

REPORT TO EDUCATION & CHILDREN'S SERVICES COMMITTEE: 23 MARCH 2017

UPDATE - INVERURIE COMMUNITY CAMPUS

1. Recommendations

The Committee is recommended to:

- 1.1 Note the functions of the Committee in Section E of Part 2A of the Scheme of Governance include Education matters, Education resource matters (within agreed budgets) and Lifelong Learning and Leisure matters in relation to provision, development and support of facilities for cultural and social activities. The decision required in 1.3 below is being made within the parameters of this remit.**
- 1.2 Note that the Communities Committee will receive this report at the meeting on 30 March 2017. The function of the Communities Committee in Section D of Part 2A of the Scheme of Governance includes Lifelong Learning and Leisure matters in relation to Leisure and Sport. The Communities Committee is being recommended to make a decision on 1.3 below within the parameters of this remit.**
- 1.3 Agree that the design of the campus is based on the existing proposed building footprint.**
- 1.4 Note that there will be on-going engagement with stakeholders to refine the design in accordance with project timetable.**
- 1.5 Instruct Officers to provide a Gateway 2 report to a future meeting of the ECS Committee.**

2. Background

- 2.1 On 27 October 2016, officers provided a verbal briefing to Aberdeenshire Council's Education, Learning and Leisure (EL&L) Committee. The briefing included an update on the informal engagement process and the latest proposed plans for St Andrew's School. At EL&L Committee in December 2016, approval was sought to progress statutory consultation for the relocation of St Andrew's School within the new Inverurie Community Campus. The proposed statutory consultation will run between 9 January 2017 and 24 February 2017.**

- 2.2 Aberdeenshire Council has developed a brief for Secondary Schools, informed by national guidance and best practice across Scotland. In partnership with North Hub and Moray & Highland Councils, “Space Strategies” has been engaged to assist in the development of space budgets and space modelling. Best practice and lessons learnt from other new build secondaries in Aberdeenshire have also been incorporated. At the heart of the design brief is a requirement to have flexible, multi-purpose spaces that are being used regularly. This is a much more inclusive approach with more shared spaces and compromise must exist between building users. A conceptual diagram on how this integration and sharing of facilities is realised can be found in **Appendix 1**. Officers have been working closely with consultants on the internal design of the new community campus in parallel to liaising with school faculties on requirements.
- 2.3 A funding contribution of £24.8 million has been secured from the Scottish Government via the Scottish Futures Trust. Further contributions will be met from the Council’s Capital Plan as agreed at Policy and Resources Committee on 17 November 2016. There are stringent time scales to be met in order to secure the funding package from Scottish Futures Trust and conclusion of the design is required to allow the project to progress and meet the timescale of the building being completed and occupied by Spring 2020. It is imperative that these deadlines are met in order not to jeopardise the funding agreement from Scottish Futures Trust. A summary of key timescales are detailed below:

Conclude detailed design phase	Summer 2017
Financial Close (contract signing)	Early 2018
Start on site	Spring 2018
Accommodation Block - Occupation	31 March 2020
Demolition & Externals Completion	Spring 2021

- 2.4 Based on agreed Scottish Futures Trust metric and allowing for St Andrew’s and community facilities, the campus is 21,665m². The funding package is predicated on a building of this size.
- 2.5 The Head of Finance and Monitoring Officers within Business Services have been consulted in the preparation of this report and any comments have been incorporated.

3. Sports and Community Facilities

- 3.1 Sports and Community facilities in Inverurie are in high demand and staff from Culture, Sport and Community Learning & Development (CSC) have been engaging sport and community groups across Inverurie on their current and future requirements. The feedback from this engagement is being used to configure the existing design to best meet needs and influence the Councils approach to working with key stakeholder groups inclusive of all existing users.

