

**EAST AYRSHIRE COUNCIL**  
**ECONOMY AND SKILLS: EDUCATION**

**NOTICE OF PROPOSAL (Summary Version)**

**The following schools are directly affected by the Proposal Document to which this notice relates:**

***ST SOPHIA'S PRIMARY SCHOOL***

***ST ANDREW'S PRIMARY SCHOOL***

***ST JOSEPH'S ACADEMY (as a sector within St Joseph's Campus)***

***LOUDOUN ACADEMY***

## NOTICE OF PROPOSAL

1. This document is a summarised version of the Proposal Document which has been issued in relation to a consultation exercise on the options to address condition and suitability issues at St Sophia's Primary School. The proposals will affect the following schools:
  - Option 1 - St Sophia's Primary School.
  - Option 2 - St Andrew's Primary School/St Joseph's Academy (as part of the Campus)
  - Option 3 - Loudoun Academy.

## BACKGROUND

2. An assessment of condition and suitability is carried out for all schools on an annual basis as part of the School Estate Management Plan.
3. The assessment of the condition of the buildings is in line with the Scottish Government Core Facts assessments and assesses a range of components and elements from the structural frame to décor with the following ratings;
  - A: Good - Performing well and operating efficiently
  - B: Satisfactory - Performing adequately but showing minor deterioration
  - C: Poor - Showing major defects and/or not operating adequately
  - D: Bad - Economic life expired and/or risk of failure
4. Suitability assesses the usability of the building and how the internal space and layout of the building helps support learning and teaching. This assessment is based on advice from those that are familiar with the school with the core assessment carried out by Head Teachers. The assessment of suitability covers a wide range of services such as learning and teaching, community use and health promotion. It takes into account the following physical issues:
  - Internal environment (temperature, ventilation, lighting, finish, cleanliness etc)
  - Size/shape/flexibility/accessibility/number of different types of accommodation
  - Location of spaces
  - Fittings and fixed furniture

Again the assessment identifies A to D category for each school, with;

- 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)
5. St Sophia's Primary School has been reported in the School Estate Management Plan as Condition C and Suitability C and therefore issues with the building do require to be addressed. A recent survey has been undertaken on the building and although there are no immediate concerns, the building is heading towards the end of its economic life and would require a significant level of refurbishment, modernisation and on-going investment to meet standards that the Council aspires to for its children and young people.

6. To support the Council's target of 85% occupancy in its educational establishments, it was agreed in December 2014 to utilise surplus space and accommodation at Galston Primary School to co-locate St Sophia's Primary School. This provided an opportunity to address the condition and suitability issues at St Sophia's Primary School and to utilise under occupied space at Galston Primary School, both of which had been highlighted in the School Estate Management Plan. Also included in the scope of the project was enhanced dining and internal sports facilities for the shared campus and an outdoor synthetic pitch for use by both schools. An original indicative sum of £1.800m was agreed by Cabinet.
7. The original budget of £1.800m has been increased twice to a final agreed sum of £3.6000m.
8. The final design was submitted to planning in the summer of 2016, however, despite there being significant mitigating factors in relation to flood defences already built into the design the project was held up by SEPA for almost 18 months: the objection was eventually withdrawn in February 2018.
9. Whilst the project was on hold further educational factors have emerged: the expansion of early years' provision, an increasing roll in the school and a change of focus in relation to learning and teaching in the early years of primary have meant that the original scheme would have to be adapted/increased and no longer deliverable within the twice increased budget.

10. Based on previous tender returns and taking account of inflationary indexation to quarter 4 2018, it is estimated that the original design would now cost approximately £4.100m.

11. With the required changes outlined in paragraph 6, it is estimated that a figure in excess of £5.000m would now be required.

