



REPORT TO EDUCATION & CHILDREN'S SERVICES COMMITTEE: 23 MARCH 2017 and COMMUNITIES COMMITTEE: 30 MARCH 2017

PETERHEAD LEARNING ESTATE: INCORPORATING PETERHEAD COMMUNITY CAMPUS

1. Recommendations

The Education and Children's Services Committee is recommended to:

- 1.1 Note that following engagement events Option 1 has emerged as the preferred site for the location of a Peterhead Community Campus.**
- 1.2 Note that this option would enable the replacement of Peterhead Central School on the current academy campus.**
- 1.3 Instruct Head of Resources & Performance to undertake further analysis and engagement on options for pre-school, primary and Additional Support Needs (ASN) provision at the Kinmundy site.**
- 1.4 Instruct Head of Resources & Performance and Head of Property & Facilities Management to prepare a business case considering the options, including detailed financial implications in accordance with the approved Gateway process for Capital Project.**

The Communities Committee is recommended to:

- 1.5 Note that following engagement events Option 1 has emerged as the preferred site for the location of a Peterhead Community Campus.**
- 1.6 Note that this option would enable the replacement of Peterhead Central School on the current academy campus.**
- 1.7 Instruct Head of Resources & Performance and Head of Lifelong Learning & Leisure to undertake further analysis and engagement regarding sport and culture facilities at the Kinmundy site and other locations in the town.**
- 1.8 Instruct Head of Resources & Performance and Head of Property & Facilities Management to prepare a business case considering the options, including detailed financial implications in accordance with the approved Gateway process for Capital Project.**

2. Background / Discussion

- 2.1 At its meeting of 9 February, Aberdeenshire Council agreed to formally instruct officers to bring the Peterhead Community Campus Project and the Education Estate in Fraserburgh forward through the Asset Management Development Group and thereafter to Committee. The current buildings are in excess of 60 years old with some parts dating back to the 1930's. Aberdeenshire Council are committed to taking a holistic view on Education provision across Peterhead including Leisure, Community and Cultural Services to deliver enhanced facilities across the town.
- 2.2 A number of options for replacing Peterhead Academy have been explored, which has involved a number of possible locations. In addition to the need to replace Peterhead Academy, there is also an objective to replace Peterhead Central School. Both Peterhead Academy and Peterhead Central School scored B under condition and C under suitability as part of the council's condition and suitability assessment of schools.
- 2.3 Officers have also carried out a number of visits to other campuses across Scotland to incorporate best practice in new build facilities in Aberdeenshire. Good practice has been identified with several new campuses in Aberdeenshire and across Scotland. Some members of Buchan Area Committee and Education and Children's Services Committee have also visited a number of new build campuses across Aberdeenshire and beyond.
- 2.4 Initial engagement has taken place with staff and the public in November 2016 outlining two emerging options.
- 2.5 **Option 1 – (Site Plan can be found in Appendix 1)**
- New Community Campus at Kinmundy Road site including Sport and Community Facilities, 350 capacity primary school and ASN provision.
 - New primary and nursery on existing Peterhead Academy site to replace Peterhead Central School.
 - Rezone of Peterhead network
- 2.6 **Option 2 – (Site Plan can be found in Appendix 2)**
- Rebuild Peterhead Academy on current site on a phased approach, including 350 capacity primary school and ASN provision.
 - Off site Sports and Community Provision at Catto Park and Barclay Park
 - Rezone of Peterhead network
- 2.7 The above options were presented at a community engagement session in Peterhead Academy on the 22nd of November 2016. Details on both options were also posted on the Council's website. Comments handed to officers at the engagement session and received via email were collated and have been compiled into a report (**see Appendix 3**).

- 2.8 Attendees of the engagement session were asked to take part in a poll to vote for their preferred option. The preference indicated by email respondents were also added to the poll. The results of the poll can be seen below:

Option 1	67
Option 2	22
Abstained	2

- 2.9 A total of 208 comments were collated by the Learning Estates Team; in the main most of the comments were supportive of Option 1 although there were concerns that moving the location of Peterhead Academy may have a negative impact on the town centre. There were a number of requests for a swimming pool on the Clerkhill site to be of a similar size or bigger than the existing one. Keeping the community centre and theatre in the centre of town were also requested. Several people commented that pursuing Option 2 would cause too much disruption to pupils. There were a large number of comments received asking that a new theatre be incorporated into the plans for either option and that the new theatre be as good as or better than the current one. For further analysis see the report in Appendix 1. The importance of current facilities at Peterhead Academy to pupils and the community is recognised, and it is anticipated the design of the new campus will incorporate existing facilities which are well regarded. However, it should be noted that a detailed brief of requirements has yet to be determined.
- 2.10 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and comments have been incorporated.

