

## South Ayrshire Council

### Report by Director – Place to Chief Executive

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**Subject: Enabling works package for Prestwick Educational  
Campus Project**

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#### 1. Purpose

1.1 The purpose of this report is to seek approval to instruct HubSW to carry out enabling works at St Ninian's Primary and Glenburn Primary, prior to the main construction works at Glenburn Primary.

#### 2. Recommendation

2.1 It is recommended that the Panel:

2.1.1 **approves the recommendation to instruct HubSW to carry out enabling works at St Ninian's Primary and Glenburn Primary, prior to the main construction works at Glenburn Primary.**

2.1.2 **grants authority for the Head of Legal, HR and Regulatory Services to execute the necessary documents on behalf of the Council.**

#### 3. Background

3.1 On 12 February 2019, approval was obtained from the Leadership Panel to submit a new project Request to Hub South West for the procurement and delivery of the Prestwick Shared Educational Campus Project.

3.2 Following a tender exercise, Morgan Sindall was appointed by HubSW to design and build the new campus. Significant work has taken place since then and the proposals for the new campus have been shared with the school and wider community.

3.3 Work is continuing, to develop the plans to a more detailed level to facilitate the start of the main construction works in October 2020 with a completion date for the new building of April 2022. It is proposed to decant the school to the new facility during the Easter holidays 2022. A Planning application for the new campus was submitted to South Ayrshire Council on 13 March 2020.

#### 4. Proposals

4.1 As a fundamental consideration of the Prestwick Educational Campus project, Glenburn Primary School requires to remain operational on the site during the building work. In order to facilitate this, some temporary accommodation will be required at Glenburn Primary and at St Ninian's Primary. This will allow partial

demolition of the Glenburn Primary building to provide sufficient space for construction of the new campus. The temporary buildings at St Ninian's Primary will house Glenburn's Nursery, alongside the existing St Ninian's nursery.

- 4.2 It is proposed to commence the package of enabling works during the school summer holidays so that the school buildings and grounds are safe and suitable for school use at both sites when the pupils return in August. The works will include:

**Glenburn Primary:**

- temporary accommodation for decant purposes;
- fencing around the site perimeter and the establishment of the site compound and temporary parking;
- conversion of parts of the school car park into temporary secure playgrounds;
- partial demolition of the existing school building;
- minor internal alterations

**St Ninian's:**

- temporary nursery building;
- fencing and surfacing for nursery external play;
- temporary additional car parking to compensate for reduction at Glenburn Primary.

- 4.3 In order to ensure the enabling work can progress over the summer holidays, there is a requirement to execute the contract documentation and instruct SWHub to proceed by 30 June 2020. In order to achieve this, there is a requirement to seek approval from Leadership Panel for these works in advance of the main contract and for the documents to be executed by the Head of Legal, HR and Regulatory Services.

- 4.4 A further report with the final proposals, costs and programme will be submitted to Leadership Panel for approval in advance of financial close for the main works element of the project.

**5. Legal and Procurement Implications**

- 5.1 There are no legal implications arising from this report.
- 5.2 The recommendations in this report are consistent with the Council's Standing Orders.

**6. Financial Implications**

- 6.1 The estimated cost of the enabling works, including all construction related costs, development and professional fees is £1,250,000.
- 6.2 The Prestwick Educational Campus is an approved project on the Councils Capital Investment Programme. The cost of the enabling works will be met from the overall budget for the project.

**7. Human Resources Implications**

- 7.1 There are no HR issues arising from this paper.

**8. Risk**

## 8.1 ***Risk Implications of Adopting the Recommendations***

- 8.1.1 There is a risk associated with the Council entering into a contract for the enabling works before reaching financial close for the main contract in October 2020.

## 8.2 ***Risk Implications of Rejecting the Recommendations***

- 8.2.1 This would result in a delay to commencement of the enabling works until after financial close in October. Works would need to be re-programmed to ensure site establishment can be carried out safely and separately from the school.

## 9. **Equalities**

- 9.1 The proposals in this report were recently equality impact assessed and as the completed Equalities Impact Assessment still applies, it is attached as Appendix 1.