## **THE PROPOSAL**

12. On 19 September 2018, Cabinet agreed that a paper be presented, before the end of the calendar year, to seek approval to undertake a statutory consultation on options to address condition and suitability at St Sophia's Primary School.
13. The options contained within the proposed statutory consultation affect St Sophia's Primary School, St Andrew's Primary School/St Joseph's Academy and Loudoun Academy.
14. The consultation will provide an opportunity for all stakeholders to present their views on the 3 options agreed. These are:
  - Refurbishment of St Sophia's Primary School, which would improve its condition but not its suitability (Appendices 1A and 1B refer);
  - Closure of St Sophia's Primary School and incorporation into St Andrew's Primary School on the St Joseph's Campus (Appendices 6 - 9 refer); and
  - Co-location of St Sophia's Primary School in a specifically refurbished and extended building at Loudoun Academy Campus (Appendices 2 - 5 refer).

## **HOW YOU CAN RESPOND TO THIS CONSULTATION**

15. You can respond in a number of ways:

## **Attending Public Meetings**

A public meeting will be held where Council officers will present detail on the proposal for consultation and provide further information, if so requested. A note of the comments made at the meeting will be recorded and submitted as a response to the Proposal Document. The meeting will be an opportunity to:

- Hear more about the proposal
- Ask questions about the proposal
- Have your views recorded and taken into account as part of the Proposal process.

The public meetings will take place as follows:

Venue: St Sophia's Primary School

Date: 21 January 2019

Time: 7pm

Venue: St Andrew's Primary School/St Joseph's Academy

Date: 28 January 2019

Time: 7pm

Venue: Loudoun Academy

Date: 30 January 2019

Time: 7pm

## **Completing the Response Form**

16. A response form is attached as Appendix 10 of this Notice of Proposal. This can also be found on the East Ayrshire Council's website. You do not have to use the response form, but if you do not, your response must be in writing as detailed below.

## **Submitting Written Responses**

17. Comments can be submitted in writing between **14 January 2019 and 4pm on 1 March 2019**, in order to be taken into account as part of the consultation. These should be addressed to:

The Head of Education, East Ayrshire Council, Council Headquarters, London Road, Kilmarnock KA3 7BU; or

e-mail to: [education.consultation@east-ayrshire.gov.uk](mailto:education.consultation@east-ayrshire.gov.uk)

A full version of the Proposal Document can be found on the Council's website at:

<http://www.east-ayrshire.gov.uk/CouncilAndGovernment/Consultations/Consultations.aspx>

Also available from:

Council Headquarters, London Road, Kilmarnock. KA3 7BU;

St Sophia's Primary School;