3. Preferred Site Option

- 3.1.1 On the basis of above, the emerging preferred option is to develop campus at Kinmundy Road site. This option provides the opportunity to develop a full community campus. It has the advantage that there will be no disruption to users during the construction phase, all facilities can be provided at one location and there are no site constraints. It also allows the rebuilding of Peterhead Central School (and any associated community facilities) on the existing site of the academy. Consideration can also be given to the wider community facilities across the town, for example the theatre.
- 3.1.2 Further engagement will be required to determine the scope of facilities to be included as part of the campus, including early years, primary and ASN provision. This will ensure that consideration be given to the needs of the pupils of Anna Ritchie, and also implications of Scottish Government policy to increase entitlement to early years and childcare to 1140 hours per annum. In addition, consideration will need to be given to possible re-zoning of catchment areas.
- 3.1.3 Similarly, further engagement will be required on how best to provide sporting, cultural and general community facilities at the campus and elsewhere across the town.

3.1.4 Notwithstanding the above, it is important all factors are considered as part of developing a Business Case. Officers will provide a further report to appropriate Committees in due course.

4. Scheme of Governance

4.1 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.

4.2 The Communities Committee is able to take a decision on this item in the terms of Section D6.1 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 sporting and leisure facilities.

4.3 If the Education and Children's Services Committee and the Communities Committee have any divergence of agreement on the recommendations in Section 1 then it will be necessary to refer this matter to Full Council for determination.

5. Equalities, Staffing and Financial Implications

5.1 An equality impact assessment is not required for this report as we are not changing policy, a full assessment will be determined at the business case process.

5.2 The staffing implications have yet to be fully assessed however it is anticipated there will be no negative impact on staffing levels. There are financial implications as a result of this project however these will be fully assessed as part of the business case on the preferred option.