- 3.2 Garioch Sports Trust is supported by an overarching umbrella organisation Inverurie Sports Development Partnership (ISDP) are developing ambitious plans to enhance provision and services offered in Inverurie. These proposals are subject to funding being sourced and appropriate phasing to allow the work to proceed. Their proposals are also predicated on a move of Aberdeenshire Council's Headquarters to Inverurie which will provide a proportion of the required capital funding to progress their plans. Council Officers are liaising closely with ISDP to ensure facilities are, where possible, complementary.
- 3.3 A public petition and lobby group have been formed in Inverurie to campaign for an 8 lane swimming pool and enhanced associated facilities instead of the 6 lane pool currently incorporated into the design.
- 3.4 The latest iteration of emerging proposals for the Community Campus have been subject to public and staff scrutiny at a public engagement session held on the 9 November 2016 at Inverurie Academy, these plans can be found at the following location: <http://www.aberdeenshire.gov.uk/schools/education-consultations/>. Feedback from this event and previous engagement is used to shape the design of the Community Campus. A general summary of the feedback received at this event can be found in **Appendix 2**.

4. Swimming Facilities

4.1 The current pool provision is:-

- main pool (4 lanes)
- trainer pool

The proposed facilities are:-

- main pool (6 lanes)
- trainer pool
- warm water pool
- hydrotherapy pool

4.2 While the suggestions for extending the pool are understood, some comments made during the engagement and, subsequently, via the Swimming Group wish to see the pool extended to 8 lanes. In addition, there is currently a regional competition facility and a waiting list for swimming lessons would be reduced. However, the estimated cost, including the need to extend area, plant room, changing village, is in the order of £2.5m.

4.3 It should be noted that the proposed configuration of provision will provide overall additional capacity of approximately 40%, and an increase in lesson capacity by 50% (95,000 compared to 63,500 at present). There would also be an increase in capacity for public swimming and clubs. In total it is expected total number of visits will increase to 190,000 per annum compared to 130,000 at present.

- 4.4 The provision of an 8 lane pool would further increase capacity to around 220,000 visits per annum; the main beneficiary being competitive swimmers.
- 4.5 It should also be noted that the provision of larger pools at Alford and Ellon is having some impact in terms of accommodating swimmers who previously travelled to Inverurie (it is expected this will also be the case when Banchory opens), reducing demand at Westhill which will then have implications for Inverurie. Accordingly, it is important to consider the position across Aberdeenshire.
- 4.6 It will also be possible to further improve lessons and provision for very young children in the warm water pool.
- 4.7 Accordingly, officers propose enhancing facility from 4 lanes to 6 lanes to alleviate existing pressures on Inverurie Swimming Pool. This approach also protects the delivery timescales and best value for the project and allows future discussions to be held with Scottish Swimming regarding facilities in Aberdeenshire.

5. Sports/Community Provision: Dry Side & External Facilities

- 5.1 The current proposals provide a 4-court games hall (which can be divided into 3 PE teaching spaces), 2 gymnasiums (with a moveable partition allowing them to be used as a single 3 court sports hall) a dance studio and a large fitness studio which can be subdivided, totalling 7 publicly available spaces excluding the pool. An additional 383m² of indoor sports facilities are being provided as part of the proposed design, with a full breakdown of the existing and proposed floor area detailed in the table below. The number of spaces proposed provides 1 additional space compared to the existing provision within Inverurie Academy and Garioch Community Centre for sports activities.
- 5.2 One of the gymnasium spaces would provide bespoke gymnastics facilities, including a sprung floor and space for semi-permanent equipment, and climbing wall facilities.

Sports & Leisure Provision Comparison

Existing		Proposed Indicative Area within Campus	
Room Description	Area (m ²)	Room Description	Area (m ²)
Inverurie Academy - Gymnasium Block		Inverurie Community Campus	
Gymnasium 1	172.2	Gymnasium 1	266
Gymnasium 2	172.2	Gymnasium 2	266
General Purpose Hall	368	4-Court Games Hall	646
		Dance Studio	225

