council.

Education Scotland receives copies of relevant papers from the council, including:

- a copy of the proposal paper;
- copies of the written representations or a summary of them (if Education Scotland agree);
- a note of oral representations made at the public meeting sessions; and
- any other related documentation.

Education Scotland may visit schools as part of their consideration of the proposal and meet with children, staff and parents who may be affected by the proposal.

Upon receipt of the proposal document and other relevant documentation, Education Scotland will consider the educational aspects of the proposal. They will ensure that their report takes account of:

- the educational benefits statement;
- the representations received by the council; and
- any further written representations made directly to Education Scotland on any educational aspect of the proposal which is considered relevant.

The consultation report that the Council publishes following the statutory public consultation must include the report from Education Scotland in full.

11.9 Will the outcome of the consultation be made public?

The Head of Service (Education) will prepare a report on the results of the consultation process. The report will take account of all Education Scotland recommendations. This report will be published in electronic and printed formats and will be advertised in local newspapers. It will be available on the Council website and from Council Headquarters, affected schools, local libraries, local community centres and health centres. The report will include a record of the total number of written representations made during the consultation period, a summary of the written and oral representations, and the Council's response to recommendations made by Education Scotland. A copy of the Education Scotland report will be an appendix to the consultation report which will be published and available for further consideration for a period of 3 weeks ahead of presentation to Elected Members in March 2020.

11.10 When will the Council make a decision on the outcome of the consultation?

The consultation report, together with any other relevant documentation, will be considered by the full Council who will make a decision on the proposal in March 2020.

11.11 What happens next?

If the proposal is approved, the Council is required, in terms of the Schools (Consultation) (Scotland Act) 2010 (as amended), to notify Scottish Ministers within 6 days of making that decision. The Council is also required to place a notice on its website of the decision and of the opportunity to make representations to Scottish Ministers.

Scottish Ministers then have a period of eight weeks following an authority's decision in which to decide to call-in the decision or not. The first three weeks of this period is to allow stakeholders to make representations either against or in support of the decision. Scottish Ministers then have a further five weeks to consider all documents and representations.

Until the Council has been notified of the outcome, the proposal cannot be implemented.

In accordance with legislation, should the proposal not be approved, the Council are restricted in their ability to make any further closure proposals in respect of the directly affected schools i.e. Ardrossan Academy and Winton PS for a 5-year period.

## **DISTRIBUTION**

A copy of this document is available on the North Ayrshire Council website:  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)

A copy of this document will be made available to:

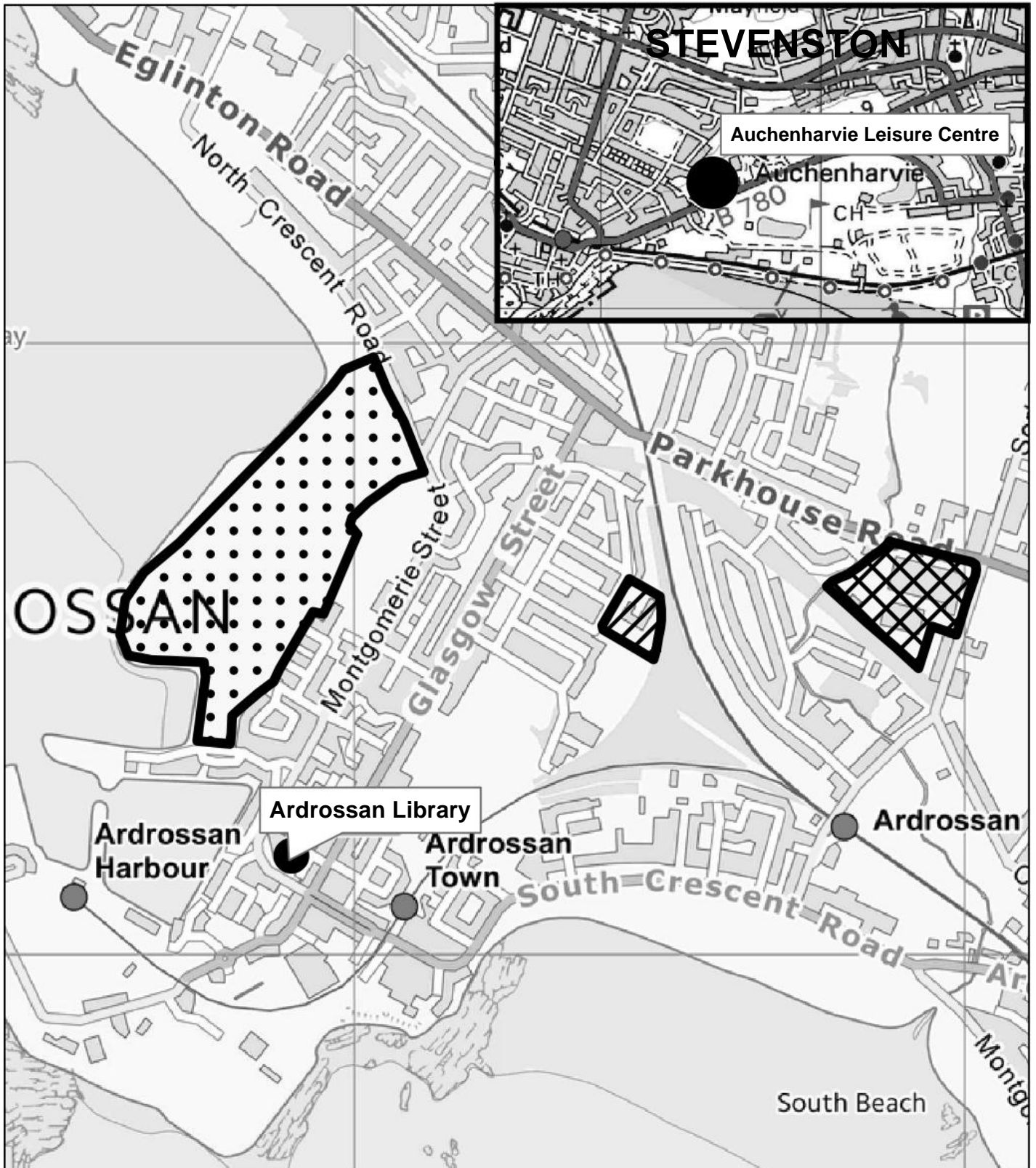
Stakeholders associated with the schools affected by the proposal, including:

- Parents/Carers
- Parent Councils
- Headteachers
- Teaching and Non-Teaching Staff, including facilities management
- Local Elected Members as per the agreed list
- Member of Parliament
- Member of Scottish Parliament
- Education Scotland
- Chief Executive (North Ayrshire Council)
- Executive Director (Finance and Corporate Support) - North Ayrshire Council
- Heads of Service (Place) - North Ayrshire Council
- Executive Director (Communities) - North Ayrshire Council
- Director, Health and Social Care Partnership – North Ayrshire Council
- Head of Service (Democratic) – North Ayrshire Council
- Community Planning Partnership Board
- Sub Division Commander, Police Scotland
- Area Commander, Scottish Fire and Rescue Service
- Chief Executive, NHS Ayrshire and Arran
- Principal of Ayrshire College
- Strathclyde Partnership for Transport
- East Ayrshire Council
- South Ayrshire Council
- Inverclyde Council
- Dumfries and Galloway Council
- Community Councils (Three Towns)
- Local Community Groups
- Trade Unions
  - Unison
  - EIS, Education Institute of Scotland
  - NAS/UWT, National Union of Schoolmasters/Union of Women Teachers
  - T&GWU, Transport & General Workers' Union
  - GMB
  - UNITE
  - VOICE

Copies of the Proposal Document have been made available to view at:

- Affected schools;
- Communities Directorate (Education), 5<sup>th</sup> floor, Cunninghame House, Irvine KA12 8EE;
- Local Public Libraries;
- Local Community Centres and;
- Local Health Centres.

Adverts have been placed in the local press from week commencing 7 October 2019.



## Legend



Ardrossan Academy



Winton Primary School



Proposed Ardrossan Campus Site

## Ardrossan Academy Cluster Primary Schools

Dykesmains Primary School  
Stanley Primary School  
West Kilbride Primary School  
Winton Primary School

Response School	Response Type	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 of the Ayrshire Growth Deal?			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?			Q3. Do you think the Council should explore the option of including the replacement of the current Ardrossan Library within the new campus?			Q4. Do you think the Council should explore the option of including accommodation for Health and Social Care services?			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	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference
Ardrossan Academy Roll 818	Parent/Carer	57	25	16	28	41	29	35	37	26	30	51	17	38	51	9
	Staff	87	4	5	81	3	12	72	9	15	78	11	7	73	9	14
	Pupil	462	32	85	286	162	131	390	81	107	466	28	84	326	130	100
	Totals:	606	61	106	395	206	172	497	127	148	574	90	108	437	190	123
		773			773			772			772			750		
Winton Primary Roll 159	Parent/Carer	45	20	4	29	32	8	23	31	16	19	32	18	35	26	7
	Staff	17	2	6	22	2	1	21	2	2	18	5	2	21	3	1
	Pupil	99	24	15	104	22	16	86	36	29	105	12	24	118	14	12
	Totals:	161	46	25	155	56	25	130	69	47	142	49	44	174	43	20
		232			236			246			235			237		
Dykesmains Primary Roll 257	Parent/Carer	16	13	5	5	17	12	9	11	14	9	15	10	13	19	2
	Staff	20	6	3	12	10	7	9	13	7	14	11	4	7	15	7
	Pupil	147	50	4	36	137	32	111	63	46	144	30	15	156	25	9
	Totals:	183	69	12	53	164	51	129	87	67	167	56	29	176	59	18
		264			268			283			252			253		
Stanley Primary Roll 468	Parent/Carer	64	14	6	38	25	21	45	27	12	22	45	14	49	27	5
	Staff	34	5	9	29	10	9	32	13	3	25	12	11	19	22	7
	Pupil	349	30	7	129	203	39	250	74	39	299	36	34	331	65	24
	Totals:	447	49	22	196	238	69	327	114	54	346	93	59	399	114	36
		518			503			495			498			549		
West Kilbride Primary	Parent/Carer	36	7	5	11	13	20	22	13	9	13	20	12	31	11	4
	Staff	14	8	13	15	7	13	18	5	12	11	12	12	11	13	11
	Pupil	224	22	5	87	117	41	184	30	24	183	29	33	232	22	10
	Totals:	274	37	23	113	137	74	224	48	45	207	61	57	274	46	25
		334			324			317			325			345		
Overall Totals		1671	262	188	912	801	391	1307	445	361	1436	349	297	1460	452	419
Control		2121			2104			2113			2082			2331		
Percentages		78.8%	12.4%	8.9%	43.3%	38.1%	18.6%	61.9%	21.1%	17.1%	69.0%	16.8%	14.3%	62.6%	19.4%	18.0%
Conrtol		100.0%			100.0%			100.0%			100.0%			100.0%		

Connected Communities		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?		
		Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference	Yes	No	No Preference
Online Survey		175	178	0	167	179	0	141	209	0	167	176	0	122	232	0	118	234	0
		353			346			350			343			354			352		
	Percentages	49.5%	50.5%	0.0%	48.2%	51.8%	0.0%	40.2%	59.8%	0.0%	48.6%	51.4%	0.0%	34.5%	65.5%	0.0%	33.5%	66.5%	0.0%
	Control	100.0%			100.0%			100.0%			100.0%			100.0%			100.0%		

Connected Communities		Q1. Are you a member of a sports or community group or club in the three towns?			Q2. Do you live in Ardrossan, Saltcoats or Stevenston?			Q3. Are you a member of KA Leisure?		
		Yes	No	Prefer not to say	Yes	No	Prefer not to say	Yes	No	Prefer not to say
Online Survey		114	163	77	279	56	18	146	176	29
		354			353			351		
	Percentages	32.2%	46.0%	21.8%	79.0%	15.9%	5.1%	41.6%	50.1%	8.3%
	Control	100.0%			100.0%			100.0%		

n.b. Respondents chose whether or not to complete all questions posed in the survey, therefore although 363 individuals responded, this is not reflected in the number of responses for each question.