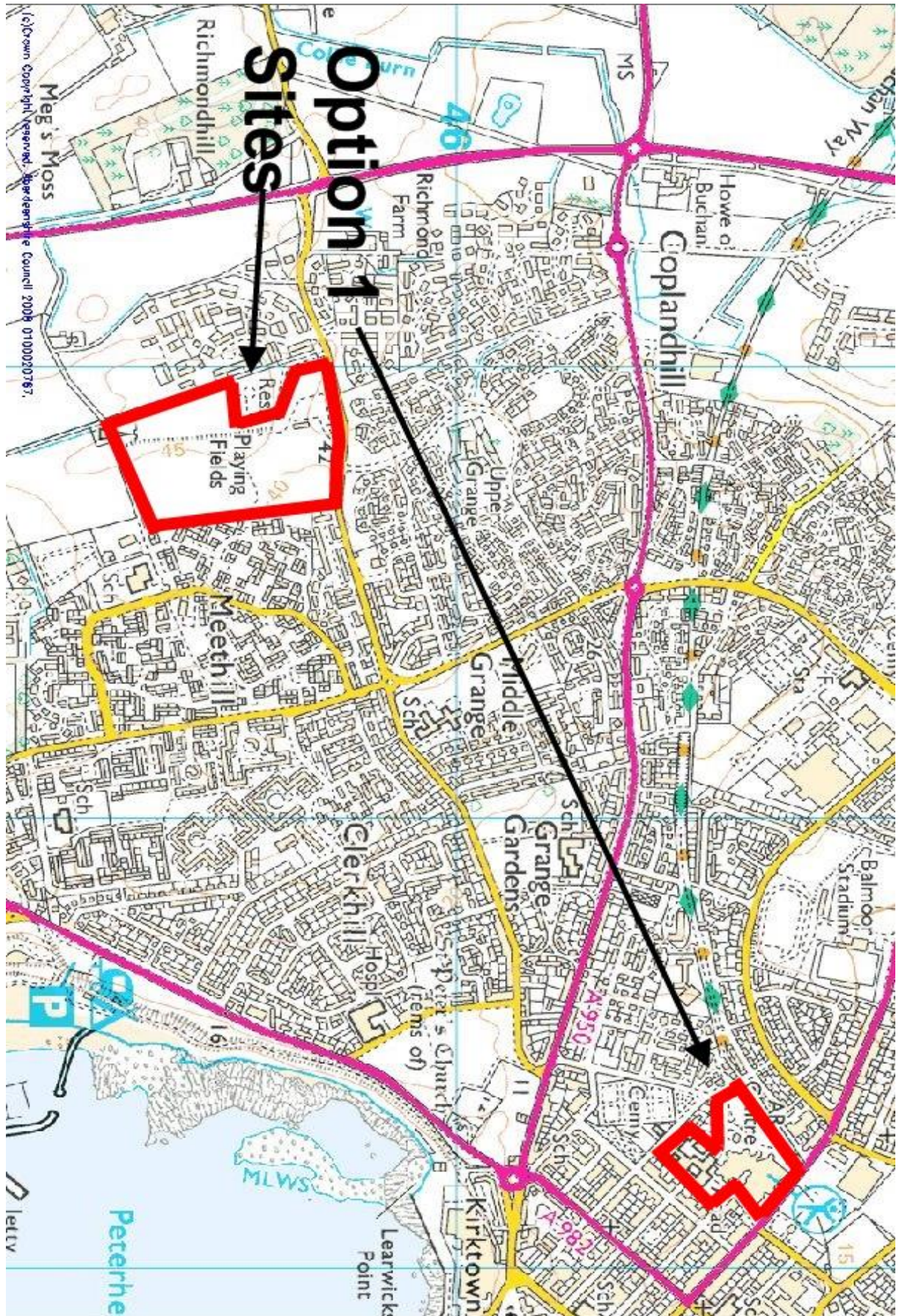
5.3 At this stage the indicative capital costs for developing wider campus is £67 - £77million depending on the option selected and the scale and scope of the project, the details of which will be considered as part of the business case (the capital investment could be phased). Funding options are yet to be determined and further discussion will be required with Scottish Futures Trust as to possible solutions.

Maria Walker
Director of Education & Children's Services

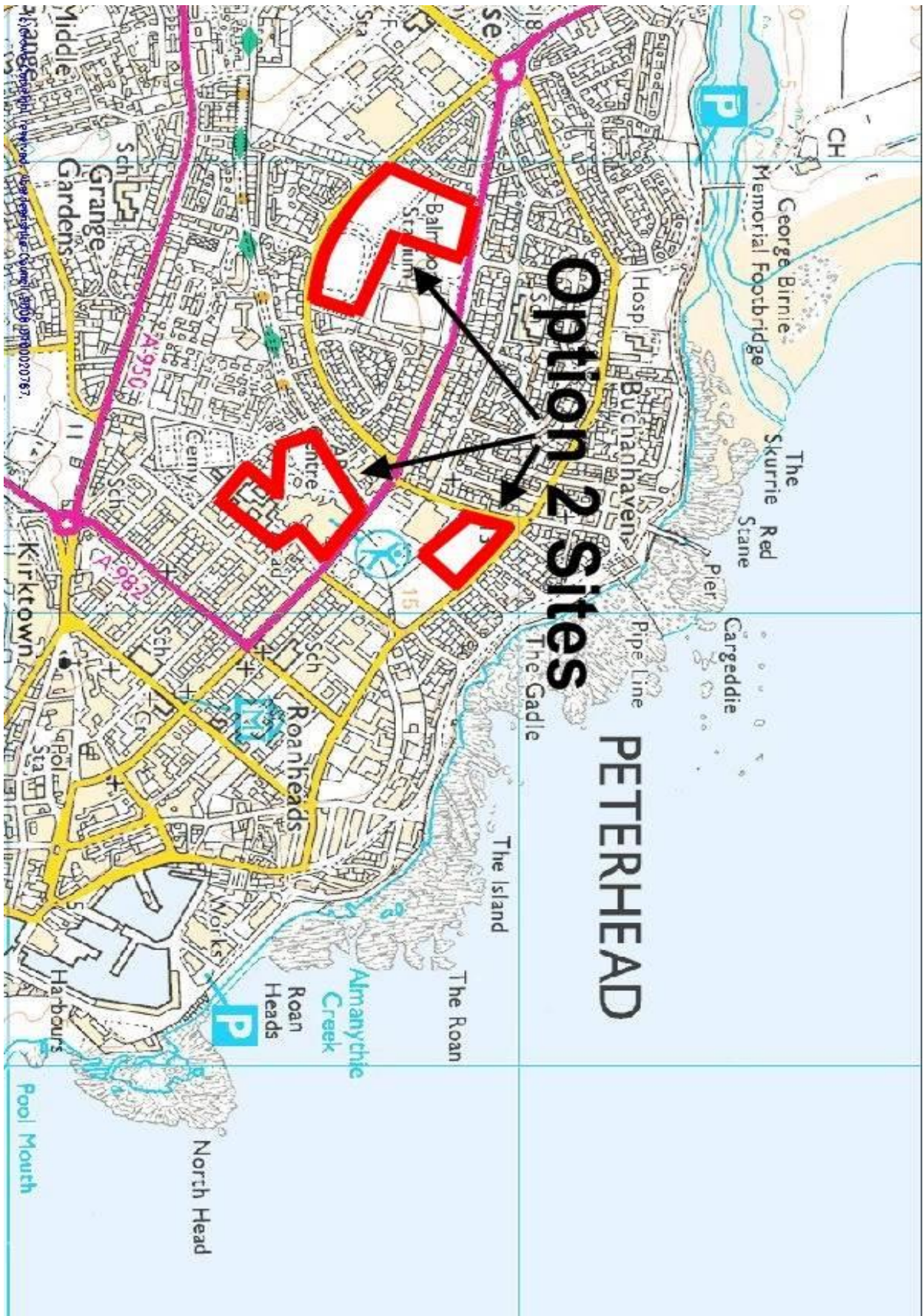
Report prepared by: Maxine Booth, Quality Improvement Manager
Mark Mitchell, Programme Delivery Officer

