

**REPORT TO:** EDUCATION COMMITTEE AND POLICY AND RESOURCES COMMITTEE - 25 JUNE 2012

**REPORT ON:** COLDSIDE - NEW PRIMARY SCHOOL AND COMMUNITY FACILITIES

**REPORT BY:** DIRECTOR, LEISURE AND COMMUNITIES  
DIRECTOR OF EDUCATION

**REPORT NO:** 257-2012

## **1.0 PURPOSE OF REPORT**

- 1.1** This report is intended to brief the Council on proposals for improvements to primary school and community facilities in the Coldside area and to set out the options under consideration.

## **2.0 RECOMMENDATIONS**

- 2.1** It is recommended that:

- the Committees note the report and instruct the Project Team to progress with consultation on the options, as detailed below; and
- the outcome of the informal consultation will be reported back to the Committees in due course and a preferred option identified. The Education Committee will at that stage be asked to instruct the Director of Education to consult formally on this preferred option under the terms of the Schools (Consultation) (Scotland) Act 2010.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1** In its Capital Plan 2012-2016 (Report No. 48-2012), provision has been made for a new primary school and community facility in Coldside, with an estimated project cost of £9 million. The indicative spend programme shows:
- £200,000 worth of expenditure in 2012-13
  - £400,000 worth of expenditure in 2013-2014
  - £4,600,000 worth of expenditure in 2014-2015
  - £3,800,000 worth of expenditure in 2015-2016

## **4.0 BACKGROUND - COMMUNITY FACILITIES**

- 4.1** Reference is made to Article I of the Policy and Resources Committee of 9 February 2012 at which it was agreed that, within the forward Capital Plan, provision should be made for the replacement of primary school provision serving the Coldside area of the City, and a new community facility for the area.
- 4.2** The Hilltown area of Coldside forms one of the City's priority regeneration areas and has been the subject of significant regeneration activity over recent years. As part of the clearance of the central area, the Highwayman Community Centre was demolished. Although programmes operating out of the Highwayman were reallocated to alternative community facilities throughout the area, there remains a sense of loss within the community and a desire to re-establish a broad-based community facility with no particular allegiance to any one neighbourhood or group.

- 4.3** Within the Hilltown area generally, there are three independently run facilities - each has a clearly differentiated role.
- 4.4** Grey Lodge operates on a city wide basis and works in partnership with Dundee City Council. They provide a variety of services for various target groups including older people, children and young people. Over one third of users of Grey Lodge come from out with the local area. Grey Lodge see these services continuing to be delivered independently.
- 4.5** Maxwelltown Information Centre is located in St Salvador's Church. Currently they provide a venue for advice and information.  
This project is facing an uncertain future in relation to funding. The Management Group are open to being involved in discussions on the future of facilities and services in the area.
- 4.6** Mark Henderson Centre is a facility run by Signpost International. The building also acts as an office for Signpost International and some voluntary organisations, although Signpost can carry out their functions anywhere. The facility provides space for local and city wide community groups, but does not provide direct services to the community.
- 4.7** The need for a new community facility remains a permanent agenda item for the Local Community Planning Partnership. Recent consultation with residents and service providers has reinforced the need for a purpose built space in a prominent Hilltown location that meets the needs of both new and established members of the community.
- 4.8** Having consulted widely and reviewed existing provision, the need which is not satisfied by existing provision and which would be the purpose of the community facility is to provide:
- an accessible facility which can act as a community focal point;
  - a base for community work staff serving the area;
  - a venue which can be used by other service providers on a bookable basis;
  - a bookable venue for community and family events;
  - a venue capable of being used by youth work;
  - kitchen facilities;
  - capacity for adult learning (eg IT);
  - an outside safe play area;
  - storage;
  - car parking, including disabled parking spaces

See Appendix 1.

The option of a joint school and community facility has never been considered during any consultation and would need to be explored further. A key advantage would be that, in addition to the provision within the community facility, the community would have access to the school gym hall and facilities after school hours.

## **5.0 BACKGROUND - PRIMARY SCHOOL AND NURSERY PROVISION**

- 5.1** The primary school and nursery provision in the immediate Hilltown area of Coldside comprises three primary schools and one nursery school. They are:
- Rosebank Primary School;
  - Our Lady's Primary School;
  - Dens Road Primary School;

- St Peter and St Paul's Primary School; and
- Frances Wright Pre-School Centre.

**5.2** The focus for consultation will not include St Peter and St Paul's Primary School or Dens Road Primary School. The current school roll of 309 pupils and an occupancy rate of 91% makes St Peter and St Paul's Primary School very viable and it serves the need of an established community. In the same way, Dens Road Primary School has a current school roll of 260 pupils and a nursery provision for 40 children in each session. The current occupancy rate of 65% and a rising roll makes it equally viable and it also serves the needs of an established community.

Our Lady's Primary School has a roll of 106 pupils including from P1 to P7 and this includes a number of pupils in the school's Enhanced Provision unit. It has an occupancy rate of 37.5%. Rosebank Primary School has a roll of 133 pupils including the pupils in the Enhanced Provision unit. It has an occupancy rate of 43%. None of the primary schools in the Hilltown area has nursery provision. The provision within the Hilltown area is contained within Frances Wright Pre-School Centre. The Centre provides nursery education for mainstream children and for an increasingly significant number of children with additional support needs of a profound and complex nature.

## **6.0 OPTIONS**

**6.1** An integrated school campus could include a new Frances Wright Pre-School Centre and community facility on the one site, including a breakfast club and after school club. The extent of that integration and the benefits of full integration or co-location require to be fully assessed.