### Three Towns Swimming Pool Engagement Survey

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.
2. Please provide up to 3 reasons why you feel this way.

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

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
<b>Total</b>	<b>1549</b>

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
<b>Total</b>	<b>1549</b>

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
<b>Total</b>	<b>3613</b>

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
<b>Total</b>	<b>895</b>





## **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

Date of issue: 17 September 2019

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.

EnviroCentre accept no liability for use of the report for purposes other than those for which it was originally provided, or where EnviroCentre have confirmed it is appropriate for the new context.

## 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)
<ul style="list-style-type: none"> <li>Heavy Metals;</li> <li>Asbestos;</li> <li>Petroleum Hydrocarbons;</li> <li>Semi-Volatile and Volatile Organic Compounds</li> </ul>	Inhalation of Dust	
	Inhalation of Vapours	
	Ingestion (i.e. eating soil or dust associated with the site)	

The investigation works incorporated excavation of 77 trialpits 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.

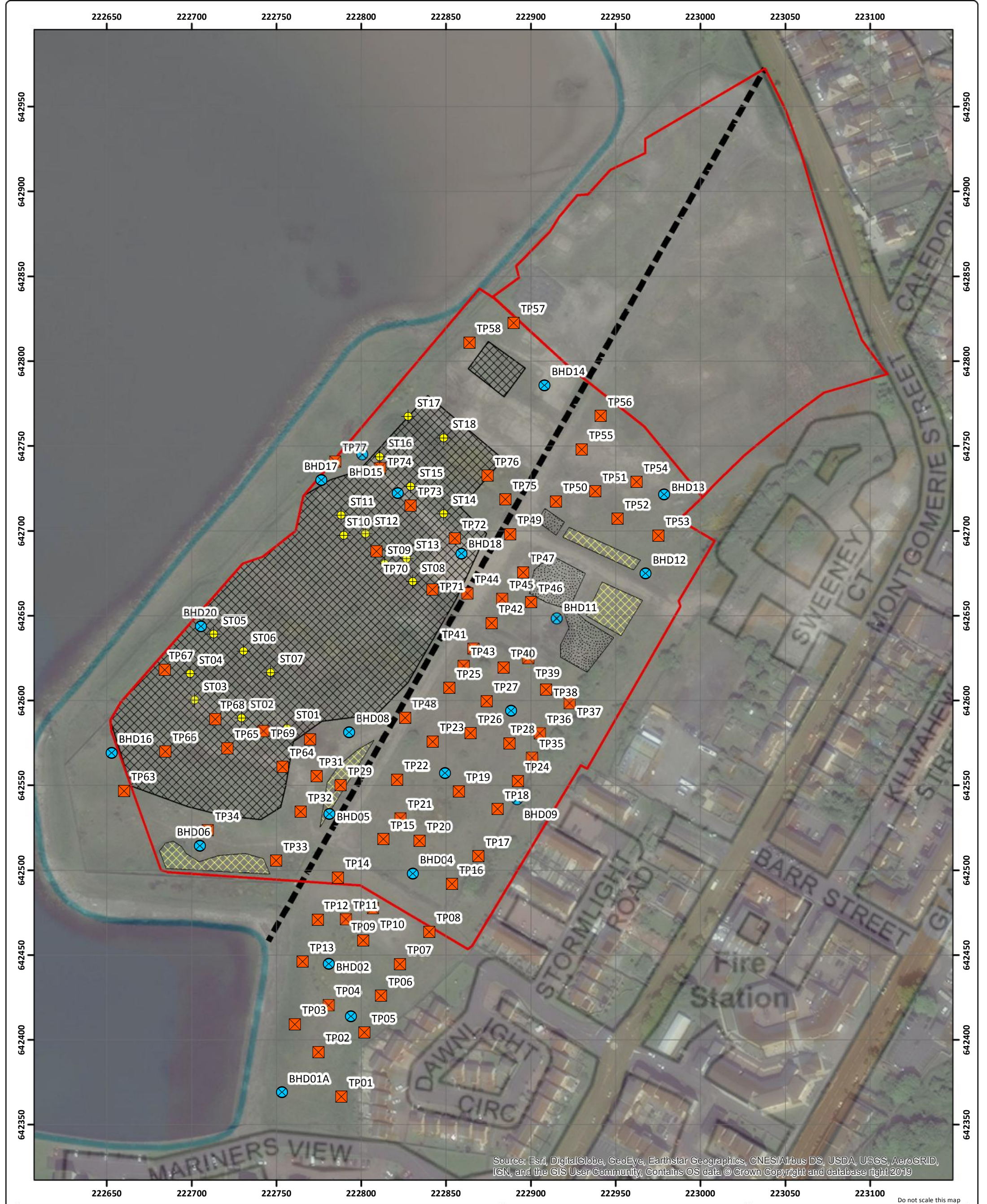
It should also be noted that the remediation strategy proposed would require to be approved by the Scottish Environmental Protection Agency in their position as environmental regulator, while the environmental consultant and contractor would also require to indemnify works during the construction period.




## **APPENDICES**


## **A      FIGURES**









**Legend**


-  Borehole


 Trial pit

 Approximate Stockpile Samples


 Approximate Area of Stockpiles
-  Concrete and Rubble Heaps

 Uneven Ground

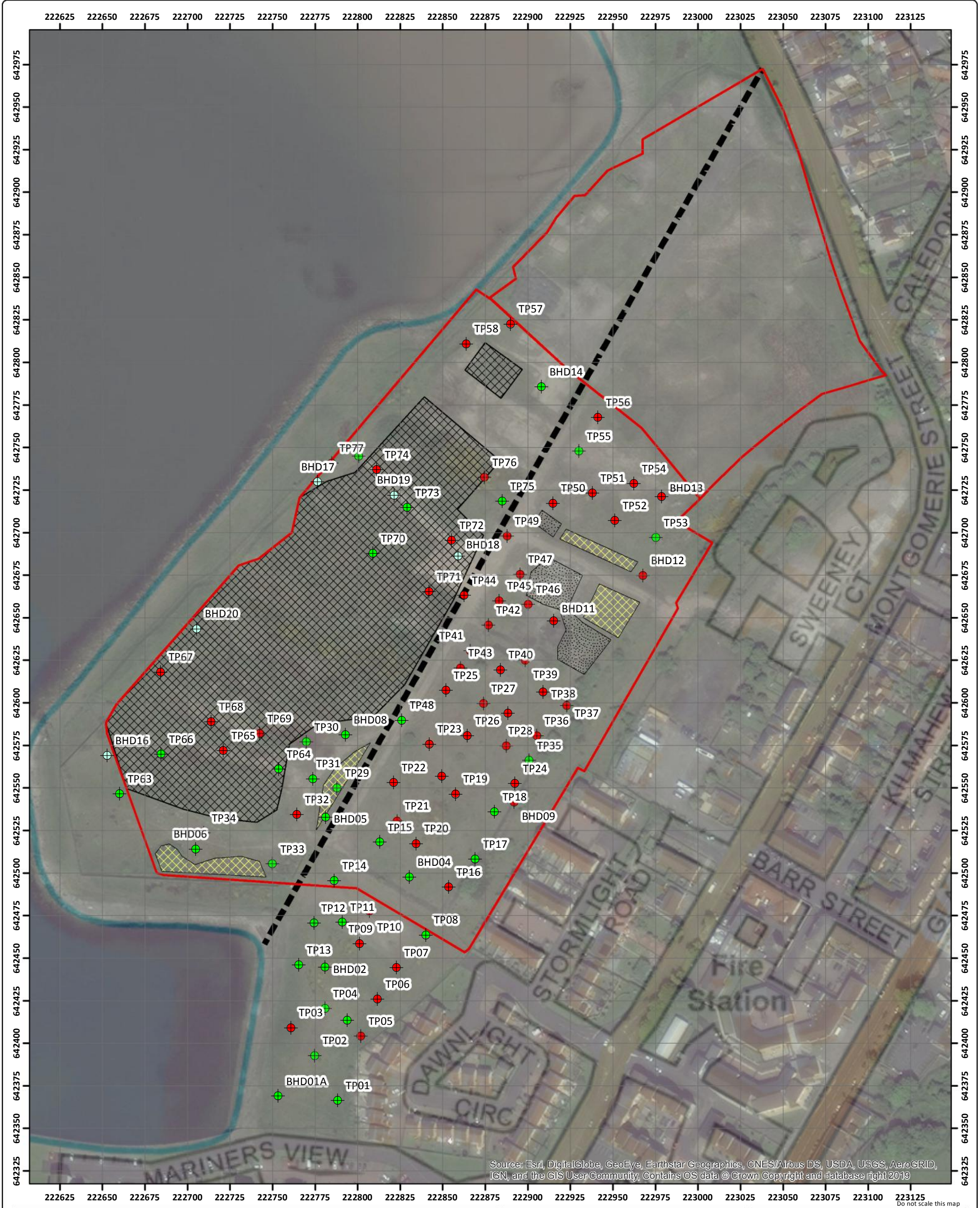
 Indicative Line of Old Seawall

 Site Boundaries
- Revisions

B: Updated to show July 2019 locations

Client North Ayrshire Council		Status Final	
Project Ardrossan		Drawing No. 171301-001	Revision B
Title Figure 1 - Site Investigation Plan		Scale 1:2,000	Date 17 May 2019
		Drawn NC/FR	Approved GD
		Checked FR	
		 <div>Craighall Business Park, Eagle Street, Glasgow, G4 9XA Tel: 0141 341 5040 Fax: 0141 341 5045</div>	





- 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		
Project	Ardrossan		
Title	Figure 2 - Residential GACs: All Locations With Exceedance		

Status	Working		
Drawing No.	171301-010A		Revision A
Scale	1:2,000	A3	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			







**ARDROSSAN CAMPUS PROPOSAL  
FREQUENTLY ASKED QUESTIONS  
OCTOBER 2019**

## **Transport and Travel Matters**

**Q1. Will more pupils be entitled to school transport if the school moves?**

A. Initial assessments suggest that there would be no impact on school transport arrangements based on current entitlement criteria.

**Q2. Will this proposal cause traffic congestion on North Crescent Road?**

A. It's too early to have a design for the proposed school. The access routes into the campus have not yet been considered but a Transport Assessment is required for the school and will identify if any improvements are required to the existing road and footway network.

**Q3. Will ferry traffic and school traffic be unmanageable if it all comes out together?**

A. Again, these matters will form part of the traffic management considerations which will be discussed with stakeholders throughout the consultation period. The school day can be planned to avoid clashes like this.

**Q4. How will the design of the school accommodate the needs of the Scottish Fire and Rescue Service around their Ardrossan HQ?**

A. Discussions with the Scottish Fire and Rescue Service will form part of the consultation.

**Q5. Isn't the proposed site too peripheral for the swimming pool and leisure facilities?**

A. The proposed site is located close to the current No 11 bus route and will form part of the overall regeneration proposals for Ardrossan, with investment from the Ayrshire Growth Deal.

**Q6. Isn't the proposed site remote from public transport facilities?**

A. The Stagecoach Number 11 service (Kilmarnock-Ardrossan) and the 585 service (Ayr- Greenock) both pass close to the proposed site (approx. 200m). However, a new transport interchange is planned for the harbour area as part of the wider improvement of the town. This facility will improve the connections between the harbour, railway station and bus stops and, it will support and encourage sustainable travel e.g. bus and train journeys to and from the Harbour.

The Transport Assessment will assess public transport requirements for the school. It is envisaged that discussions will take place with the bus operator companies to ensure that bus travel to and from the area are optimised. In

addition, train services to Ardrossan Town and Ardrossan Harbour stations are both close to the proposed site.