March 2017

Appendix 1 – Option 1 Sites



Appendix 2 – Option 2 Sites



Appendix 3 – Community Engagement Summary



EDUCATION & CHILDREN'S SERVICES

Peterhead Engagement Session - Tuesday 22nd November

Summary Report

Introduction

This report gives a summary of the comments received at a public engagement session held in Peterhead Academy on the 22nd of November and sent via email after the session. At the session attendees were given a presentation on two proposed options for replacing Peterhead Academy. Details on both options were also posted on the Council's website; comments could be submitted to the Learning Estates Team by email up to the 31st of December

Summary of options:

Option 1

- New Community Campus at Clerkhill site including Sport and Community Facilities, 350 capacity primary school and ASN provision.
- New primary and nursery on existing Peterhead Academy site to replace Peterhead Central School.
- Rezone of Peterhead network

Option 2

- Rebuild Peterhead Academy on current site on a phased approach, including 350 capacity primary school and ASN provision.
- Off site Sports and Community Provision at Catto Park and Barclay Park
- Rezone of Peterhead network

After the presentation attendees were invited to look at plans for each option and to submit any comments. In addition they were also asked to take part in a poll to vote for their preferred option. 70 people attended on the night and 44 comments slips were submitted. In addition 61 emails were sent to the Learning Estates Team following the engagement session.

A further drop in session, organised by the Peterhead Parent Council (PCC), was held at Peterhead Academy on the 13th of December. This was held independently from the main public consultation and no staff from Learning Estates were in attendance. As such the comments gathered at this session have been compiled separately from the comments collected on the 22nd of November and from the emails sent to the Learning Estates team. Comments from the PCC drop in session are given later in this report.

Additional comments were also received from Buchanhaven School Parent Council, which were gathered at the school's Christmas fair. No staff from Learning Estates attended the event, therefore, the comments gathered at this session have been compiled separately from the comments collected by the Learning Estates Team. Comments from Buchanhaven are given at the end of this report.

Results of Poll

The results below include both the votes made by attendees on the night and the preferences indicated by respondents in the emails sent to the Learning Estates team. If no preference was indicated in the email then nothing was added to the vote count.

Option 1	67
Option 2	22
Abstained	2

Comments Summary

On the comment slips and in the email received some respondents wrote more than one comment. Comments were made in support of and against both options; whilst others made no mention of the location of the school or were not dependent on the location of the school. There were 208 comments made in total; comments have been categorised and where appropriate grouped together.