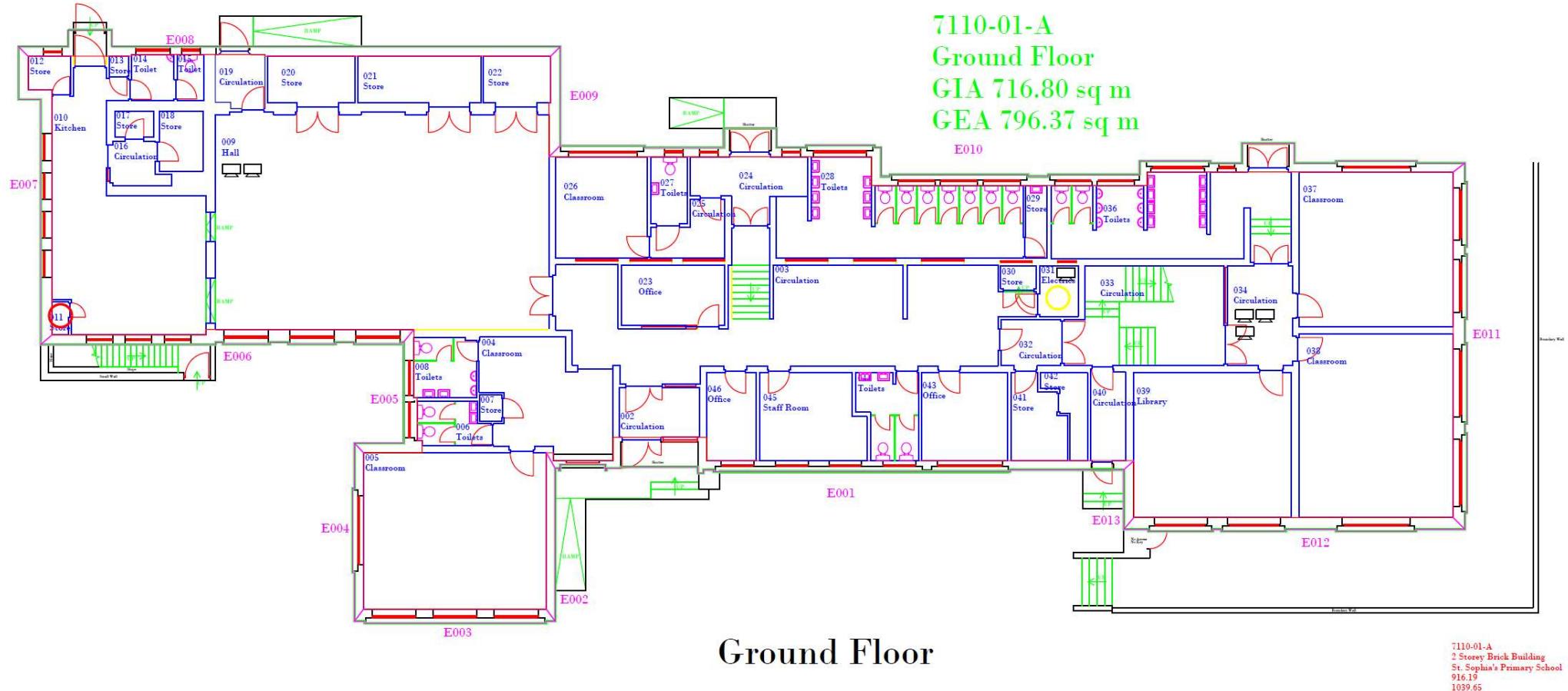
St Andrew's Primary School;

Loudoun Academy;

Local libraries; and

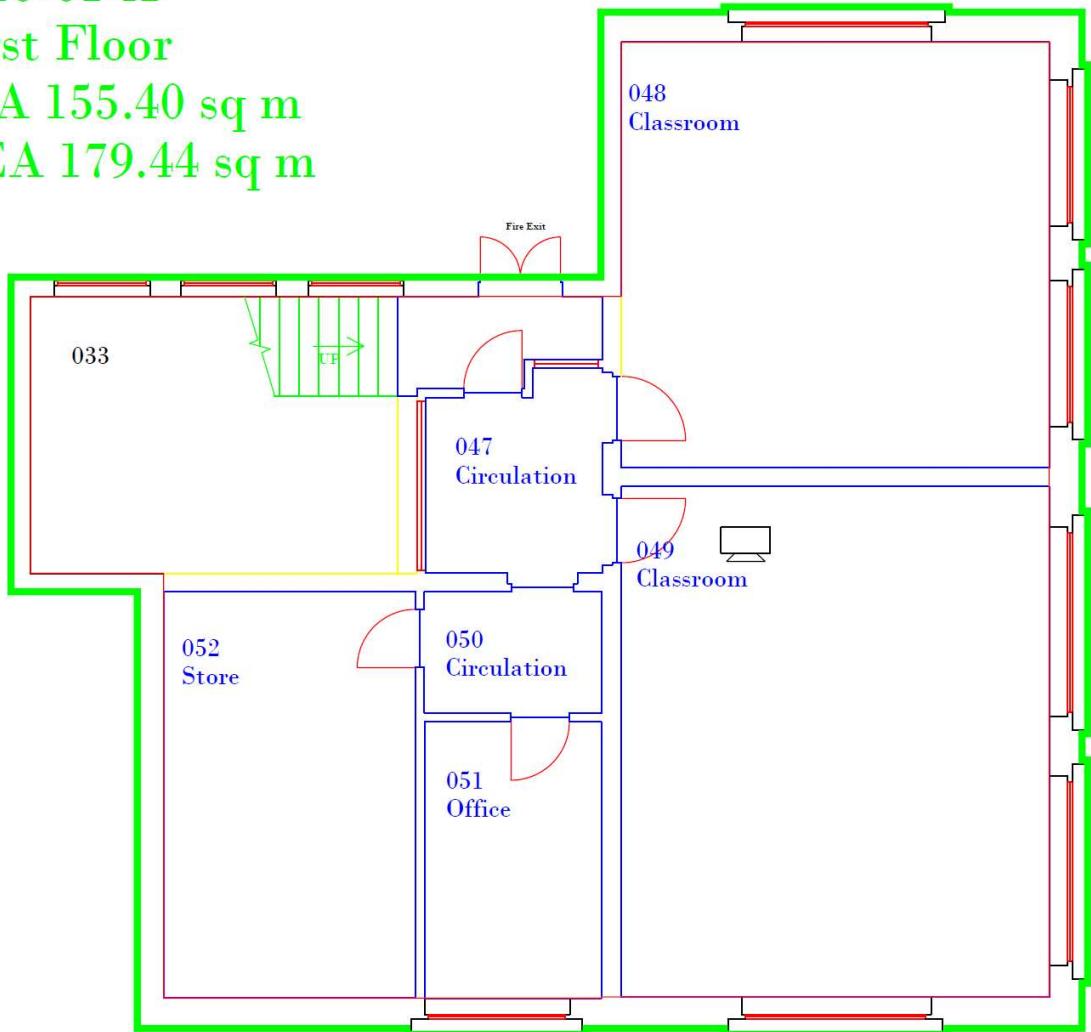
Local area offices.