**Q7. Isn't the bridge at the top of Montgomerie Street in Ardrossan, unsuitable for heavy traffic?**

- A. Bridge improvements were undertaken some years ago and it is now used by all manner of traffic including buses and HGV vehicles.

## **Site Specific Matters**

**Q8. What are the benefits of the proposed new site?**

- A. The proposed site is the only site available in the catchment of Ardrossan Academy and Winton PS, which can accommodate all of the proposed facilities.

This site would place the campus at the heart of the multi-million-pound regeneration strategy for the town. The investment in this locality, secured through the Ayrshire Growth Deal, creates significant opportunities for the community, not least through the vocational links to the maritime and leisure sectors, which are more easily accommodated near to the harbour where these companies are located. The proposed expansion of the marina, the renewal of the ferry terminal and changes to the transport infrastructure in Ardrossan, will provide fantastic job opportunities for suitably trained young people for many years in the future.

**Q9. What about site contamination?**

- A. North Ayrshire Council has already instructed extensive site investigations by independent experts to be undertaken to complement the existing site data held. The output from these recent surveys has been made available to the public. The report provides reassurance that any contaminants on the site can be successfully remediated to allow the campus to be constructed.

Other areas of the former Shell site have been built upon already and would have been subject to the same considerations regarding decontamination as the proposed campus.

The final decision on the site will be taken at a meeting of the full North Ayrshire Council. If approval is given, the Planning authority and The Scottish Environmental Protection Agency will also require to be satisfied that appropriate site remediation measures are in place.

**Q10. Were other sites considered?**

- A. There are no other suitable sites within the catchment of Winton Primary School and Ardrossan Academy which could accommodate the range of facilities as proposed.

**Q11. Why can't we rebuild on the current Ardrossan Academy site?**

- A. Funding from the Scottish Government comes with several conditions which the Council must consider. Scottish Government is unlikely to fund a straight replacement for Ardrossan Academy. It has been made clear that the project must offer tangible benefits for the whole community – and be much more than just a school.

Initial surveys suggest that the current site would be unlikely to accommodate a project on the scale that is now proposed. It is also far less intrusive to build on a fresh site than to try and continue schooling in the midst of a major building project.

**Q12. What sports facilities would be included at the new site?**

- A. No decisions have been taken, but the final layout will be based on the needs of the school and community users of the site. It is likely that some form of synthetic and grass pitches will be required alongside any indoor facilities.

**Q13. Isn't the planned site too exposed and dangerous?**

- A. As the building would have more than 1000 children, staff, and members of the public visiting it daily, it is an absolute requirement that safety is a major part of our considerations.

**Q14. Isn't it dangerous to pupils to have a school so near to the sea?**

- A. It is too early to have any design for the new school proposal. However, in a coastal location like Ardrossan, it's not unusual to have schools close to the sea. As previously stated, pupil safety will be paramount in the considerations.

**Legacy Considerations****Q15. What will happen to the current site(s)?**

- A. No decisions have yet been made as to the future of the sites which would be vacated as a result of this proposal being adopted, however it should be noted that the sites are allocated for general urban use in the Council's adopted Local Development Plan (October 2019).

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**Q16. What will happen to community organisations who currently occupy space within the existing schools?**

- A. Community organisations will be part of the consultation process and their needs will be taken into account.

**Q17. What will happen to the Ice-Rink at Harvies?**

- A. The ice rink is located within the newer part of the building and there are no plans to relocate or close this facility.



**Q18. What will happen to the fitness suite at Harvies?**

- A. The new fitness suite is located within the newer part of the building and there are no plans to relocate or close this facility. The functional training room beside the pool, currently used for Active North Ayrshire client consultations and as a meeting room would no longer be available.

**Q19. Has the Council decided to demolish the swimming pool at Auchenhavie if the facility is relocated?**

- A. At its meeting on 25 September, the Council agreed, subject to the outcome of the Ardrossan Education and Community Campus consultation, to ringfence a sum of money for the pool building at Auchenhavie, to contribute towards refurbishment. Additionally, the Council agreed to appoint a Community Development Officer, dedicated to Stevenston, to work with the local community to develop fresh proposals for the future use of the pool building as a community asset.

**Q20. Isn't the pool at Harvies still needed for the new Additional Support Needs (ASN) school?**

- A. The new ASN school will have its own swimming pool, hydrotherapy pool and other fitness facilities.

**Operational Matters****Q21. When will the new building be opened?**

- A. No firm dates are available yet. A number of factors can influence the final occupation date, but the current anticipated timescale for completion is around Easter 2024.

**Q22. Will the swimming pool be available to school pupils?**

- A. It is anticipated that the pool facility will operate on the same basis as the current Auchenhavie Pool and will be open to the public throughout the day. Arrangements for access by school pupils at specific times will be developed.

**Q23. Will the public have access to the whole building during the school day?**

- A. There are a number of school campuses co-located with community facilities across Scotland with some already in place in North Ayrshire. It is entirely possible to design a building which has separate entrances for school pupils, library users 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.

**Q24. Will there be a single Headteacher?**

- A. The educational campus will operate under the management of a single Headteacher, with support from an appropriate Management Team

**Q25. How big (in pupil numbers) will the new school be?**

- A. This will be informed by the latest roll projections which are influenced by proposed housing developments within the catchment area. The Council is planning for a maximum of 30 Early Years, 220 Primary and 1200 Secondary pupils.

**Q26. Won't the primary school children be led astray by the secondary children?**

- A. In our existing campuses, the interaction between primary and secondary children and young people is undertaken in a planned manner, as their respective social and teaching areas are separate within the buildings.

The co-location of primary and secondary pupils provides significant educational and social benefits for both groups of young people. Young people will be involved throughout the design process and this, together with North Ayrshire Council's experience of designing similar campus buildings, will ensure that the new campus provides a positive and inspiring experience for all learners.

For Early Years and Primary pupils, there is also a wealth of opportunities to access secondary facilities where appropriate. To date at Garnock and Largs we see primary and younger children being shown experiments in science, or accessing music facilities which would, ordinarily, not be available to them. We also have extensive primary provision within our "secondary" PE facilities.

**Procedural Matters****Q27. How will the new building be funded?**

- A. The new building will be financed through a combination of Scottish Government and North Ayrshire Council funding.

**Q28. Is this a "Done Deal"?**

- A. Elected Members will consider the responses from the Statutory Consultation and only then decide whether to proceed with the proposal.

**Q29. How do we know you will take our views into account?**

- A. North Ayrshire Council is committed to considering all views relating to this proposal and it is essential that everyone has an opportunity throughout the Statutory Public Consultation period, to bring relevant issues to the attention of Council officers, before any decision is made.

## **Community Matters**

**Q30. Glasgow Street and the surrounding area will become a magnet for litter?**

A. This issue will be discussed with school management and colleagues in Streetscene to ensure that it is given full consideration.

## Financial Template

Row 1	Current revenue costs for school proposed for closure								
Row 2		Winton (School Direct)	Winton School (Other Costs)	Ardrossan Academy (School Direct)	Ardrossan Academy (Other Costs)		Costs for full financial year (projected annual costs)	Proposed Cost of new Campus	Annual recurring savings (column 2 minus column 3)
Row 3	School costs								
Row 4	Employee costs - note 1								
Row 5	teaching staff	429,855	27,300	3,216,765	38,700		3,712,620	3,686,439	26,181
Row 6	support staff	70,422	71,559	324,959	123,092		590,032	590,032	0
Row 7	teaching staff training (CPD etc)	1,206	0	6,551	0		7,757	7,757	0
Row 8	support staff training	0	14,600	0	15,000		29,600	29,600	0
Row 9	Supply costs - note 2	9,632	0	13,596	0		23,228	23,228	0
Row 10									0
Row 11	Building costs:								
Row 12	property insurance	0	347	0	3,592		3,939	4,016	-77
Row 13	non domestic rates (not charged)	0	23,784	0	152,454		176,238	490,000	-313,762
Row 14	water & sewerage charges	0	2,800	0	21,000		23,800	24,716	-916
Row 15	energy costs	0	18,252	0	92,170		110,422	118,033	-7,611
Row 16	cleaning (contract or inhouse)	0	21,254	0	132,254		153,508	161,456	-7,948
Row 17	building repair & maintenance	0	0	446	0		446	446	0
Row 18	grounds maintenance	0	0	0	0		0	0	0
Row 19	facilities management costs - note 6	0	847	12,553	3,188		16,588	16,588	0
Row 20	revenue costs arising from capital	0	0	0	0		0	0	0
Row 21	other	2,140	0	39,449	0		41,589	41,589	0
Row 22									
Row 23	School operational costs:								
Row 24	learning materials	18,597	26,401	104,287	84,621		233,906	233,906	0
Row 25	catering (contract or inhouse)	158	63	4,330	267,282		271,833	271,833	0
Row 26	SQA costs	0	0	99,683	0		99,683	99,683	0
Row 27	other school operational costs (e.g. licences)	0	0	605	0		605	605	0
Row 28									
Row 29	Transport costs: note 3								
Row 30	home to school	0	0	0	78,000		78,000	78,000	0
Row 31	other pupil transport costs	0	0	800	0		800	800	0
Row 32	staff travel	98	0	908	0		1,006	1,006	0
Row 33	SCHOOL COSTS SUB-TOTAL	532,108	207,207	3,824,932	1,011,353	0			
Row 34									
Row 35	Income:								
Row 36	Sale of meals	0	0	0	-119,662		-119,662	-119,662	0
Row 37	Lets	-130		-14,759			-14,889	-14,889	0
Row 38	External care provider	0		0			0	0	
Row 39	Other	0		0			0	0	
Row 40	SCHOOL INCOME SUB-TOTAL	-130	0	-14,759	-119,662	0			
Row 41									
Row 42	TOTAL COSTS MINUS INCOME FOR SCHOOL	531,978	207,207	3,810,173	891,691	0	5,441,049	5,745,182	-304,133
Row 43									
Row 44	UNIT COST PER PUPIL PER YEAR						5,457	5,762	305

School Roll

997

997





North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

**Response Form**  
**Ardrossan North Shore**  
**Proposed Education and Community Campus**

**Communities Directorate (Education)**

<b>Ardrossan Academy</b>	Parent/Carer <input type="checkbox"/>	Staff <input type="checkbox"/>	Pupil <input type="checkbox"/>	Other <input type="checkbox"/>
<b>Winton Primary School</b>	Parent/Carer <input type="checkbox"/>	Staff <input type="checkbox"/>	Pupil <input type="checkbox"/>	Other <input type="checkbox"/>
<b>Dykesmains Primary School</b>	Parent/Carer <input type="checkbox"/>	Staff <input type="checkbox"/>	Pupil <input type="checkbox"/>	Other <input type="checkbox"/>
<b>Stanley Primary School</b>	Parent/Carer <input type="checkbox"/>	Staff <input type="checkbox"/>	Pupil <input type="checkbox"/>	Other <input type="checkbox"/>
<b>West Kilbride Primary School</b>	Parent/Carer <input type="checkbox"/>	Staff <input type="checkbox"/>	Pupil <input type="checkbox"/>	Other <input type="checkbox"/>

**Other (please state)**

---

**Question**

Do you agree with the proposal to create a new 3 – 18 years education and community campus at the North Shore in Ardrossan?

Yes ☐

No ☐

**Please provide up to 3 reasons below for your response:**

1.

2.

3.

Please provide your contact details so that we can respond directly to you, if necessary.

Name: .....

Address: .....

.....

Email: .....

Telephone: .....

Date Completed: .....

**Responses should be received no later than 12noon on Friday 6 December 2019.**

**Any responses received after this date will not be considered.**

Please contact 01294 324614 or email [educ\\_consultation@north-ayrshire.gov.uk](mailto:educ_consultation@north-ayrshire.gov.uk) if you require further information or assistance in the completion of this form.

North Ayrshire Council, in line with our Data Protection responsibilities will only use the personal data provided for the sole purpose of evaluating your responses. The response submitted by you may form part of the response paper that will be submitted to the Council for consideration in the near future and will therefore be made available for public inspection.