Option 1	138
Option 2	24
Alternative Options	9
General	37
Total	208

Option 1

The following summarised comments were from people referring to Option 1

Swimming Pool	14
Community/Leisure Facilities – General	23
Requests/Suggestions	15
Supportive Comments	19
Concerns	67

- **Swimming Pool**

There were 14 comments regarding a new swimming pool being built as part of a new Peterhead Academy campus on the Clerkhill site: Eight people commented they would like at the minimum a like for like swimming pool; three comments were in favour of a competition standard pool or 8 lane swimming pool; there were three other comments.

- **Community/Leisure Facilities - General**

There were 23 comments which referred to leisure facilities in general: Seven commented the community centre and theatre should ideally be located in town; Five comments were in support of the leisure facilities remaining on the current school site; four were concerned that moving leisure facilities from the town centre would have a negative impact; two comments were in favour of new sports facilities at a campus built on the Clerkhill site; two comments in favour of leaving the games hall at the current site in addition to a new one being provided in any Clerkhill campus; there were three other comments.

- **Requests/Suggestions**

There were 15 comments making request or suggestions in relation to Option 1: Four were in favour of a designated bus; two asked for better/more options for after school activities; two said their preference was option 1 provided the technical department remains as big/good as it is at the moment; two suggested making the old academy a green space site; there were five other comments.

- **Supportive Comments**

There were 19 comments made in support of Option 1: six said Option 1 is preferable as there would be no disruption to present academy pupils during construction; three believe Option 1 will enable pupils to have a smooth transition to the new school; two commented the new campus would give children an opportunity to learn in a stimulating, modern building; two said this was the best use of state land; for two people Option 1 has the benefit of all facilities being on one site; there were four other supportive comments.

- **Concerns**

67 comments were made with concerns regarding Option 1: 12 concerned the impact a move would have on the town centre; six are concerned that there will be safety and security issues due to the proximity of the Clerkhill site to the bypass; six commented that the area will not cope with the increase in traffic; four commented on the proposed reworking of the ring road access, saying this may mean an increase in bus routes through the claymore residential area creating issues for residents and traffic; four commented that as there are already two primary schools, another school would saturate the area; four commented that a campus on the Clerkhill site would lead to anti-social issues due to littering and noise; four commented that litter would attract vermin; there were four comments saying this would impact on local amenities; four commented this would impact on existing utility infrastructure existing; there were four comments that there would be further isolation from existing sport facilities at Catto park rather than consolidation; four commented the proposed site is too far from the town centre; three commented that the security of properties could be compromised by children roaming to surrounding housing estates; there were eight other comments citing concerns.

Concerned about impact this would have on the town centre	12
Other	8
Location close to bypass so there may be safety and security issues	6
Area will not cope with increase in traffic	6
May result in Increase in bus traffic	4
The location would be situated between 2 existing primary schools and thus saturating the area	4
Will cause anti-social issues due to littering and noise	4
Litter will attract vermin	4
Impact on local amenities	4
Impact on existing utilities infrastructure	4
Further isolation from existing sports facilities at Catto park	4
Too far from the town centre	4
Security of properties could be compromised by children roaming to surrounding housing estates	3

Option 2

The following summarised comments were from people referring to Option 2

Other	9
Would cause disruption	8
Not good option from health and safety perspective	3
ASN pupils	2
Would keep community facilities accessible	2

24 comments were made in relation to Option 2: eight people commented that this option would cause too much disruption; three commented that this would not be a good option from a health and safety perspective; two commented that this option would keep community facilities accessible; two commented that ASN pupils would have difficulty accessing sports facilities off campus. There were nine other comments made in relation to Option 1, of note one person commented: "Will struggle to attract staff if Option 2 is pursued".

Alternative Options

Scotia Homes site next to Asda	4
Aldi Site	2
Alternative town site	2
Other	1

There were nine comments suggesting alternative options to the ones proposed: four comments asked why the land offered to the Council by Scotia Homes (adjacent to Asda) was not being considered; two comments suggested that the Aldi site and adjoining Links would make a good alternative site; two other comments were in favour of using current empty buildings in Peterhead such as the old Terex building on Catto Drive and the Council buildings on Broad Street. One other commented that they would like to see other options for keeping the academy on the current site.