Inverurie Swimming Pool		Fitness Studio	150
Fitness Facilities	54.4		
Garioch Community Centre			
Games Hall	402.9		
TOTAL (Dry side)	1,169.7		1,553
Pool Facilities			
Pool Hall	409.4	Pool Hall (incl Trainer)	800
Trainer Pool	89.4	Spa Facilities	45
Sauna Cubicles	5.8	Warm Water Pool Hall	176
		Hydrotherapy Pool Hall	65
TOTAL (Including pool)	1,674.3		2,639

- 5.3 Officers have undertaken some modelling of how the new facilities would work based on existing community use and probable curricular use of sports space. The current proposals are unlikely to significantly reduce current waiting lists or improve possible future growth of Gymnastics. The addition of a further gymnasium (approx. 300m²), to provide opportunity for future growth, could be investigated, however this would involve re-design of both internal and external proposals, and given the constrained nature of the site has the potential to further reduce parking provision for the Campus.
- 5.4. Out with of curriculum time, the expanded area of sports space would enable both the school and the community to maximise usage and opportunities for sports and community use, as a result of having all facilities in one building and overseen through one reception area. There would also be the opportunity to offer more ad hoc usage of the additional space than is currently the case.
- 5.5 Inverurie Sports Development Partnership (ISDP) are proposing a phased programme of enhancements to the Strathburn facilities. Of particular note is the phase which could involve the construction of a large multi purpose sports hall. Accordingly, as outlined in Para. 3.2, it is important to continue dialogue with ISDP and other groups.
- 5.6 Following the community engagement event on 9 November 2016, there were three comments that related to indoor sports; one asking for quality basketball hoops to be provided; one asking if Garioch Gymnastics will have use of the games hall and one complementing the proposed Sports Hall Storage.

- 5.7 Officers have adapted the current design to enhance provision for gymnastics while ensuring the project delivery timescales are not compromised. An increase in the building footprint is not possible due to site constraints and impact on external provision within the community campus boundary.

6 External Pitch Provision

- 6.1 Construction of the new Inverurie Community Campus will take place on the existing playing fields of Inverurie Academy.
- 6.2 At the Community Engagement Event on 9 November 2016, 15 comments were made relating to the outside sports and pitches. These included; four respondents suggested a 2G artificial pitch for playing Hockey on; there were two requests for an athletics track and two requests for a bike trail or park. In addition there was concern raised from 1 respondent on the phasing of works to Kellands Park and another comment regarding the lack of grass pitch provision on site at the campus.
- 6.3 The current Inverurie Academy site provides 3 grass football pitches and 1 grass hockey pitch. Under the new proposals there will be one on site all weather pitch, equivalent to 3 grass pitches, a Multi-Use Games Area (MUGA), this is not incorporated in pitch numbers, 1 small all weather pitch at Victoria Park, equivalent to 2 grass pitches and 3 grass pitches provided at Kellands Park. The total provision in the proposed design is the equivalent of 8 grass pitches. The inclusion of all-weather surfaces provide useable spaces all year round.
- 6.4 A solution for pitch configuration has been developed at Kellands Park and the operational requirements are to be discussed with the user clubs. Kellands Park will also accommodate the running track and athletics provision. This solution will include a purpose built pavilion providing changing facilities for school and Garioch Rugby Club, equipment storage and tea preparation area and classroom sized multi-function space.
- 6.5 Inverurie Cricket Club currently have a lease at Kellands Park and amended proposals will take account of the requirements of the cricket club.
- 6.6 Officers propose to continue developing the current plans for pitch provision at Kellands Park ensuring maximum pitch provision is obtained with engagement with local sports clubs. Officers will continue to consider other options for additional provision should this be required.

7 Community Facilities

- 7.1 Officers have been liaising closely with Community Learning and Development colleagues and Inverurie Youth Forum to ensure adequate provision for community groups within the Community Campus. £280,000 of Developer Obligations and external grant funding has been historically secured and protected for a youth café in Inverurie, these funds will be incorporated into the Community Campus budget. It should be noted that this will mean there is no requirement to invest in youth provision at the potential

Strathburn development. Like in the remainder of the campus there is distinct shift away from providing dedicated facilities for user groups to ensure maximum use of all spaces within the campus. The design of the new campus and by providing appropriate furniture allows for a great deal of flexibility on how spaces can be used both during the day and in the evening. Following engagement with staff and young people a dedicated Community Resource Room and Youth Café have been added to the design. Over and above these spaces Community groups will have access to a number of shared spaces across the Campus. Space Strategies are working closely with the council to model existing arrangements community groups have and how these could be applied within the new Community Campus.