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](http://www.north-ayrshire.gov.uk/privacy-policy.aspx)

Should you wish any of your personal details (e.g. name, address, phone number, etc.), which you have included in your response, to be included in our published responses it is necessary for us to obtain your consent. Please indicate this by ticking the box below.

Yes, I consent

☐

**This document can also be made available in other formats and community languages.**

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。  
ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

Na życzenie klienta, informacje te mogą być udostępnione w innych językach oraz formatach.

**North Ayrshire Council  
Communities Directorate (Education)**

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

**Summary of All Meetings held on 7 and 13 November 2019**



All Meetings followed the same format and were scheduled as follows:

Ardrossan Academy, 7 November (2pm, 4pm and 7pm)  
Ardrossan Civic Centre, 13 November (2pm and 4pm)  
Winton PS, 13 November (7pm)

Both Consultation Response Forms and Business Cards with the URL for online responses were made available to all attendees.

Audrey Sutton, Interim Director (Communities), opened the meeting, introduced herself and her role, and welcomed the audience and thanked people for their attendance. Audrey outlined the process, stressing that this is the start of the Statutory Public Consultation journey. She advised that The Council genuinely wish to hear all views on the proposal to establish this new education and community campus.

Audrey introduced Lesley Forsyth from the Communities team and Lesley also thanked the audience for their attendance. Lesley explained that the aim of the meeting and the consultation was to generate discussion and questions and emphasised that the focus of the meeting was to consider the educational aspects of the proposal. Lesley acknowledged that some attendees were excited about the proposal and some may have concerns or worries. She explained that the purpose of the meeting was to allow these concerns and worries to be aired, along with the positives, in a safe and respectful environment.

Lesley outlined the format of the meeting:

- A short presentation summarising the background to the proposal and the potential benefits by Caroline Amos, Head of Service, Education



- A Marketplace Session - to permit attendees to raise specific questions at 6 themed stalls staffed by Council Officers with expertise in particular disciplines. Stalls were as follows: **Education, Site, Regeneration, Current School Pupils, Community Facilities, Health & Social Care Partnership**
- The audience would gather again for a plenary session following the Marketplace Session, to allow feedback from each stall and further questions from the floor.
- Audrey Sutton would detail the “Next steps” for the consultation and close the meeting.

Lesley informed the audience that, whilst the stalls had been convened based on the issues raised during the pre-consultation engagement, any questions on any topic related to the proposal were welcome. The FAQ’s raised at this early stage were issued to all attendees. (Appendix 4 to the Proposal Document). Lesley then introduced Caroline Amos.

#### **(i) Background to Proposal and Educational Vision**

Caroline Amos (Head of Service - Education) introduced herself, explained her role and described her vision for a new education and community campus.

Caroline Amos’ presentation covered the following subjects:

- An all through 3 – 18 years campus
- The facilities proposed for the campus – Ardrossan Academy, Winton Primary School, a public library, a swimming pool and the inclusion of Health and Social Care Provision
- The Scottish Government learning estate principles and funding
- The potential for improved outcomes through enhanced education provision
- Details of the preferred site
- A slide detailing the opportunities which the campus and the wider regeneration could provide for the community of Ardrossan

She then invited attendees to break-out to the Marketplace Session and explained that we would gather again for a plenary session thereafter.

#### **(ii) Marketplace Session**

Attendees were free to visit all stalls to engage with the staff/pupils as appropriate. After around 45- 50 minutes, when attendees engaged with NAC staff at the various stalls, the audience returned to their seats. Lesley invited a representative from each stall to report on the discussions which had taken place, and further questions were invited after each speaker had concluded. A full note of all Questions and Responses raised across all 6 meetings (ordered by theme) is attached at Appendix 1.

**(iii) Plenary and Conclusion**

Lesley then thanked all the participants for their feedback and commented that she hoped the sessions had been informative and was encouraged by the level of engagement she had witnessed walking round the stalls.

Lesley then asked Audrey to invite further questions and close the meeting.

Audrey gave the audience a chance for any further questions. (These questions are also contained within Appendix 1) and thanked everyone for their attendance and participation.

She reiterated that we are at an early point in the process and highlighted the current timeline and next steps of the process.

The participants were also encouraged to formally respond to the process and it was highlighted that the proposal documents could be viewed online.

**Meeting closed.**

## ARDROSSAN CAMPUS PROPOSAL

### NOTES OF QUESTIONS RAISED BY THEME ON 7 & 13 NOVEMBER 2019

#### STALL 1: ARDROSSAN ACADEMY PUPILS

QUESTION	ANSWER	FREQUENCY
<b>How do you (the pupils) feel about the new school?</b>	<p>This is a great opportunity. There have been no negative comments from pupils so far. Senior pupils would like to come back to see the new building</p> <p>Pupils are very positive about a new campus. It will also benefit future generations. Pupils will have access to better facilities.</p> <p>It will be a big change, but it will be good.</p>	4
<p><b>What are the sports facilities like at the current school?</b></p> <p><b>What sports facilities and pitches do the school have access to?</b></p> <p><b>What sports facilities will be included in the new site.</b></p>	<p>Currently some of the facilities are dated and not fit for purpose. The pupils are looking forward to a new facility - especially where they are not required to walk across to the Ardrossan Academics playing fields as this cuts down actual teaching time.</p> <p>We have a fairly basic synthetic pitch and access to a playing field which is weather dependent. The indoor facilities are too cold, and it is difficult to concentrate. We lost our dance studio as it is now a fitness suite. We need improved PE facilities with modern equipment.</p> <p>As for the new site, much-improved PE department would be key to the plans, as would up to date external pitches and facilities.</p>	3

<p><b>Is the building fabric of Ardrossan Academy as bad as is rumoured?</b></p> <p><b>What is wrong with it?</b></p> <p><b>Does the building meet your existing learning needs?</b></p>	<p>Some areas are fine, but others are not. Only one gym in the school can accommodate a large class and some classrooms feel cramped.</p> <p>There are leaks in some classrooms. There are windows that don't work, and we do experience heating issues sometimes.</p> <p>It is an old and dated and has separate buildings. There are no study areas so it will be good to be in a campus with new facilities.</p>	3
<p><b>What are break-out spaces?</b></p>	<p>A place to go, outwith classroom spaces to do project work and/or independent study. We do not have these spaces at present and we need them, especially for study periods. All we have is a small space next to the canteen and this is not always available.</p>	2
<p><b>How are the current dining facilities and how will they be improved?</b></p>	<p>A new facility will have more options/healthy eating and open plan. Hopefully we can have a separate common room. Pupils and staff will also benefit from being in one building as currently it can feel a bit detached being in separate buildings.</p> <p>The current space is crowded, and pupils are separated</p>	2
<p><b>What recycling facilities are in place currently?</b></p>	<p>We will continue to recycle, but if we get a new school we hope that opportunities for expanding recycling will improve. For example, better access to drinking water to refill our bottles will mean a reduction in single use plastics.</p>	1
<p><b>Have senior pupils had any say in the process?</b></p>	<p>Yes. Pupils have had an input on what works currently and what could be better.</p>	1

<b>How do pupils concentrate during exams in hall as it is noisy?</b>	It is a busy corridor during period changes and lunch however the school staff minimise the disruptions as much as they can.	1
<b>I am concerned regarding the amount of litter being dropped outside the school currently during school times.</b>	School staff remind the pupils they are representing the school. There will always be a minority who will drop litter; however, this is not representative of the whole school.	1
<b>What do the star badges which the pupils wear represent?</b>	Pupils are awarded badges when they participate in voluntary work or if they have put in extra effort and time to improve on a subject.	1
<b>What about ICT access and the internet?</b>	There is internet access, but this is not effective. iPads do not link to wi-fi. It is not unusual for IT connection issues to be experienced.	1
<b>What would be the biggest benefit to you as pupils?</b>	Breakout spaces and new facilities. Also, the toilet facilities in the existing school are poor – some pupils don't like to use school toilets.	1
<b>What help will there be for 1<sup>st</sup> Years?</b>	1 <sup>st</sup> Years will be assigned a 6 <sup>th</sup> Year 'buddy' who will show them around for the first couple of days. They can also ask for help if they need it and the buddy can help with their homework, or if they are struggling. There are also many lunch clubs' pupils can take part in and the teachers are great. Secondary school is better as you have different classes.	1
<b>How do you (6<sup>th</sup> years) feel about not benefiting from the new school?</b>	We will still benefit from the community facilities e.g. library and swimming pool.	1
<b>Does the Art department still have a clay room? I used to be an art teacher.</b>	The school and the Art department will benefit from a new department who will have more resources.	1

**STALL 2: EDUCATIONAL BENEFITS**

<b>QUESTION</b>	<b>ANSWER</b>	<b>FREQUENCY</b>
<p><b>Will primary and secondary pupils have their lunch at the same time?</b></p> <p><b>Will start and break times be the same?</b></p> <p><b>Are break times staggered at Largs Academy?</b></p>	<p>In our other campuses we have staggered break and lunch times, so that would be likely in any new campus.</p> <p>At existing campuses, start times are staggered and this seems to work well.</p> <p>At Largs all break times are staggered.</p>	7
<p><b>Will the schools be joined as one building?</b></p> <p><b>Will the primary school have its own entrance?</b></p>	<p>Yes, the proposal would be that they are under a single roof but will have separate entrances and areas, including the primary zone, within the building.</p>	6
<p><b>Will more pupils be entitled to school transport if the school moves?</b></p> <p><b>What transport links will be implemented to take children to the new school?</b></p>	<p>Initial calculations suggest that the number of pupils entitled to transport would not change – but this depends on the final location of the school, roads and paths etc.</p> <p>Currently the policy is transport will be provided if a child lives over 2 miles from their catchment primary school and over 3 miles from their catchment secondary school. This will still be the case for the new campus and any transport provision will be assessed on these criteria. Discussions will take place with transport operators, when appropriate, to ensure that if there is any opportunity for an enhanced level of transport to be provided through scheduled services, that this is explored fully.</p>	4
<p><b>Will there be closed classrooms?</b></p>	<p>We have no design as yet, but recent primary schools have three-quarters enclosed classrooms with access to breakout spaces. If we close off classrooms supervision of breakout spaces is problematic. Learning and teaching is evolving.</p>	2

<p><b>Will there be separate access?</b></p> <p><b>Garnock campus can be intimidating to enter.</b></p>	<p>Feedback will be taken into account when producing the campus design and considering access/egress to the building for its users, but existing campuses have separate Primary and Secondary entrances.</p>	2
<p><b>Will the school not be too big?</b></p> <p><b>Why do we need so many facilities in the new campus?</b></p>	<p>The school will offer a range of opportunities which are only available by being co-located. The campus will be smaller than some of our others, which work well.</p> <p>There is a move across the country to more “joined up” service delivery. As part of the requirements for Scottish Government funding we should be able to demonstrate that our proposal will be far more than just a school and will bring about a number of benefits for the wider community.</p>	2
<p><b>The primary school need their own space. Would the primary school and early years class be distinct from the secondary school?</b></p> <p><b>Will there be different support space for Primary and Secondary?</b></p>	<p>Yes, the primary and early years facilities would have their own spaces within the building.</p> <p>There is no design for the campus at this stage, however, within Garnock and Largs Campuses the primary schools have their own designated spaces. Staff learning from each other will ease transition and foster support systems.</p>	2
<p><b>Why is Ardrossan Academy above Garnock on the exam league table?</b></p> <p><b>In what way will outcomes be measured? Ardrossan Academy is low on league tables.</b></p>	<p>This isn't necessarily the case as there are multiple measures of attainment. Please consult the <a href="http://www.education.gov.scot/parentzone">www.education.gov.scot/parentzone</a> NAC Parentzone website for more information.</p> <p>League tables are not necessarily an accurate measure of success and are not the only measures of attainment. Our schools engage in self-evaluation activities, centred around</p>	2

	meeting outcomes, how successful we have been, and what we need to do next to keep improving.	
<b>What is in place for Additional Support Needs?</b>	The new building will be constructed to meet the relevant legislation to ensure an inclusive environment.	2
<b>Will the new campus be accessible to all? Will it feature lifts?</b>	Accessibility will be a key feature of the design should the proposal progress	
<b>Will the public have access to the playgrounds?</b>	There is no design, but these areas are enclosed at our existing campuses.	2
<b>What about safety and security for pupils within the campus?</b>	Through a combination of building design and access control, all users could be accommodated.	
<b>Will there be a single Headteacher?</b>	A Campus Head Teacher would be appointed with responsibility for the whole school. An appropriate management team of DHT's would support the HT.	1
<b>What is the capacity of the whole school?</b>	This is informed by the latest roll projections which are influenced by proposed housing developments within the catchment area. The Council is planning for a maximum of 30 Early Years, 220 Primary and 1200 Secondary pupils.	1
<b>Will staff have an input into the design?</b>	Yes, a similar design consultation process will be followed as was used to develop the Garnock and Largs Campuses.	1
<b>Will children who don't cope in classrooms be moved to break out spaces?</b>	Any decisions on the best locations for individual pupils will be taken by teaching staff at the appropriate time.	1
<b>Will the teachers transfer to the new campus?</b>	Teachers will be expected to move with the schools.	1