**6.2** There are, however, a number of options in relation to the new build programme for the existing schools in the Hilltown area of Coldside. These are:

- Build a shared campus site to include Our Lady's Primary School, Rosebank Primary School and Frances Wright Pre-School Centre;
- Build a shared campus site to include Rosebank Primary and Frances Wright Pre-School Centre and leave Our Lady's Primary School in its existing building.
- Build a shared campus to include Our Lady's Primary School and Frances Wright Pre-School Centre and leave Rosebank Primary School in its existing building.

A shared campus would have a number of advantages:

- It would replace traditional buildings with 21st century accommodation;
- It would lower operational costs by having all establishments on the one site;
- It would be designed to ensure improved vehicular access;
- It would minimise capital costs by replacing three old buildings with one new build; and
- It would be more energy efficient and would improve our carbon footprint.

**6.3** A number of sites were considered but rejected because of location and size. There is one site in the Hilltown with the relevant location and size to accommodate the new provision. This is the site of the former Maxwelltown Multi-storey flats. This is the preferred site for a number of reasons, including:

- The options to locate the school and community facilities on east, centre or west of site given the overall site area and layout;
- The site could be graded for building purposes using existing demolition material on site to minimise sloping;
- The site was originally identified for housing development in the Hilltown Physical

Regeneration Framework but development was delayed due to market conditions therefore the site is available;

- There is good access to the site from a range of streets regardless of which part of the site is developed.
- It would be possible to ensure adequate parking in and around the site. This would make it easier to ensure safe access and egress for children travelling to school by car, bicycle or on foot.

## **7.0 POLICY IMPLICATIONS**

- 7.1** The Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti Poverty, Equality Impact Assessment and Risk Management. An Equality Impact Assessment has been carried out and will be developed further in light of the option appraisal and technical assessment.

## **8.0 CONSULTATION**

- 8.1** During 2010/2011 Signpost carried out a survey with the intention of forming a development trust to build a new community facility in the area. Whilst most people called for a new community facility they did not wish to get involved in a new development trust.

There will be an on-going process of consultation with each school community including staff, pupils, parents and carers; Parent Councils; relevant stakeholders including the Catholic church in relation to Our Lady's Primary School; the Local Community Planning Partnership; the Coldsides Forum; the local community; community centre users and key community stakeholders starting in July 2012. Beyond this period of consultation, a recommendation will be brought back to the Committees for approval in November 2012.

- 8.2** The Local Community Planning Partnership, the Community Plan Action Plan and the consultation programme for the Hilltown Physical Regeneration Framework 2008 support the need for a new local community facility.
- 8.3** The Chief Executive, Director of Corporate Services, and Head of Democratic and Legal Services have been consulted on the report and are in agreement with its contents.

## **9.0 BACKGROUND PAPERS**

- 9.1** None.

**Stewart Murdoch**  
**Director, Leisure and Communities**  
**14 June 2012**

**Michael Wood**  
**Director of Education**  
**14 June 2012**

**PROJECT SPECIFICATION**  
**PROJECT: COLDSIDE - COMMUNITY FACILITY**

**Purpose**

To create a new facility which is capable of providing a community focal point and currently being provided by current temporary local locations.

**What the Project needs to achieve**

- A fit for the existing programme users.
- New facilities which will attract both current learners and new users.
- Office Accommodation for community staff.
- To consult widely to ensure the new facilities meet future needs.
- Capacity to expand the programme to meet new residents expectations.
- To be accessible seven days a week from 9am to 10.30pm.
- Explore external funding opportunities to further enhance community facilities.

**Terms of reference for Coldside Community Facility:**

Provision of Services	Accommodating weekly programmed sessions provided by a range of agencies including Dundee North Law, Money Advice, Discovery Credit Union etc.
Facilities	One Small Multi-use Hall (with kitchen facilities), IT Suite, Coffee Bar, Three Large Multi Purpose Rooms. Outside Safe Play Area, Toilets, Reception, Considerable Storage requirements. Car Parking for users including disabled parking spaces.
Staff Requirements	Reception, Admin Offices - ICT Volunteer Worker, Communities Officer, Three Regeneration Staff Members, Clerical Assistant, Adult Learning Worker, Two Youth Workers. Resource Assistant's Workshop.

**Agreed Roles and Responsibilities**

**Strategic Lead Officer**

- Liaisons with architects/city engineers.
- Development of a project specification.
- Oversee community engagement.
- Input to project management.
- Oversee programme/staff displacement implications including the temporary closure of buildings and the need for staff redeployment.

**Operational Lead Officer**

- On-site liaison with architects/city engineers.
- Development and delivery of staff/community engagement strategy.
- Liaison with Local Management Group.

- Contribute to the development of project specifications.
- Arrangements to minimise the disruption to the delivery of services.

### **Governance**

Governance needs to be agreed but will be through a Local Management Group. This model contributes to the development and sustainability of the current programme. Providing a lease and partnership agreement to a refreshed Local Management Group would enable them to develop and secure external funds to further enhance the diversity of opportunities available. This provides a major saving for the local authority through non-domestic rates. The current support and future development of this group would continue to be by community centre staff.

- Overall management of the communities programme to be maintained as at present by the Communities Division.
- Key Worker support for the LMG provided by a Community Centres staff member.
- Clear communication strategy with Staff, LMG members, Users, Service Providers and Wider Community.

### **Access to Community Facilities**

The current community centre programme elsewhere in the city dictates that there would be a requirement for access to all the community facilities, seven days per week, 51 weeks in the year and from 9am to 10.30pm.

### **Staffing**

There are a number of staff currently based in various local sites who would require to be accommodated in the new facility and whose presence would support its operation.

### **Known Demand**

The 2011 - 12 user figures are 32,100. To meet the current and future demands of this new facility, there is a need to consider what is required to facilitate the current programme and whether this would be sufficient for some future growth.