General Comments

The following summarised comments either made no mention of the location of the school or were where the location of the school was immaterial

Theatre	24
Leisure/Sports Facilities	5
Other	8

There were 37 general comments made: 24 of which referred to the theatre, asking that a new theatre be incorporated into either plans and that it be as good if not better than the current one. There were five comments relating to leisure and sports facilities; two of these comments were from the Peterhead Athletics Club (PAC) stating that they want to ensure: "Aberdeenshire Council are committed to having permanent track & field facilities in either of the two proposed sites" and "the present athletics facility will continue to be available during the construction phase". There were eight other comments, one of which argued parking was limited for both options and another said: "replacement facilities must be better than current facilities".

Comments from Peterhead Parent Council Drop in Session

A drop in session was organised by the Peterhead Parent Council and held in Peterhead Academy on the 13th of December. The number of people that attended this event is unknown as no official attendance was taken. The comments below were collected by the Peterhead Parent Council Chair and emailed to the Learning Estates Team. In summary the comments reflect the other comments received by the Learning Estates Team i.e. Option 1 is preferred over Option 2.

Option 1:
Allows planning for faculties to be built together. Currently the creative arts facility is in 3 different parts of the school. If we are knocking down and rebuilding then this will not allow the planning flexibility that is required to ensure that the school works in the most efficient way.
I feel it will regenerate the town centre – the community are more likely to use the town at lunchtime if pupils are not there.
I would definitely support option 1 which is a brand new school.
The playing fields attached to the school are an attractive prospect a risk is that it will impact negatively on the town centre.
If you are going to spend money go for a new fit for purpose in the 21 st /22 nd century.
Pupils will be more contained on the outskirts of the town.
Preferred option.
Stay on existing campus whilst new build then move as one.
Safer that being on a building site.
Residents may start using the town centre more if pupils are no longer there.
Current site can be redeveloped along with the new Central school to have a positive impact on the area.
Good transport links.
Increase in facilities available to all pupils.
Need to make sure canteen facilities are big enough.
Pupils deserve the best possible facilities that are sustainable and future proof.
Pupil health is likely to improve – away from supermarkets, sweet shops – currently pupils purchase whatever is on offer at Morrison’s – usually crisps + 2 litre bottles of fizzy juice!
Distance should not be an issue – pupils at Ellon choose to walk to school.
Businesses in Ellon have continued to thrive even though the school moved out with.
Provides best value in terms of what is being offered whilst ensuring pupil education continues uninterrupted during the building period.
Clerkhill option will give more opportunities for the young people in Peterhead.
It will enable an integrated and coherent building to be developed without having an issue of separate sites.
Shorter build time, no staged build.
School can be built in such a way that the new classroom, community facilities and leisure amenities can be accessed in one area.
Planned with traffic, outdoor facilities and pupil safety in mind.
Reduced litter in town centre, pupils eating healthier.
School will become a flagship establishment.
Peterhead to become on par with Ellon and Alford.
Starting with a clean sheet.
Pitches on site, variety of teaching.

Option 1:
More productive teaching and learning facility.
Less disruption to classes if new school opens to all at the same time.
Reduced sales in the town centre but also others may be attracted to the town centre as pupils not there.
Quicker build.
More attractive to new staff.
Better parking and access to all
More new schools.
Improvement in pupil's health as less opportunity for going down the road.
Gives Peterhead a positive future, something for pupils/public to look forward to
Joined site may allow more specialised teaching for primary pupils.
Fresh start.
Improved ethos/morale for all.
Perhaps increase staffing
All school facilities on one site
Anna Ritchie pupils included with more ease.
Whole community facility
More new house roundabout accessible for more pupils.
Pupils away from shops-unhealthy
Central school will have green space and new building.
Feel very strongly that option 1 is the only real option.
All facilities on one purpose built site.
Healthier food options.
2 new primary schools.
All new facilities together.
Brand new school opening will give the town a boost to morale and self-confidence of staff and pupils.
Projects a positive not negative picture of Peterhead

Option 2:
Will not work for a whole cohort of youngsters that will be disrupted throughout their school career.
Walking to Catto Park would be extremely hazardous for primary/Anna Ritchie schools.
Having to teach and exist next to a building site is not appealing as I have known young people who have died in so called safe sites.
Noise and dust from refurbishment was horrendous – building site will be worse.
Fragmented development.
Safety issues moving between sites.
Where will PE staff be based?
Catto park not a safe teaching area – members of the public walk through classes already- no safety barriers.
Does this mean that pupils are going to have to walk to Catto Park to get to the games hall?
We work closely with CLD. This would be more difficult if we were on a separate site.
No staff at present- what will it be like if teachers are going to work on a building site?
This is a second class option- pupils having to work/learn and progress on a building site is not acceptable,
Health and Safety risks alone having 1000 pupils on site.