<b>Will there still be separate parent councils?</b>	<p>A single parent council will exist for the campus however separate subgroups with specialist interests e.g. SQA exams, primary school matters could also be established to ensure that all parental voices will be heard.</p> <p>This arrangement is already in place and works well at Garnock Campus.</p>	1
<b>Will there be a theatre in the new school?</b>	Currently a theatre facility is planned with the proposal.	1
<b>Will primary school pupils be able to continue having Christmas parties, coffee mornings etc?</b>	Yes. This would be an important aspect of the campus.	1
<b>How are school times determined?</b>	New school times would be a separate consultation exercise between the Head Teacher and parents.	1
<b>Will the school change identity i.e. its badge and name?</b>	The identity of the new campus is likely to be different as we are bringing two separate schools together. There is a process for this which allows pupils to have their views considered.	1
<b>Will legacy school awards be transferred?</b>	The council do not award these accreditations so we will need to engage and explore this with the relevant awarding bodies.	1
<b>Will the breakfast club continue?</b>	If there continues to be a demand for this service, then it would be likely to continue in the new school.	1
<b>I am concerned that the children moving from a small school to a bigger campus will be affected as at present they are in an inclusive school where all children are involved in some way.</b>	The children will have more opportunities to thrive within the new campus and the ethos will remain the same as the same staff will be moving over and will be involved with the same children.	1

**STALL 3: REGENERATION**

<b>QUESTION</b>	<b>ANSWER</b>	<b>FREQUENCY</b>
<p><b>Given the concerns about weather, coastal erosion and climate change, how will these be mitigated?</b></p> <p><b>Isn't the planned site too exposed and dangerous?</b></p> <ul style="list-style-type: none"> <li>- Asda at the harbour experiences issues with the weather</li> </ul> <p><b>Concerns that the site is liable to flooding.</b></p>	<p>We will commission surveys from the appropriate professionals to ensure that any design takes full account of climate issues.</p> <p>As the building would have more than 1000 children, staff, and members of the public visiting it daily, it is an absolute requirement that safety is a major part of our considerations.</p> <p>The design of the campus would mitigate weather exposure issues.</p>	8
<p><b>What does regeneration mean for the whole of Ardrossan?</b></p>	<p>There is money from the Ayrshire Growth Deal for the marina area and we are currently engaging with external partners on other potential investments in the town. There are plans for over £120m investment over the next 5 – 7 years including the investment in the ferry terminal at the harbour, a marina extension, costal path, housing and potentially a hotel in the town centre given interest from operators in the town.</p> <p>The impact of this will be significant, especially given the concentrated nature of the investment within the centre of Ardrossan.</p> <p>The Ardrossan Community Development Trust will have input into suggested investments along with the wider community.</p>	3
<p><b>Surely given the timescale you must have a contractor already appointed?</b></p>	<p>No this is not the case – only Envirocentre and a masterplan expert have been appointed to date.</p>	3
<p><b>How much of the site will be taken up by the school?</b></p>	<p>The site is approximately 12.25 hectares and the campus is proposed to take up around two thirds of this.</p>	2

<b>What else is going on the North Shore site?</b>	A masterplan will be developed for the site. In addition to the campus proposals there may be the opportunity to develop housing, perhaps up to 80 – 100 housing units, as well as the other projects around the harbour area.	2
<b>With rising sea levels and a deteriorating sea wall, what are the remedial plans?</b>	Previous assessments have indicated there may be work required to the sea wall, however, the extent of this will be informed by flood risk assessments, but any works necessary will be undertaken.	2
<b>Will there be any houses built on the land at the North Shore?</b>  <b>Will any of planned housing be social housing?</b>	There is the possibility of between 80 – 100 housing units given current assumptions on the space requirements associated with the campus facilities. There is an allocation of 80 units for social housing in Ardrossan through the Social Housing Investment Plan. The location of this development has yet to be confirmed.	2
<b>Will there be a coastal path and where will it start?</b>	Yes, a coastal path is planned and the proposal is to connect into the National Cycle Route onto Montgomerie Street.	2
<b>When I walk my dog and it is heavy rain, pure oil comes up through the soil. Given the budget for the school how can it be feasible to properly decontaminate the land? I can't see how it is possible.</b>	The council has money budgeted for the remedial works and will ensure that the land is properly decontaminated to a standard fit for the purposes of a school, as required by SEPA.	2
<b>In a previous master plan the site was to be all to houses. If it's not fit for houses, then how is it fit for a school?</b>  <b>Why have housing companies not built on the land before now?</b>	<p>The site <i>is</i> fit for housing and the housing proposal is not completely disregarded. The council's requirements and the demand for housing in the area have now changed, so the previous application is now outdated.</p> <p>As house prices in the local area are not high, in national terms, housing companies would prefer to build on land which required little investment, as this preserves their profit margins.</p>	2

<b>What are the plans for the site Winton Primary is on?</b>	This will become a surplus asset and its future use will be decided by NAC Elected Members. It is considered to be suitable for “general urban use” in the latest Local Development Plan.	2
<b>Is Winton Primary School a listed building?</b>	Yes, the old part of the school is a B listed building.	
<b>Surely, it's too close to the sea and people will jump in?</b> <ul style="list-style-type: none"> <li>- The site is exposed and flat with lots of water. Are kids not going to try to go to the water edge?</li> </ul> <b>What about my concern regarding the safety and supervision of small pupils near the sea?</b>	Currently, our young people have ready access to the shore and harbour. The harbour area at the moment has a protective railing around its perimeter. Young people are generally sensible and accountable for their own actions.	2
<b>Is there not more chance of people jumping in the sea during the summer months?</b>	<p>The siting of the building in a coastal location is an opportunity to educate young people on water hazards and the school will have clear rules on what is acceptable behaviour.</p> <p>The pupils will be supervised when they are out. Pupils cannot leave the school grounds until they are in 2<sup>nd</sup> year.</p> <p>Young people are a part of the community and deserve to be treated with respect and maturity.</p>	
<b>10- 12 years ago there was a bigger plan. Where is the town planning with regards to this?</b> <p>There was a masterplan completed years ago that showed over 400 houses on the North Shore site. Why is this now not the case?</p>	The site was bought by Irvine Bay/Peel they wanted to build around 400 houses, but this didn't go ahead because of the mix of the cost of the remedial works and depressed house prices in Ardrossan.	2
<b>Are there any sketched plans for the proposal?</b>	Not yet as we still at the statutory consultation process.	1
<b>Will there be better transport links into the marina area?</b>	The plan is to have better access, parking and drop off points. This will be confirmed when a masterplan is developed for the	1

	site which reflects the requirement of the proposed marina extension.	
<b>Will the school campus pupils get to use any new facilities around the marina?</b>	Yes, this is where building at the proposed site will benefit the pupils as by using the facilities it will assist them as part of their educational development journey.	1
<b>Will the marine science centre be a separate building to the school?</b>	Given the timescales associated with funding, it is likely that this will be developed at a different time to the school but still have the potential to be physically linked.	1
<b>It says on your frequently asked questions that it is 'not unusual to build a school close to the sea'. I have checked the internet and I can't find any. Can you give me examples?</b>	There are schools I am aware of that are built close to the sea for example in Inverkip and Helensburgh. More locally, we have schools such as Ardeer PS and the previous incarnation of St Peter's PS which are in close proximity to the sea.	1
<b>Are Peel Ports happy about the proposals?</b>	Yes, we are currently in discussions over the terms of a financial agreement which is required on the purchase of the land.	1
<b>How can you guarantee that the building will still be standing in 40 years?</b>	The building will have a comprehensive maintenance plan to ensure its longevity with regular condition surveys being undertaken to ensure that appropriate maintenance is correctly prioritised.	1
<b>NAC are just grabbing at money and as this is the only site big enough, they are chancing with danger building on contaminated land.</b>	As stated by our Chief Executive and our Council Leader, the council would not build on land that did not have proper and adequate remedial works done. SEPA will need to certify the land after works have been undertaken.	1
<b>Is it not concerning that there will be lots of pupils having to walk down from the top of the town?</b>	We will have to spend additional money to upgrade transport routes however the proposed site is still within walking/cycling distance for a large majority of pupils.	1

<b>Where is the £35m to improve the ferry terminal coming from?</b>	The funding package for investment in the harbour infrastructure will be announced in early 2020, however this will include contributions from Transport Scotland, Peel Ports Group, North Ayrshire Council, and other bodies.	1
<b>Is there a timescale for the other harbour investment?</b>	The works are due to commence in autumn 2020 for an 18-month period.	1
<b>Is the council just trying to save money by putting everything into the one building?</b>	No – the Scottish Government are looking for local authorities to be innovative and bring different aspects of the community together, as part of any new school proposals. This is happening across the country at the moment and offers the community a facility which is more convenient to meet a range of needs.	1
<b>What impact will there be on current businesses?</b>	The hope is that the unprecedented level of investment will be a boon for the town. There is over £120m to be invested in Ardrossan so it is reasonable to think that this will bring more people to the area and generate expenditure in the town.	1
<b>Is it true that the development on Montgomerie Street was not built because of contamination?</b>	No, it's not true. They built on the land that they owned. The land is fit for house building with remediation works required. The Persimmon housing development built some years ago, is also built on land which required the same levels of remediation as we are proposing for the school campus site.	1
<b>What has the Council learned from previous cases of contamination?</b>	In the case of Coatbridge there has been in an independent survey done which has reported no health issues. The lessons we could learn would be about communication. We are being open and transparent about the current site conditions.	1
<b>Where will people walk their dogs now?</b>	There is a proposal for £1m investment to create a coastal path.	1

<b>Regeneration has been promised in the past and nothing has happened.</b>	The regeneration planned for Ardrossan already has funding secured through the Ayrshire Growth Deal, Scottish Government and Council monies.	1
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**STALL 4: SITE MATTERS**