## APPENDIX 1A – current St Sophia's Primary ground floor plan



APPENDIX 1B - current St Sophia's Primary first floor plan

7110-01-A  
First Floor  
GIA 155.40 sq m  
GEA 179.44 sq m



First Floor

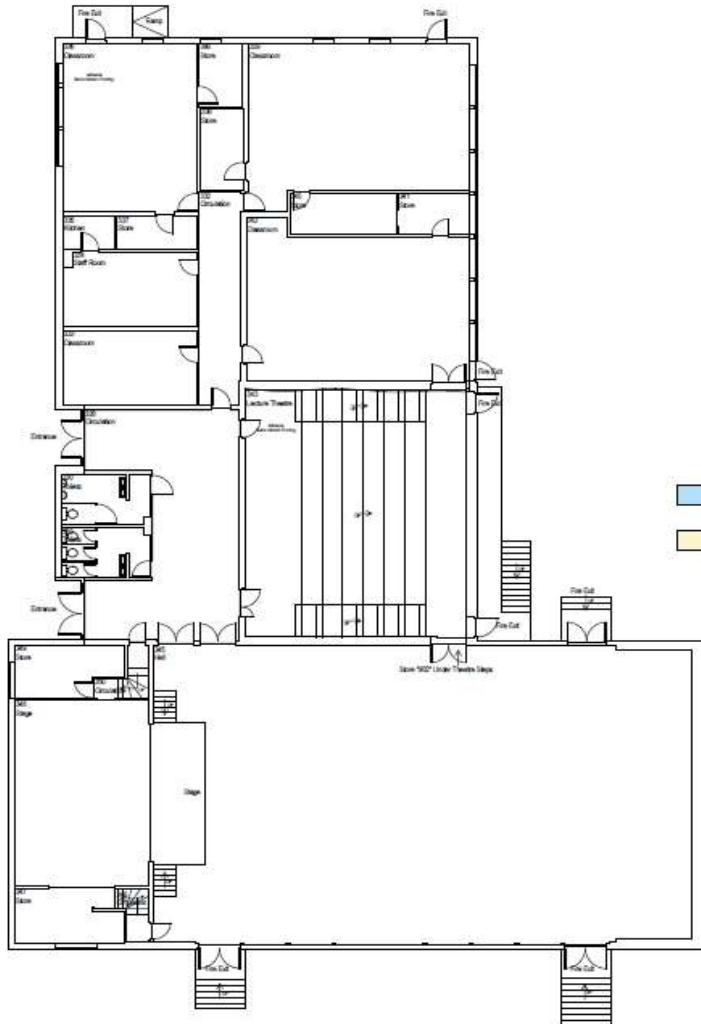
## APPENDIX 2 – Existing Loudoun Academy Plan