- 7.2 Shared spaces within the campus are available for community use, these include Learning Plazas, Project Spaces (“Messy” and “Clean”), Kiln Room, Meeting and Conference Rooms, Dining and Café area, Community Resource room and assembly and performance spaces. These spaces are a key feature of the design which will continue to be refined, taking on board comments made during engagement events with users.

8 Ongoing Engagement

- 8.1 While there is scope to amend the internal layout of the Community Campus, there is no opportunity to change the overall footprint. A key feature of new build facilities is to ensure these are as flexible as possible for use by many different user groups. It is therefore imperative that we ensure our spaces are designed to be used as often as possible. This does require a degree of compromise and change for existing user groups of the buildings to be replaced. In order to meet the funding parameters set out by Scottish Futures Trust it is essential that the design of the Community Campus is concluded to allow future stages to be progressed. As a result, officers will continue to engage with key sub groups of the stakeholder membership; sports and community groups, in regard to future programming, room use and access strategy.

9. Scheme of Governance

- 9.1 The Education and Children’s Services Committee is able to take a decision on this item in the terms of Section E6.6.3 of the List of Committee Powers in Part 2A of the Scheme of Governance as it is to exercise the functions and duties of the Council to ensure the adequate provision, development and support facilities for cultural and social activities and E3.3.4 to oversee the functions of the Council under the Education (Scotland) Acts, the Education (Additional Support for Learning) (Scotland) Act 2004, and all other relevant legislation and regulations.
- 9.2 If the Education and Children’s Services Committee and the Communities Committee have any divergence of agreement on the recommendation in Section 1.3 then it will be necessary to refer this matter to Full Council for determination.

10. Equalities, Staffing and Financial Implications

- 10.1 An equality impact assessment is not required because the report is to inform the Committee on project developments and does not have a differential impact on any of the protracted characteristics.
- 10.2 There are no staffing implications as a result of this report.
- 10.3 A separate report on project funding/procurement will be prepared for a future ECS Committee.