QUESTION	ANSWER	FREQUENCY
<p><b>What about site contamination?</b></p> <ul style="list-style-type: none"> <li>- Lanarkshire school “contamination” has caused fear.</li> <li>- Concerns that the large cost of the decontamination will eat into the (£60m) money to build the campus.</li> <li>- Would there be a testing process once the campus is completed?</li> <li>- What are the methods of decontamination that will be used?</li> <li>- What remediation will be required?</li> <li>- Can the site be made safe?</li> <li>- Aren't there traces of arsenic in the ground?</li> <li>- What if you found something you didn't want?</li> <li>- Will the public have access to the report on on-going decontamination?</li> <li>- Is the Council covering up i.e. capping the contamination?</li> <li>- What will it cost and what if it goes over budget?</li> </ul>	<p>North Ayrshire Council has already instructed extensive site investigations by independent experts to be undertaken to complement the existing site data held. The output from these recent surveys has been made available to the public. The report provides reassurance that any contaminates on the site can be successfully remediated to allow the campus to be constructed.</p> <p>There are no other suitable sites within the catchment of Winton Primary School and Ardrossan Academy which could accommodate the range of facilities as proposed.</p> <p>Other areas of the former Shell site have been built upon already and would have been subject to the same considerations regarding decontamination as the proposed campus.</p> <p>The final decision on the site will be taken at a meeting of the full North Ayrshire Council. If approval is given, the Planning authority and The Scottish Environmental Protection Agency will also require to be satisfied that appropriate site remediation measures are in place and continued monitoring of the site after construction is completed.</p> <p>The scale of the investment will allow a brownfield site to be regenerated and brought back into use for the area. Funding streams are available to be accessed to assist in the costs of remediation.</p> <p>The Envirocentre report indicates that any contaminants remaining on the site can be successfully removed to allow the campus to be constructed.</p> <p>Contaminated soil can be treated in several ways, it can be excavated, chemically or biologically treated. It can also be</p>	27



	<p>capped, and a physical membrane may also be applied where required.</p> <p>We have provisionally allocated a sum for decontamination costs, but as we do not yet know the exact location of the campus building on the site, we do not have a confirmed cost.</p> <p>All aspects of the budget for the whole development of the site will be closely monitored. If it goes over budget, then that would be reviewed at the time.</p> <p>There will be a full verification process from SEPA and NAC's Health and Safety team. The building will be maintained during the build and after.</p> <p>The issue at the Lanarkshire school was caused by copper pipe in the building. This was subsequently replaced, and further testing showed no contaminants in the water supply.</p>	
<p><b>Were other sites considered?</b></p> <p><b>I feel that this process should have been a public exercise.</b></p> <p><b>Would it be viable to put the school off Dalry Road? (near Howdens)</b></p>	<p>There are no other suitable sites within the catchment of Winton Primary School and Ardrossan Academy which could accommodate the range of facilities as proposed.</p> <p>The focus was on looking for a site that offered opportunities for our young people.</p> <p>The site at the North Shore is the only suitable site identified which could house the campus.</p>	13
<p><b>Will this proposal cause traffic congestion on North Crescent Road, Montgomerie Street and surrounding areas?</b></p>	<p>It's too early to have a design for the proposed school. The access routes into the campus have not yet been considered but a Transport Assessment is required for the school and will</p>	12

<p><b>Will the harbour not be too busy?</b></p> <p><b>Will there be a one-way system for buses?</b></p>	<p>identify if any improvements are required to the existing road and footway network.</p> <p>The planned traffic management is not defined yet but potentially there could be a one-way system in and around the school.</p>	
<p><b>Why can't we rebuild on the current Ardrossan Academy site?</b></p> <p><b>In 2003 it was proposed to rebuild on the current Ardrossan Academy, bringing Auchenhavie and Ardrossan Academies together along with ASN provision.</b></p> <p><b>Why now is the Ardrossan site not large enough to put only one school on it?</b></p> <p><b>St Andrew's Academy was rebuilt right beside the original building whilst it was still in operation. Why can't we do the same on the current Ardrossan Academy?</b></p> <p><b>Shouldn't the council have come to these events with a proposal for different sites, instead of just the North Shore?</b></p>	<p>Funding from the Scottish Government comes with several conditions which the Council must consider. Scottish Government is unlikely to fund a straight replacement for Ardrossan Academy. It has been made clear that the project must offer tangible benefits for the whole community – and be much more than just a school.</p> <p>Initial surveys suggest that the current site would be unlikely to accommodate a project on the scale that is now proposed. It is also far less intrusive to build on a fresh site than to try and continue schooling amid a major building project.</p> <p>St Andrew's Academy and St Michael's merged to form St Matthews Academy. Both schools operated uninterrupted during the construction of the new St Matthews Academy as the St Andrew's site was a larger site than the current Ardrossan Academy.</p> <p>This site would place the campus at the heart of the multi-million-pound regeneration strategy for the town. The investment in this locality, secured through the Ayrshire Growth Deal, creates significant opportunities for the community, not least through the vocational links to the maritime and leisure sectors, which are more easily accommodated near to the harbour where these companies are located. The proposed expansion of the marina,</p>	6

	the renewal of the ferry terminal and changes to the transport infrastructure in Ardrossan, will provide fantastic job opportunities for suitably trained young people for many years in the future.	
<b>Will ferry traffic and school traffic be unmanageable if it all comes out together?</b>	Again, these matters will form part of the traffic management considerations which will be discussed with stakeholders throughout the consultation period. The school day can be planned to avoid clashes like these.	5
<b>What will happen to the current site(s)?</b>  It would be sad if the land is sold to developers as the town's heritage is important.	No decisions have yet been made as to the future of the sites which would be vacated as a result of this proposal being adopted, however it should be noted that the sites are allocated for general urban use in the Council's adopted Local Development Plan (October 2019).	4
<b>How will the North Shore site be accessed? Is there a detailed plan?</b>	No decisions can be made on the location of site access at this stage as officers are in the consultation stage to gather opinion in order to seek permission to take the proposal forward to a project. A full traffic assessment will be undertaken if the project proceeds.	3
<b>Are Shell not honour bound to assist with the remediation?</b>	The site is considered as a "development site", which means that it is incumbent on the developer (rather than the original polluter) to remediate any contamination issues.  If the project proceeds, then the Council's legal representatives will undertake full checks on any conditions which may exist on the land and advise accordingly.	3
<b>Isn't moving amenities out of the town centre detrimental?</b>	The investment in the harbour area will attract new businesses and visitors to the locality. The focus of the campus project is to	2

The Council should have taken local businesses into account in moving Ardrossan Academy.	provide an enhanced and fit for purpose learning environment for the young people in the area.	
<b>What is the timeline for the new school?</b>	It is proposed there will be a 4-year programme which will complete in 2024.	2
<b>What are the benefits of the proposed new site?</b>	This site would place the campus at the heart of the multi-million-pound regeneration strategy for the town. The investment in this locality, secured through the Ayrshire Growth Deal, creates significant opportunities for the community, not least through the vocational links to the maritime and leisure sectors, which are more easily accommodated near to the harbour where these companies are located. The proposed expansion of the marina, the renewal of the ferry terminal and changes to the transport infrastructure in Ardrossan, will provide fantastic job opportunities for suitably trained young people for many years in the future.	1
<b>How will the design of the school accommodate the needs of the Scottish Fire and Rescue Service around their Ardrossan HQ?</b>	Discussions with the Scottish Fire and Rescue Service will form part of the consultation.	1
<b>Isn't the bridge at the top of Montgomerie Street in Ardrossan, unsuitable for heavy traffic?</b>	Bridge improvements were undertaken some years ago and it is now used by all manner of traffic including buses and HGV vehicles.	1.
<b>Glasgow Street and the surrounding area will become a magnet for litter?</b>	This issue will be discussed with school management and colleagues in NAC Streetscene to ensure that it is given full consideration.	1
<b>There are finches living on the North Shore site, what will be done to safeguard them?</b>	An ecological survey of the site will be undertaken, and any recommendations arising will be followed up.	1

<b>Why is the boundary line different on the Envirocentre plan to the one shown in the display?</b>	It is different due to a boundary given at an early date for Envirocentre to work to.	1
<b>What is meant by ground water?</b>	Water that collects below the surface of the ground, generally from rainfall. It is a SEPA requirement to look after water as well as human health.	1
<b>How will rising sea levels and contamination affect the construction of the swimming pool?</b>	This will be decided through the design process however, it is possible to excavate material, and properly line the pool tank to ensure there is no risk to users.	1
<b>Does the Council own the whole site?</b>	The Council currently own a 50% share of the site as part of a joint venture with Peel Ports.	1

**STALL 5: COMMUNITY FACILITIES**

<b>QUESTION</b>	<b>ANSWER</b>	<b>FREQUENCY</b>
<p><b>Will the library be shared between the pupils and the public?</b></p> <p><b>Will library times be restricted between pupils and public?</b></p> <p><b>Will the hours stay the same?</b></p> <p><b>Will the library have its own entrance?</b></p> <p><b>Will there still be a public library and a school library in the new building?</b></p>	<p>No design has been commenced at this early stage, but a separate entrance is desirable.</p> <p>Colleagues will visit other authorities who already have a similar facility in order to learn lessons and develop best practise for the community.</p> <p>At this early proposed stage, no designs exist for the library, but any future design will take account of all points raised.</p>	9
<p><b>What size will the swimming pool be?</b></p> <p><b>In order to attract swimming competitions will the pool have a spectator area?</b></p> <p><b>Will there be a training pool?</b></p> <p><b>Will the swimming pool be available to school pupils?</b></p> <p><b>Will the school pupils get swimming lessons?</b></p>	<p>No design has been created but it will be a replacement for Auchenhavie therefore it is likely that a training pool would be included.</p> <p>It is anticipated that the pool facility will operate on the same basis as the current Auchenhavie Pool and will be open to the public throughout the day. Arrangements for access by the school would happen by prior arrangement with KA Leisure, as the pool will be in use by the public during the day.</p> <p>The provision of swimming lessons would be a matter for consideration at a future stage of the project, but it will certainly be easier to arrange this with a pool on site.</p>	9
<p><b>Is the current library closing?</b></p>	<p>Yes, the current library is well used and would relocate into the new campus. It would only close once the new building is ready.</p>	6

<p><b>Is the library closing for a period before the new one opens?</b></p> <p><b>Is it not being used just now and what facilities are in it?</b></p>	<p>The current library has ICT facilities, and a well-used community room.</p>	
<p><b>Isn't the proposed site too peripheral for the swimming pool and leisure facilities?</b></p> <p><b>What is being done re bus access for elderly?</b></p> <p><b>Is there an alternative bus route?</b></p> <p><b>Is the site in the correct location for the leisure facilities?</b></p>	<p>The proposed site is located close to the current No 11 bus route and will form part of the overall regeneration proposals for Ardrossan, with investment from the Ayrshire Growth Deal.</p> <p>The site is in the optimum location for all these facilities to be co-located.</p>	5
<p><b>Will the public have access to the whole building during the school day?</b></p> <p><b>Will the public go through the school to access the pool?</b></p>	<p>Careful consideration will be given to ensure that members of the public access the parts of the building they are entitled to, in a safe and controlled manner.</p> <p>There are a number of school campuses co-located with community facilities across Scotland with some already in place in North Ayrshire. It is entirely possible to design a building which has separate entrances for school pupils, library users and swimming pool users, if it is decided to proceed on that basis.</p>	4
<p><b>What is the general opinion on the proposal for the library?</b></p> <p><b>Are staff happy to move to a new site?</b></p>	<p>Within NAC there is a positive opinion on the proposal.</p> <p>Community Facilities staff are very positive about the proposal and can see its benefits.</p>	2

<b>How will the library service be improved with this move?</b>	The relocation will offer the school and local community of Ardrossan the opportunity to have a state of the art / fit for purpose library with new resources that meet local needs and priorities. It will mean that the town will have greater security regarding the long-term future of the local service.	2
<b>At Garnock they follow a line to walk through the centre of the dining area to get to the pool. This is a worry regarding child protection issues.</b>	The only area the public area allowed to access at Garnock is the walkway through to the pool. To date there have been no issues raised and no perception that it is not safe by those who have experienced it.	1
<b>Is there anything the school can do to help prepare for the move (integration)?</b>	If the proposal is to go ahead the school will play a big part on assisting with the design and planning the day to day operation as well involved in various events and activities to help integrate the two existing operations.	1
<b>The Three Towns Opportunities in Retirement value their aqua aerobics class, currently held at Auchendarvie. Will this class continue?</b>	The new pool will be a community facility. There is no reason why these classes could not continue in future.	1
<b>Children are taken to the library as a treat. This would not be the same if it was based within the school where they spend all day anyway?</b>	Being in the same building might encourage more frequent visits and use of the facilities.	1
<b>Is it not a waste of money keeping 2 pools open?</b>	There is commitment as part of this proposal to keep Auchendarvie open until such times as it is no longer fit for purpose.	1
<b>The Air Training Corps currently utilise the school facilities including permanent storage. A community centre would not be a suitable location. What will</b>	The Council are keen to work with the group to ensure the impact of the school moving is minimised.	1



happen when Ardrossan Academy moves to the new campus at the North Shore?		
<b>There are currently no 3G or Astro Pitches in Ardrossan, would the campus have either of these facilities?</b>	The Council's pitch strategy will determine what type of pitches will be included at the campus e.g. Football / Hockey.	1