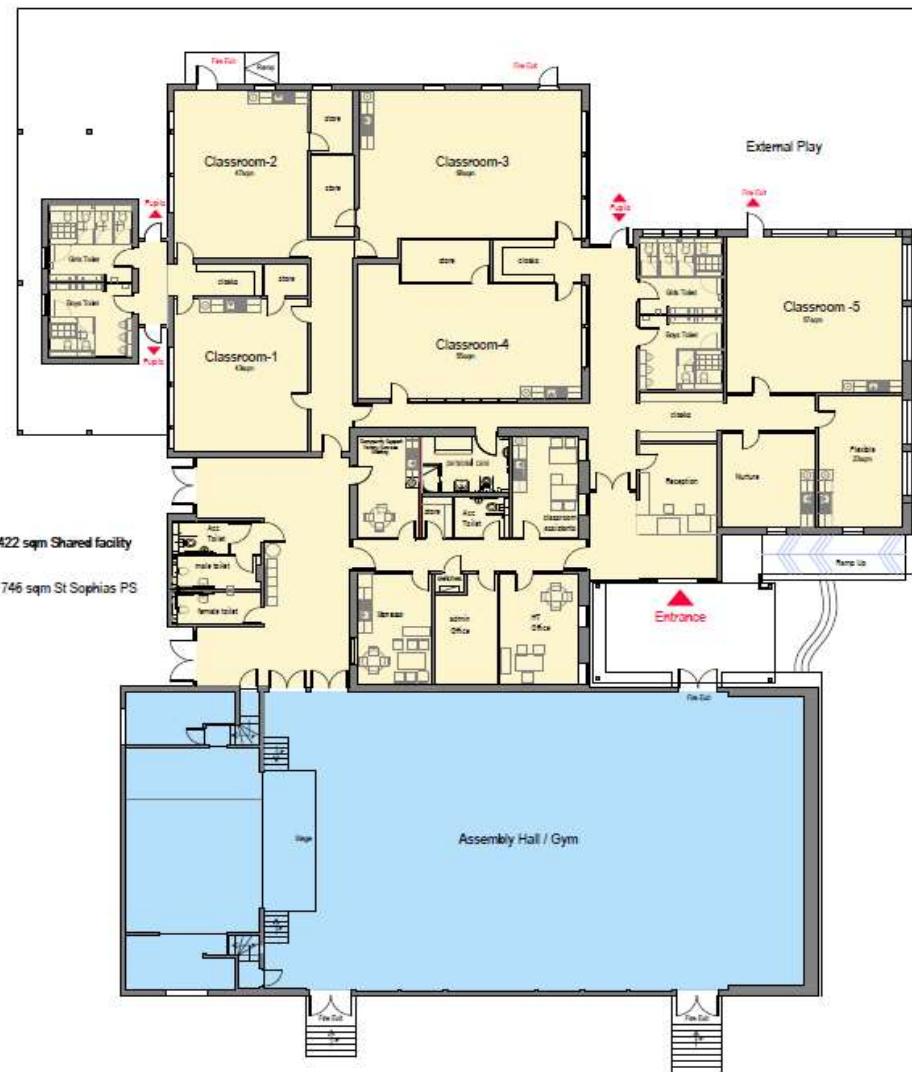
APPENDIX 3 – Dark blue area showing proposed location of St Sophia's Primary in the music block with an extension shown in red