Maria Walker
Director of Education & Children's Services

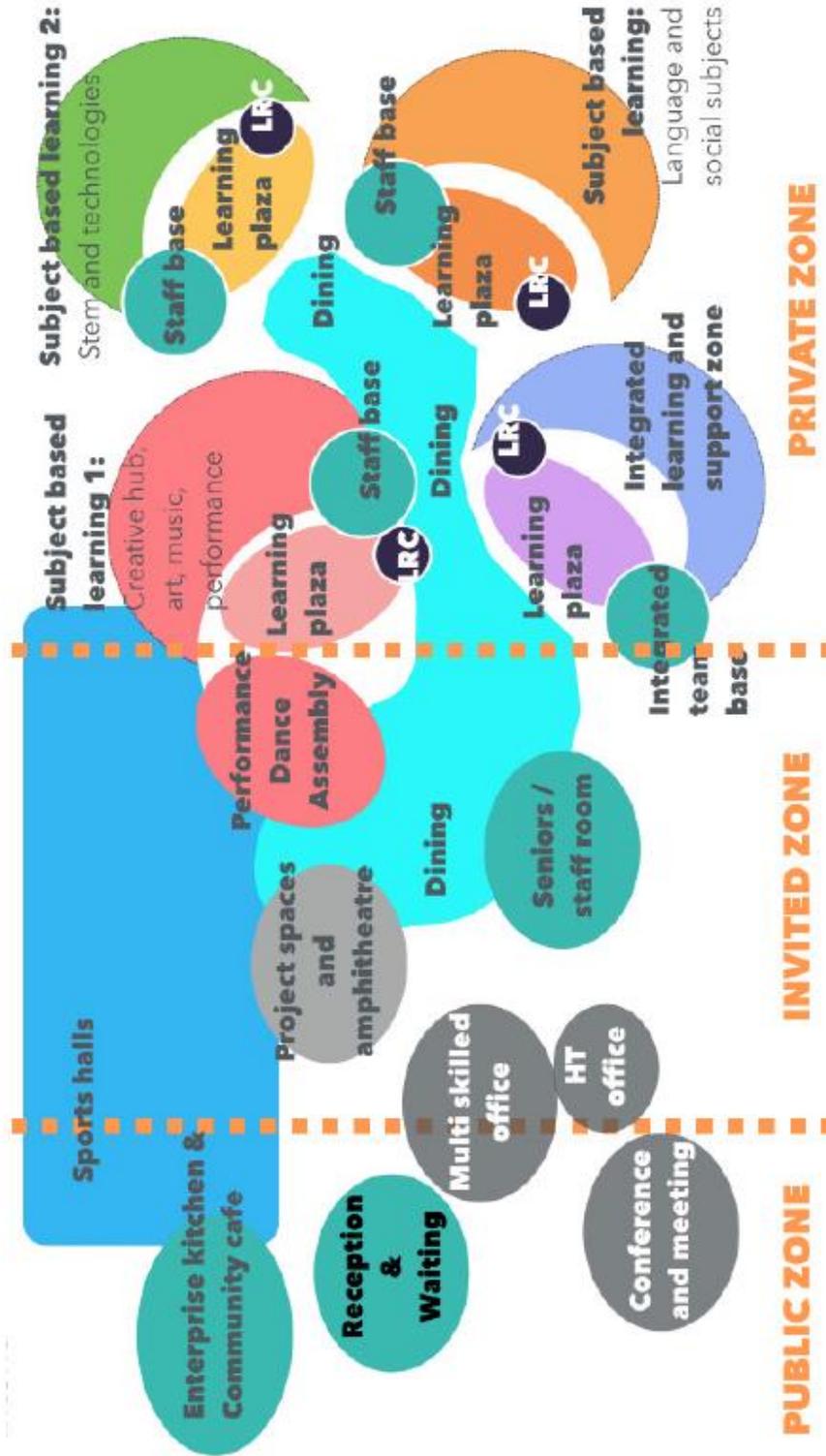
Report prepared by: Craig Clement, Head of Resources & Performance
Maxine Booth, Quality Improvement Manager (Learning Estates)
Mark Mitchell, Programme Delivery Officer (Learning Estates)

Appendix 1 – Concept Diagram

Appendix 2 – General Summary of Community Engagement Session (09/11/16)

Appendix 1 - Concept Diagram

3.2 Zoning



Appendix 2 - General Summary of Community Engagement Session (09/11/16)