**STALL 6: HEALTH AND SOCIAL CARE PARTNERSHIP**

<b>QUESTION</b>	<b>ANSWER</b>	<b>FREQUENCY</b>
<p><b>What kind of services will operate from the new campus?</b></p> <p><b>Is the service for pupils only?</b></p> <p><b>Who is the service for?</b></p> <p><b>Is it support for the whole family?</b></p> <p><b>How does the service within schools work in practice?</b></p> <p><b>Will the HSCP office be accessed through the school?</b></p>	<p>The new campus will house some of the Children and Families Team and Early Years team who currently operate from Aitken Place in Ardrossan. They provide services to families in the area, including pupils of the whole community.</p> <p>In terms of access, no design work would commence until after the Public Consultation has been concluded – subject to the final outcome, but a suitable degree of separation from the school would be desirable.</p>	23
<p><b>Are there benefits to these services being within schools?</b></p>	<p>Yes, services can lend support at an early stage, supporting school staff. The barriers created by being within separate buildings will be removed and there is increased confidence in communication between staff.</p> <p>There are great benefits to professionals such as teachers and social workers working together on the same site.</p>	6
<p><b>Where are staff currently based?</b></p> <p><b>Is it only the service from Aitken Place that is moving in?</b></p>	<p>Children and Families are currently at Aitken Place and Health Visitors are located across the locality, mainly within GP surgeries.</p>	3

<b>Will Aitken Place close when HSCP move and how many staff members work there?</b>	Yes, along with the Health Visitors. It is just the Children and Families team who occupy the building and there are 30 staff currently.	
<b>Who are HSCP and why are they needed in the school?</b>	HSCP is made up of traditional Social Services staff and Health Staff. The Children and Families Team and Universal Early Years staff (Health Visitors) will be based within the new campus. There is a high number of families within the three towns already being provided with support. This will allow all agencies to be together in the one place which will improve communication between services.	3
<b>Does HSCP support the move?</b>	Absolutely. Kilwinning Academy partnership went live in August. This is the new model approach being rolled out across North Ayrshire Council. The HSCP is a small part of the proposal but is important. We are one community and one council.	2
<b>How many HSCP staff are based at Kilwinning Academy?</b>	There are 22 staff based there.	2
<b>Are you taking learning points from Kilwinning?</b>	Yes, and the provision in the new campus will be a bespoke design, so is likely to suit our needs better.	
<b>How do you think the links with social services and early years will work?</b>	The Health and Social Care Partnership has been in existence for 4 years and it is this partnership which has brought traditional social work services and early years services together. Being co located within the new campus will further enhance the strong relationships already in existence and will lead to increased communication between professionals, alongside earlier identification of need and quicker responses to those who require support. This will ensure that the right support is delivered by the right person, at the right time.	1

<b>What is the timescale for set up?</b>	This is still being discussed. The Council will make a decision on the campus proposal in March 2020. All future plans are dependent on this decision, but we would hope to present in the new campus from day one.	1
<b>How do pupils interact with HSCP staff in schools?</b>	The HSCP will be guided by pupils with regards to how to best offer support within the school setting. The HSCP are sensitive to how each individual young person wants to be approached within the school and will respect their views on this matter. If the proposal is successful, then, ideally plans will see the HSCP having a separate entrance to their base which means that young people and their families do not have to enter the main school entrance in order to make contact with a HSCP professional.	1
<b>Will there be Drop-In facilities, or will all visitors have an appointment?</b>	Whilst service users will be invited to attend specific meetings, there is always a possibility that someone may turn up without an appointment, to seek advice or guidance from staff.	1
<b>Are the teams locality based?</b>	Yes, a locality approach is taken to providing this service in North Ayrshire.	1
<b>Will this create more jobs or the same amount of staff?</b>	The same amount of staff – we are realigning existing staff into localities in order to bring services together so that they can be delivered from one central point.	1
<b>Will there be a lot of adults with drug or alcohol addictions coming to the campus?</b>	No, only the Children and Families team will be based in the Campus. There will also be a separate entrance for visitors to HSCP.	1

**GENERAL CONSULTATION QUESTIONS**

<b>Is the online consultation separate to these sessions?</b>	The online survey and public sessions are both part of this consultation process and all comments raised at these sessions, as well as those online, will be recorded.	1
<b>When does the consultation end?</b>	The consultation closes on the 6 December 2019 at 12noon.	1
<b>Will there be more consultation?</b>	Yes, there will be further consultation, if the project is given the go ahead, at the pre-planning stage.	1
<b>When is the decision on the proposal due to be taken?</b>	The decision is due to be considered by Council in March 2020 and should it be approved it will be submitted to Scottish Ministers for a final decision by June 2020.	1
<b>Isn't including Ardrossan Academy pupils in the consultation, pointless?</b>	Not at all. It is very important that the pupils are given their voices and are able to articulate very well the reasons why a new campus would provide benefits to future generations.	1
<b>Is it a realistic outcome that this proposal can be abandoned as a result of this SPC process?</b>	Yes, it is possible. The results of the public consultation will be provided to all elected members and its progression will be subject to a vote. If the vote is in favour of the proposal, the issue is then referred to the Scottish Government who will give the proposal full consideration before deciding if it should proceed.	1

# **Schools (Consultation) (Scotland) Act 2010**

**Report by Education Scotland addressing educational aspects of the proposal by North Ayrshire Council to develop an education and community campus at Ardrossan North Shore.**

January 2020

## 1. Introduction

1.1 This report from Education Scotland has been prepared by Her Majesty's Inspectors of Education (HM Inspectors) in accordance with the terms of the [Schools \(Consultation\) \(Scotland\) Act 2010](#) ("the 2010 Act"). The purpose of the report is to provide an independent and impartial consideration of North Ayrshire Council's proposal to close and relocate both Ardrossan Academy and Winton Primary School to a new 3-18 education and community campus at Ardrossan North Shore. Section 2 of the report sets out brief details of the consultation process. Section 3 of the report sets out HM Inspectors' consideration of the educational aspects of the proposal, including significant views expressed by consultees. Section 4 summarises HM Inspectors' overall view of the proposal. Upon receipt of this report, the Act requires the council to consider it and then prepare its final consultation report. The council's final consultation report should include this report and must contain an explanation of how, in finalising the proposal, it has reviewed the initial proposal, including a summary of points raised during the consultation process and the council's response to them. The council has to publish its final consultation report three weeks before it takes its final decision.

1.2 HM Inspectors considered:

- the likely effects of the proposal for children and young people of Ardrossan Academy, Winton Primary School and Early Years Class, Dykemains Primary School, Stanley Primary School and West Kilbride Primary School; any other users; children likely to become pupils within two years of the date of publication of the proposal paper; and other children and young people in the council area;
- any other likely effects of the proposal;
- how the council intends to minimise or avoid any adverse effects that may arise from the proposal; and
- the educational benefits the council believes will result from implementation of the proposal, and the council's reasons for coming to these beliefs.

1.3 In preparing this report, HM Inspectors undertook the following activities:

- attendance at the public meeting on 7 November 2019 and in connection with the council's proposals;
- consideration of all relevant documentation provided by the council in relation to the proposal, specifically the educational benefits statement and related consultation documents, written and oral submissions from parents and others; and
- visits to the site of Ardrossan Academy, Winton Primary School, Dykemains Primary School, Stanley Primary School, West Kilbride Primary School, Auchenhavrie Leisure Centre and the proposed site at North Shore including discussion with relevant consultees.

## 2. Consultation process

2.1 North Ayrshire Council undertook the consultation on its proposal(s) with reference to the [Schools \(Consultation\) \(Scotland\) Act 2010](#).

2.2 The formal consultation ran from 22 October 2019 to 6 December 2019. Copies of the proposal were made available electronically on the council website. An online response form was set up on the consultation website. Paper copies were made available at all the schools affected, local libraries, local community centres and local health centres. Public information meetings were

held at Ardrossan Academy on 7 November 2019 and on 13 November 2019 at Ardrossan Civic Centre and Winton Primary School.

2.3 The council received 826 online and two email responses. Of these, 628 were supportive of the proposal. The current Ardrossan Academy was not seen as fit for purpose. One hundred and fifty-eight respondents did not support the proposal. The main area of objection concerned the suitability of the proposed site due to its previous use as an industrial site. Forty-two online responses were incomplete. Highly effective pupil consultation events organised and run by S1 young people from Ardrossan Academy were carried out at each of the affected primary schools. In total, 1,005 children participated. Of these, over 81% (818) were supportive of the proposal with over 18% (187) against. The need to replace Ardrossan Academy with a modern well-equipped facility including a swimming pool were the main reasons for support.

### 3. Educational aspects of proposal

3.1 Ardrossan Academy provides non-denominational education for young people who live in Ardrossan, Saltcoats and West Kilbride. There are several buildings on the current site, ranging in construction date from 1934 to 1971. Many of the building components are either at the end, or beyond the end, of their economic lifespan. The condition of Ardrossan Academy is assessed as condition 'D' (economic life expired and/or risk of failure) and 'C' (showing major defects and or not operating adequately) for suitability. The teaching environment is not conducive to the delivery of high quality learning and teaching. Inclusion and accessibility are seriously impaired due to the multi-building site; teaching spaces are not functional, flexible or futureproof. There is a lack of effective information technology infrastructure and connectivity. Existing physical education facilities are located out-with the school grounds situated across a busy road.

3.2 Winton Primary School and Early Years Class provides non-denominational education for children who live in the south of Ardrossan. The school enjoys a very positive ethos shared by children, parents and staff alike. The original school was built in 1899. As a 19<sup>th</sup> century building, it is not fit for the future delivery of learning and teaching. The school is assessed as 'B' (performing adequately but showing minor deterioration) for both condition and suitability.

3.3 The council has set out a strong case in support of its proposal to close and relocate both Ardrossan Academy and Winton Primary School and Early Years Class to a new 3-18 education and community campus at Ardrossan North Shore. The existing accommodation at Winton Primary School and Early Years Class and Ardrossan Academy is no longer fit for purpose. In arriving at its proposal, the council has given good consideration to identifying a site that best meets the needs of children and young people and maximising opportunities through co-location with the swimming pool, public library and Health and Social Care Services. The proposed 3-18 campus will provide modern, fit for purpose accommodation and facilities. School and community users will enjoy the benefits of modern purpose built facilities. Access to improved information technology, science, sport and physical education facilities (including a swimming pool) and library will encourage children and young people to achieve. Enhanced drama, performance and media facilities will allow children and young people to showcase their talents. There is greater potential for more collegiate and interdisciplinary learning within and between faculties and departments and between the primary and secondary departments. The co-location of Health and Social Care Services will assist school staff in progressing 'Team around the Child' and Getting it right for every child (GIRFEC).

3.4 The new campus will be fully accessible to children and young people with mobility issues and additional support needs and help in the delivery of a fully integrated education service which meets the needs of all learners. Dining, physical education and social areas will be improved. Access to the onsite swimming pool will improve opportunities to develop health and wellbeing.



The proposed site offers scope for the school to actively engage with other partners in the regeneration of Ardrossan. Implementation of the proposal will help the council make better use of its resources, meet its duty to secure best value through property rationalisation and ensure a locality approach in the delivery of services.