## 10. **Sustainable Development Implications**

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

- 10.2 The delivery of the Prestwick Education Campus project will bring about a range of environmental benefits. Much of this will be delivered through the design process which must adhere to local and national building standards that cover a range of sustainability features including renewable energy, heat retention, natural ventilation, recycling strategy and improved waste management. The project will also adhere to the council's new Sustainable Development and Climate Change Strategy.

## 11. **Options Appraisal**

- 11.1 Options for the phasing of the works have been carried out to determine the preferred strategy for the project. The recommendation in this report will contribute to the successful delivery of this strategy.

## 12. **Link to Council Plan**

- 12.1 The matters referred to in this report contribute to the Council strategic objective of 'Effective Leadership that Promotes Fairness' and within that to the outcome 'Ensure the council is structured to make the best use of resources'.

- 12.2 It also contributes to the Council strategic objective of 'Reduce Poverty and Disadvantage' and within that to the outcome 'Develop learning and care systems that place schools at the heart of communities, targeting children and families in need, especially looked after children and also 'Expand early years provision and improve services for children and young people to ensure the best possible start in life'.

## 13. **Results of Consultation**

- 13.1 There has been statutory public consultation on proposals to create a shared educational campus in Prestwick. The consultation was undertaken in accordance with the Schools (Consultation) (Scotland) Act 2010 and the outcome of the consultation process was reported to the Council meeting of 28 June 2018.
- 13.2 Further statutory consultation has been held as part of the planning application, including a public exhibition of proposals for the project in advance of the Planning submission.
- 13.3 In addition a series of meetings have been held with stakeholders, including Local Members, Community Councils, Teachers, Parent Councils and pupils from both schools.
- 13.4 Consultation has taken place with Councillor William Grant, Portfolio Holder for Lifelong Learning, and Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and the contents of this report reflect any feedback provided.

#### **14. Next Steps for Decision Tracking Purposes**

- 14.1 If the recommendations above are approved by Members, the Director - Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i><b>Implementation</b></i>	<i><b>Due date</b></i>	<i><b>Managed by</b></i>
Execute enabling works contract documentation.	3 July 2020	Service Lead Special Property Projects

**Background Papers**      **Report to Leadership Panel of 15 February 2019 – Prestwick Shared Educational campus Project**

**Person to Contact**      **Derek Yuille – Service Lead Special Property Projects**  
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**Date: 30 June 2020**

South Ayrshire Council

Equalities Scoping Template

Appendix 1

## 1. Policy details

Policy Title: <b>Outcome of the Statutory Consultation relating to the Proposed Shared Educational Campus in Prestwick</b>	Lead Officer: <b>David Strang</b>
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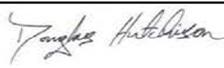
2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community, Groups of People or Themes	Negative Impacts	Positive impacts
The whole community of South Ayrshire	No	No
People from different racial groups, ethnic or national origin.	No	Yes
Women and/or men (boys and girls)	No	Yes
People with disabilities	No	Yes
People from particular age groups for example Older people, children and young people	No	Yes
Lesbian, gay, bisexual and heterosexual people	No	Yes
People who are proposing to undergo, are undergoing or have undergone a process to change sex	No	Yes
Pregnant women and new mothers	No	Yes
People who are married or in a civil partnership	No	-
People who share a particular religion or belief	No	-
Thematic Groups: Health, Human Rights, Rurality and Deprivation.	No	Yes

3. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes	Level of Negative and/or Positive Impact (high, medium or low)
Eliminate discrimination and harassment faced by particular communities or groups	Low
Promote equality of opportunity between particular communities or groups	Low
Foster good relations between particular communities or groups	Low
Promote positive attitudes towards different communities or groups	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

## 4. Summary Assessment

Is a full Equality Impact Assessment required? (A full EIA must be carried out on all high and medium impact policies)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Rationale for decision: This paper is only reporting on the outcome of the statutory consultation.		
Signed:  .....Director		
Date: 25/1/16	Copy to <a href="mailto:equalities@south-ayrshire.gov.uk">equalities@south-ayrshire.gov.uk</a>	