EDUCATION & CHILDREN'S SERVICES

**Inverurie Campus Engagement - Wednesday 9th November
Comments Summary Report**

Introduction

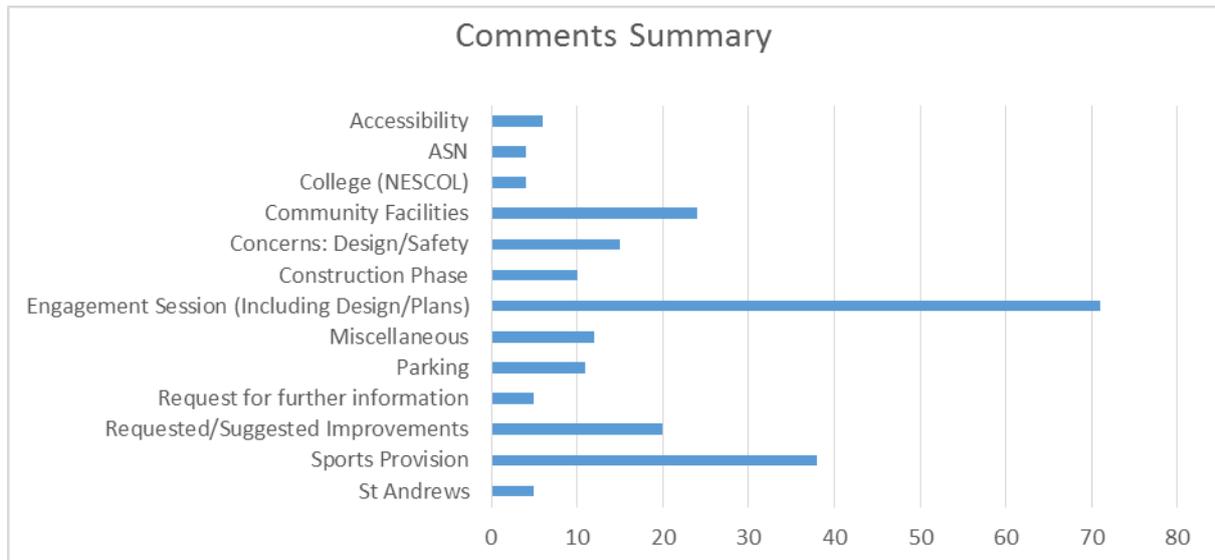
This report gives a summary of the comments received at a day long public engagement session held in Inverurie Academy on the 9th of November. At the event members of the public were invited to view plans of the proposed new Inverurie Academy building; including details on the phasing of the build and graphic impressions of the new building.

Comment slips were available to attendees to write down their comments. **184** attended the engagement session and 134 comment slips were submitted.

Comments Summary

On the comment slips some respondents wrote more than one comment. Comments were wide ranging so have been broken down into several categories, a tally of the numbers is given beside each:

Accessibility	6
ASN	4
College (NESCOL)	4
Community Facilities	24
Concerns: Design/Safety	15
Construction Phase	11
Engagement Session (Including Design/Plans)	71
Miscellaneous	11
Parking	11
Request for further information	5
Requested/Suggested Improvements	21
Sports Provision	38
St Andrews	5
Total	226



Accessibility

Six comments related to the accessibility of the building, of which most were in regard to access to the community areas being kept separate from pupil areas.

ASN

Four comments related to people with disabilities and their needs being accommodated in the new building

College/NESCOL

There were four comments relating to Nescol: 3 comments related to NESCOL being given space in the new campus building and the amount of space required; and one related to the Learning Centre building being less visible once the new school is built.

Community Facilities

There were 24 comments made in relation to community facilities. Three comments related to provision being given to an after school club; there was one comment about a dedicated room and storage space for under 5's groups. There were comments about the lack of community space and clearly defined community areas. Although there were positive comments about the space and facilities provided. There were four questions relating to facilities for hire and existing lets e.g. what facilities are available for hire to community groups?.

Concerns: Designs/Safety

There were 15 comments made regarding concerns over the design of the building and safety. Two respondents were concerned that the school may not be big enough to cope with future population growth and one respondent believes the "whole building not large enough". Regarding the designs/plans, the following comments were made: "class rooms seem small", "not enough lifts" and "open spaces, very, very open and echoey". There were two comments made regarding the safety of balconies in the design: with one concerned they could be overloaded and another saying they are: "an accident waiting to happen". There were two comments questioning the safety and security of pupils in the shared campus with one asking: "How are the pupils separated / protected in what appear to be shared areas?"