3.5 All parents, staff, children and young people who met with HM Inspectors were supportive of the 3-18 campus and the potential benefits it, along with co-located community facilities would bring. These included improved accommodation, a more attractive learning environment, access to modern technology and improved disability access. They agreed that Ardrossan Academy and Winton Primary School and Early Years Class were not fit for purpose and in urgent need of replacement. Almost all stakeholders supported the proposed location. They expressed a confidence in the council's ability to ensure the site would be fit for purpose. All stakeholders felt the council had taken all necessary steps to seek their views and that they would wish this engagement to continue should the proposal proceed. All children and young people were excited about the opportunities that access to an onsite swimming pool and library would bring. More young people would use the facilities to improve their fitness and to support their studying. Parents and pupils at Winton Primary School and Early Years Class felt transition would be improved. However, they expressed concerns about the potential loss of the much valued Winton school identity within a larger campus. West Kilbride parents and staff felt the proposed campus would offer a more cost effective and attractive alternative to sending their children to other secondary schools which currently incurs considerable travel time and costs. All stakeholders expressed concern about the need to ensure effective safeguarding measures for children and young people are in place when the public are accessing facilities. Parents and children from Dykesmains Primary School expressed concern about the additional distance to the proposed site and the potential for increased traffic congestion. The council will need to take these concerns into account should the proposal proceed.

## 4. Summary

The council's proposal is of clear educational benefit. The majority of stakeholders who submitted responses were supportive of the proposal. All children, young people, parents, carers and school staff who met with HM Inspectors were supportive of the 3-18 campus and the potential benefits it, along with co-located community facilities would bring. These included improved accommodation, a more environmentally friendly and attractive learning environment, access to modern technology and improved disability access. They agreed that Ardrossan Academy and Winton Primary School and Early Years Class were not fit for purpose and in urgent need of replacement. All children who met with HM Inspectors were particularly excited by the prospect of having a new swimming pool as part of the community campus. Stakeholders felt their views had been actively sought and listened to by the council. The proposal offers a good opportunity for the school to be an active partner in the regeneration of Ardrossan. Implementation of the proposal will help the council meet its duty to secure best value. In taking forward the proposal the council needs to set out how it will address the concerns raised during the consultation. In particular, how it will effectively safeguard children and young people when the public are accessing facilities; its proposed remediation strategy to ensure the proposed site is suitable for its intended purpose; and provide re-assurance with regard to traffic management and safety measures.

**HM Inspectors  
January 2020**



## **North Ayrshire Council Education and Youth Employment**

### **Ardrossan North Shore: Proposed Education and Community Campus**

#### **Primary Pupil Consultation Report**

**December 2019**

## 1. Introduction

1.1 In line with the Schools (Consultation) (Scotland) Act 2010, S1 pupils from Ardrossan Academy who were former Winton pupils consulted those primary aged children affected by the proposal. Children were asked to consider the proposal and give their views:

- children in Winton Primary School are affected as they will be relocating to the new campus;
- children in Dykesmains, Stanley and West Kilbride Primary are affected as they will be transferring to a new secondary school within a campus at the end of P7.

1.2 The senior pupils developed a short presentation which they delivered in assembly and then the primary pupils completed a questionnaire in class groups.

## 2. The Questionnaire

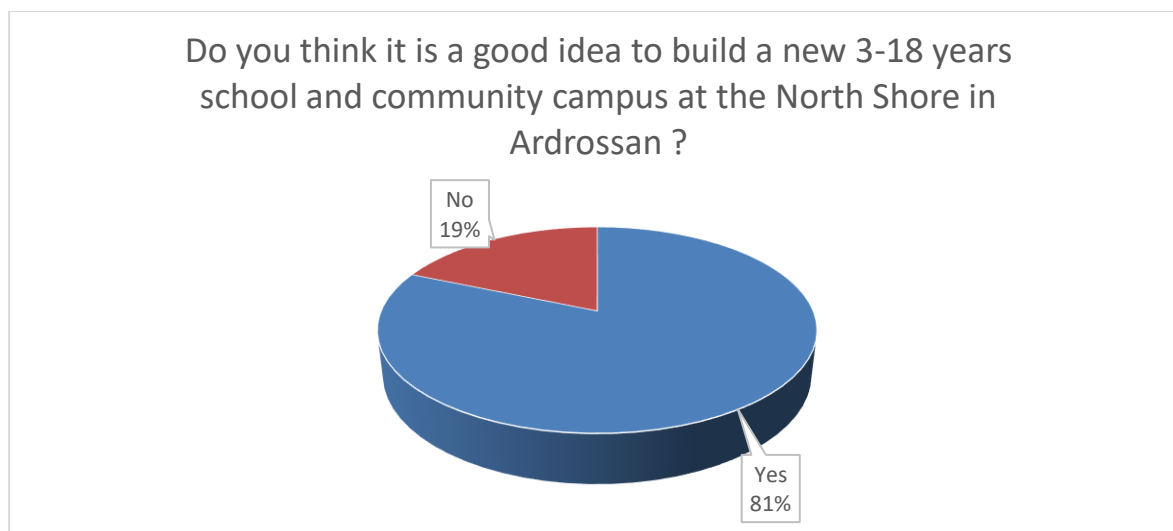
2.1 All children were asked the following questions:

“Do you think it is a good idea to build a new 3 – 18 years school and community campus at the North Shore in Ardrossan?” Yes/No

“What are your reasons for this choice?” (Provide up to 3)

2.2 A summary of all primary schools’ responses is detailed below:

School	Yes	Yes	No	No	Total
Dykesmains	165	73.6%	59	26.34%	224
Stanley	317	86.61%	49	13.39%	366
West Kilbride	229	78.42%	63	21.58%	292
Winton	107	86.99%	16	13.01%	123
<b>Total</b>	<b>818</b>	<b>81.39%</b>	<b>187</b>	<b>18.61%</b>	<b>1005</b>



2.2 A summary of the response by each school is detailed below:

### **Winton Primary School**

A total of 123 children were involved in this consultation. 87% of those who expressed an opinion supported the proposal to build a new community campus on the North Shore.

Of the pupils who welcomed the idea of a new school, nearly 20% noted the proposed swimming pool and the potential of swimming lessons as a reason.

### **Dykesmains Primary School**

A total of 224 children were consulted at Dykesmains Primary School. 74% of the children were supportive of the proposal.

It was clear that support exists for the proposal, and 53% of those who approved of the idea said it was because they wanted something new and to have new equipment. Of the 28% of the pupils, who did not welcome the idea, 1/3 of them said it because it would be too far from home and more difficult to get there.

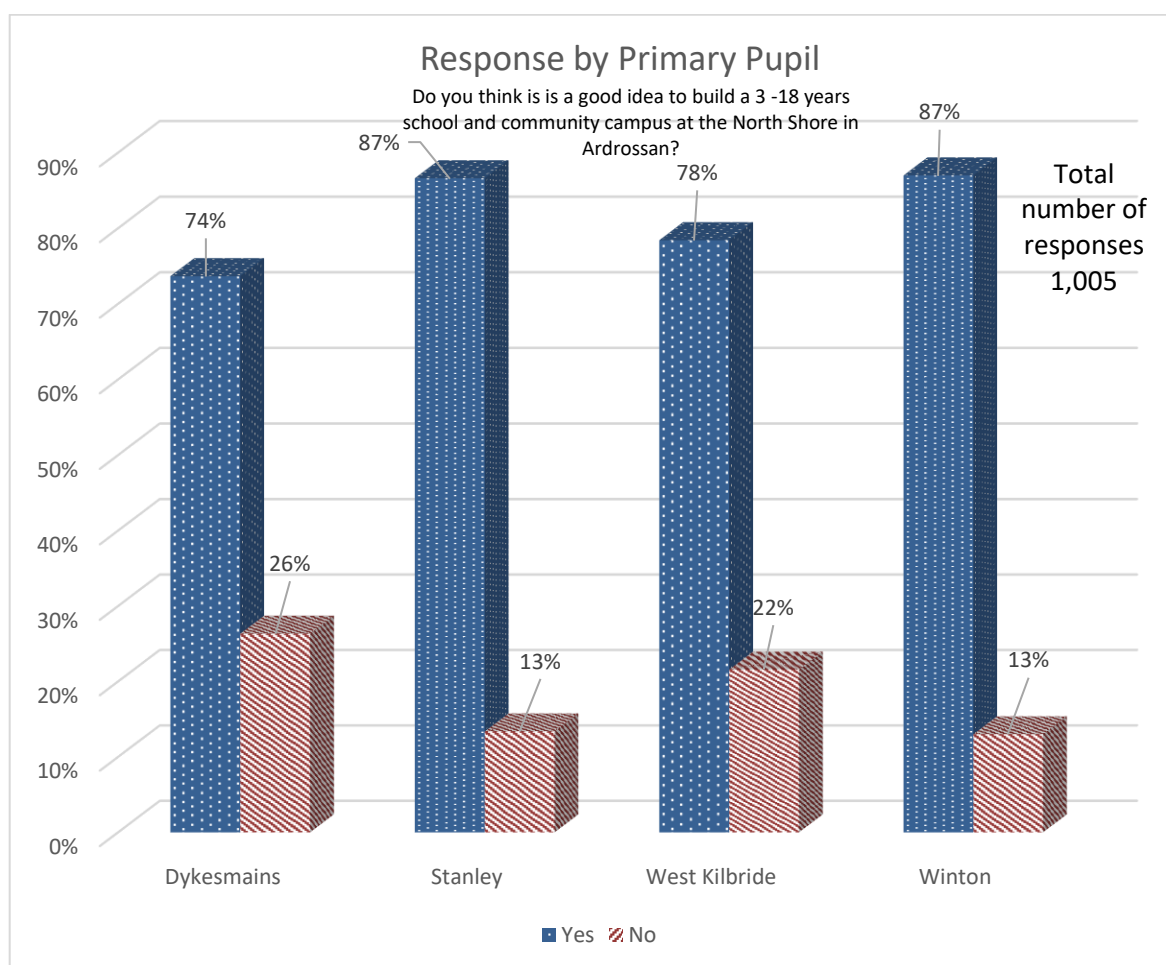
### **Stanley Primary School**

The pupils at Stanley Primary were very positive about the idea and 87% of them favoured a new school and community campus. A total of 366 pupils engaged in the process and a third mentioned the educational benefits of a bigger and better school and all facilities in the one place. A fifth also welcomed a new swimming pool.

### West Kilbride Primary School

A total of 229 children were involved in this consultation. 78% of the those who engaged thought the new school and community campus on the North Shore was a good idea. As with the other schools there were positive comments regarding the inclusion of a swimming pool. Pupils also commented in favour due to the age and condition of the current Ardrossan Academy.

Of the pupils who didn't agree their concerns centred around the issue with increased cars and traffic in the area and the fact that a new building would spoil the view on the site.



### **3. Summary of Reasons**

3.1 The most frequent reasons for new school and community campus that children noted are:

- Swimming Pool
- Bigger and better and everything in the one place
- Ardrossan Academy is old and needs replaced
- Provide a better chance to make more friends
- New equipment and better ICT

The main concerns that children noted are:

- Far from home
- More difficult to get there
- There will be more cars and increased traffic
- It will spoil the view
- Too many people in the one place

These issues will form the basis for further ongoing consultation with children and young people should the proposal be agreed.

#### **4. Key Themes**

4.1 Some key themes emerged throughout the consultation. In total the pupils provided 1,257 reasons in justification of their decision.

- 50% specifically mentioned the educational benefits of a new school
- 21% expressed general positivity about a new campus
- 10% were in favour due to the health and well-being facilities being proposed
- 10% were not in favour particularly due to worries around the site, location and safety concerns
- 9% of comments received were general feedback not in favour of the proposal

#### **5. Suggestions**

5.1 Some pupils provided suggestions and design ideas as to what they would like on the campus. A summary of these are listed below:

- Artificial football pitch/es
- Quiet Room
- Science Labs
- Computer Room

These issues and suggestions will be consulted on if the proposal is agreed.