Option 2:
Current site is in the middle of town and as such, we have regular issues with members of the public walking through the school grounds and at times making a nuisance of themselves and disrupting the school (fire alarms etc)
Times are lost with the PE facilities offsite.
Issue with pupils wandering off.
Staff unsupported if issues arise and time taken for SLT to arrive if necessary.
First Aid not necessarily available off site.
Find it hard to believe that we will be able to recruit staff if the school is in the midst of a building site.
Pupils with mobility issues – they will struggle to access sports facilities offsite – no equitable provision.
Too long to build.
Issues with movement of pupils.
Disruption to teaching and learning for pupils on building site.
Concern re impact on results.
Issues with parking during building work.
H&S for public/school during build.
Restricted site – going higher rather than wider.
Where would pupils go at break/lunchtime during build for outdoor space?
Current school not fit for purpose, so another 5-6 years is a disaster.
PLEASE NO!!
Building site will not be conducive to effective teaching and learning to take place during the development phase.
Do not agree that the building allows pupils to gain learning/work experience of construction industry.
Health & Safety risk.
Split site causes pupils to lose valuable teaching/learning time walking to offsite facilities
Not enough parking at Catto Park for pitches as it is.
Are new all-weather pitches being demolished?
Build time ridiculous and too long.
Safety, Safety, Safety!!
An entire generation of pupil's s1-s6 being educated in a building site.
Learning compromised.
Exams would be affected.
PE would be badly effected- health of pupils.
Gym still offsite.
Staff not attracted to come and work during the building site phase.
Too long period of time of disruption.
Terribly detrimental to learning and teaching.
Health & Safety concern for staff and pupils?
No benefits for children and many disadvantages.
Split site option with PE facilities being at two sites.
Do parents really want that for their children? Especially Anna Ritchie pupils – not ideal having them to walk offsite for PE is concerning.
Shops disadvantaged.

Miscellaneous:
The whole community needs to benefit and so a decent swimming pool and community theatre is key to the project.
Although education is a huge driving force, Peterhead is the biggest community in Aberdeenshire and the community needs this space.
Very obvious from the public engagement that the preferred option is option 1. Cllrs need to listen to what their community and not what a few businessmen want.
First class option 1 second class option, option2.
Could an understandable version (age appropriate) presentation be taken out on tour as a roadshow to primaries to allow the generation that will use the new academy to give their opinions.
Pupils past, present and future matter.
More wider community consultation required.
Not schools responsibility to regenerate the town centre.
Our pupils deserve the best not second class Facilities!
Health Grounds v Business voice!

Comments from Buchanhaven Christmas Fair

The comments below were collected by Buchanhaven School Parent Council at Buchanhaven School's Christmas Fair. The number of people that attended this event is unknown as no official attendance was taken. The comments were emailed to the Learning Estates Team by a member of the Parent Council. In the main the focus of these comments was on the provision of community and leisure facilities.

Option 1:
What ambition is there to equal or better what is already in place?
Will it provide full theatre/cinema facility? Full size swimming pool etc.
What guarantees are there for those currently employed at the community centre?
I like this option but we need like for like i.e. same size pool and theatre etc.
If pool moves will council pick up extra travel costs for Schools that would currently walk there etc.
There will be less disruption.
I have read the proposed plans and prefer that the Academy is on the new site.

Option 2:
Sports facilities would be good to keep in town.
Save the pool in centre & Academy
Would prefer the new academy to be built in the existing site as it is central for pupils
Build a community hub on the current site including primary education and other community centred facilities such as library etc. Purchase / relocate the existing leisure facilities across the road (bowling and Buchanhaven hearts social club and football grounds). Extending the grounds to include across the road will allow the academy to be built with less disruption to pupils.