Construction Phase

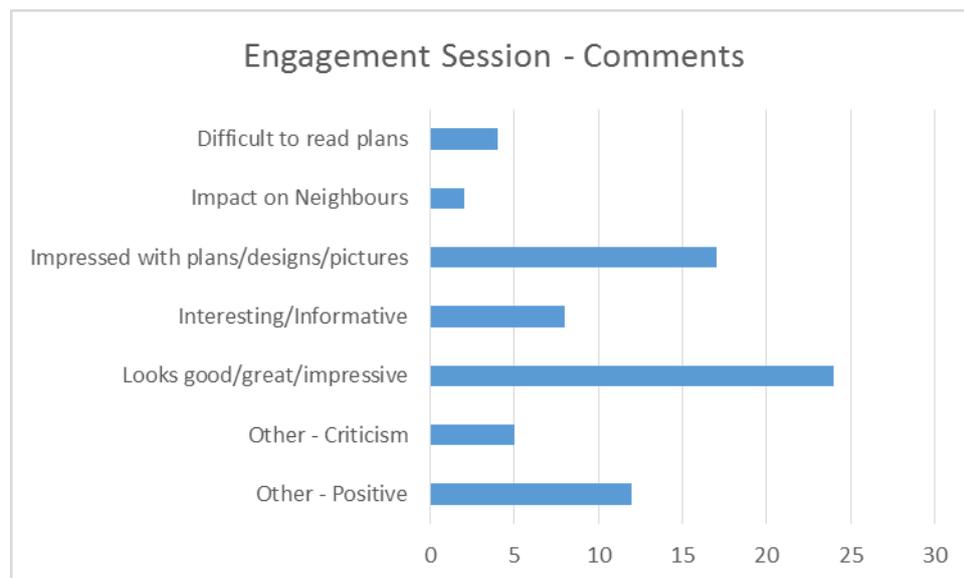
There were 11 comments received pertaining to the construction phase of the Inverurie Campus project. Three comments related to disruption and noise from building work and the impact this may have on pupils. One questioned where pupils would go for sports during the build and another queried if there would be problems with access.

Engagement Session (Including Designs/Plans)

There were 72 comments made regarding the designs and plans as well as the actual Engagement Session itself. Although the majority of these comments were generally positive, there were nine comments made criticising the information on display and/or the event itself. A breakdown of these comments is given below.

Comments

Difficult to read plans	4
Impact on neighbours minimal	2
Impressed with plans/designs/pictures	17
Interesting/Informative	8
Looks good/great/impressive	24
Other - Criticism	5
Other - Positive	12



There were two comments relating to neighbours with one saying: “Impact on neighbours appears to have been well considered and minimised” and the other: “Situation no worse for neighbours”. Other positive comments included: “Very exciting” and “Looks modern, light, airy, well organised”. Other criticism was: “Too many images of dining hall – better if other images shown” and “Lack of knowledge in staff present on how the planning process will work”.

Miscellaneous Comments

There were 11 general comments; two were questions for the planners. Two comments of note were: “How much time will it take to move in?”; “and “Where is the finance coming from for this?”

Comments on Parking

There were 11 comments made regarding parking and proposed parking facilities. Most of the comments inferred the current proposals were inadequate and that more parking should be provided. Two people suggested Victoria Park be used, one suggesting this be used instead of the proposed area and the space freed up used for extending the campus. Another comment suggested serious consideration be given to a multi storey car park being built.

Request for Further Information

There were five requests for further information; two people said they would like to see a 3D/walk through of the designs.

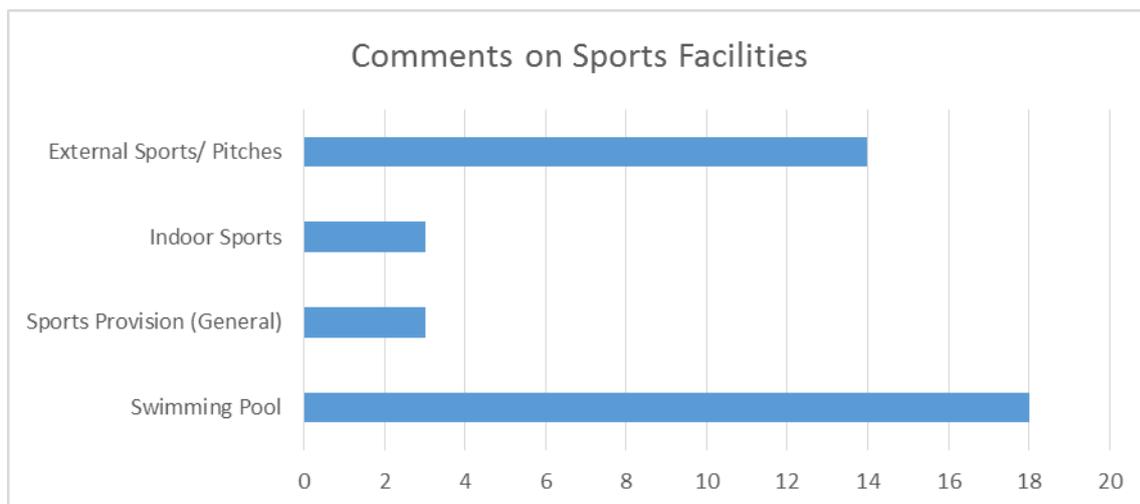
Requested/Suggested Improvements

There were 21 comments either requesting or suggesting improvements to the design of the building or grounds. There were five comments requesting that the original granite walls of the current school be incorporated into the new building. One person asks for bigger or more stairs; another wants the HE department on one floor rather than over two floors. Other suggestions were: relocate sauna and steam room next to shower and changing block; bike racks be provided and covered; plant trees to offset the loss of cherry trees. One person commented they: "Prefer pitched to flat room design" although another saw a potential benefit: "would be a real opportunity if the new school had a living roof, it would certainly cheer up the proposed flat roof".

Sports Provision

38 comments were made regarding sports provision in the school which have been broken down into the following categories:

External Sports/ Pitches	15
Indoor Sports	3
Sports Provision (General)	2
Swimming Pool	18
Total	38

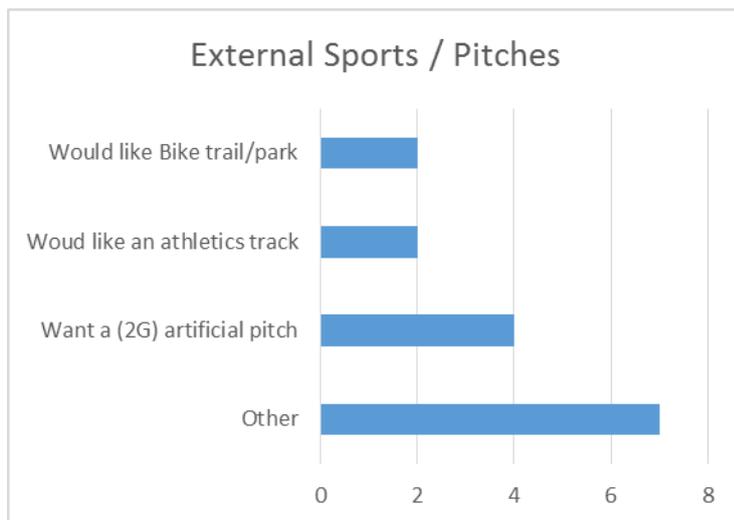


- **Comments on External Sports/ Pitches**

There were 15 comments made relating to the outside sports and pitches; four respondents want a 2G artificial pitch for playing Hockey on; there were two requests

for an athletics track and two requests for a bike trail or park. There were individual requests for a skate park and better transition areas for Triathlons.

Other	7
Want a (2G) artificial pitch	4
Would like an athletics track	2
Would like Bike trail/park	2
Total	15



- **Comments on Indoor Sports**

There were three comments that related to indoor sports; one asking for quality basketball hoops to be provided; one asking if Garioch Gymnastics will have use of the games hall and one complimenting the proposed Sports Hall Storage

- **Comments on Swimming Pool**

There were 18 comments made regarding the swimming pool. The majority of these comments (15) related to wanting a bigger swimming pool, with most mentioning an 8 lane pool. One comment said: "it would benefit the community and north east"; another thought not having a bigger pool" would be a missed opportunity to provide a top class swimming destination".

- **Comments on St Andrews**

There were five comments which related to St Andrews School, one saying: "St Andrews should remain as separate" although another said: "Great to incorporate St Andrews into main school campus". One comment raised the question: "What is happening to the current St Andrews school building and grounds if they move?"