## APPENDIX 4 – Detailed plan of proposed adaptations and extension to music block for St Sophia's Primary

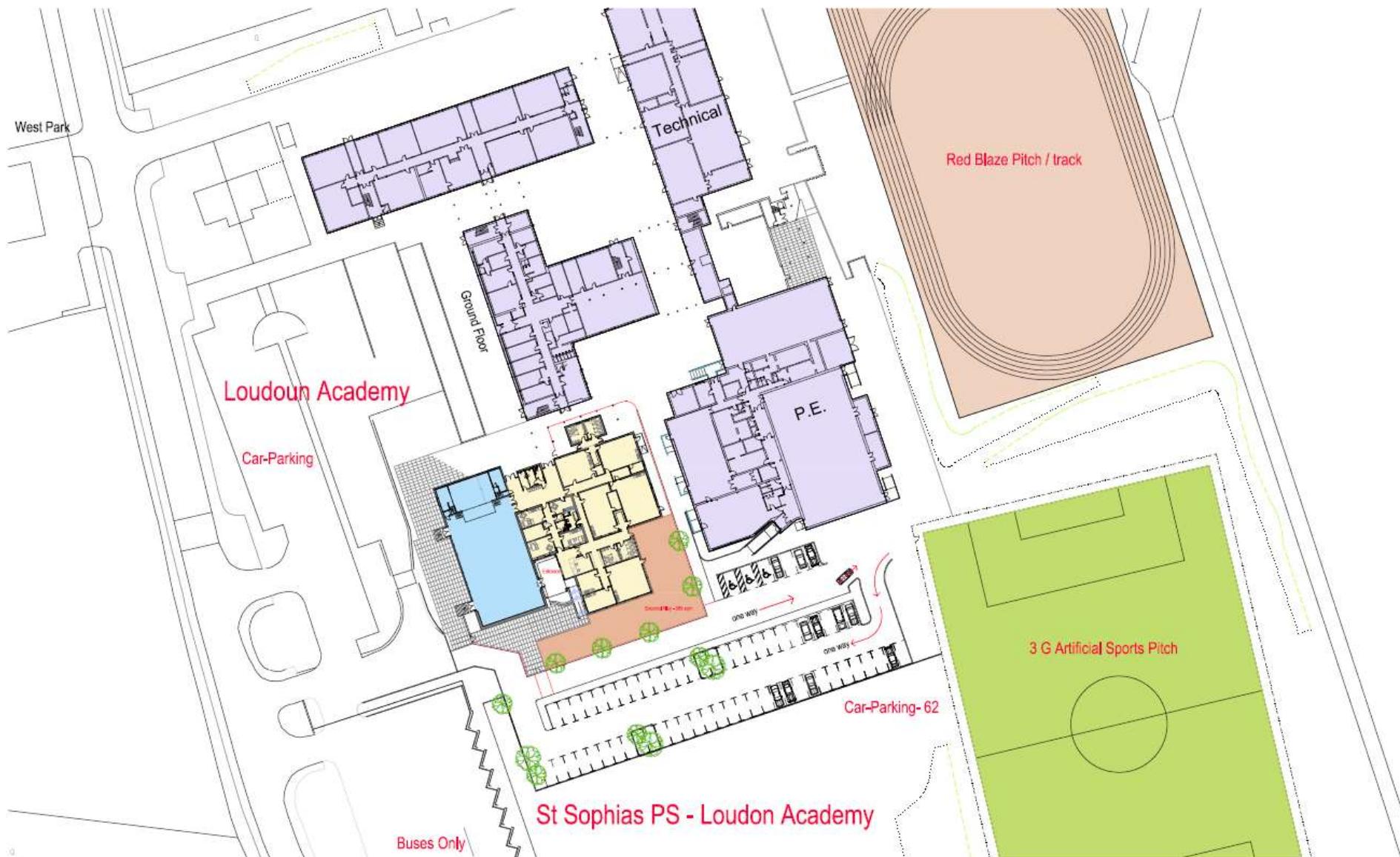


Music Block - Plan As Existing

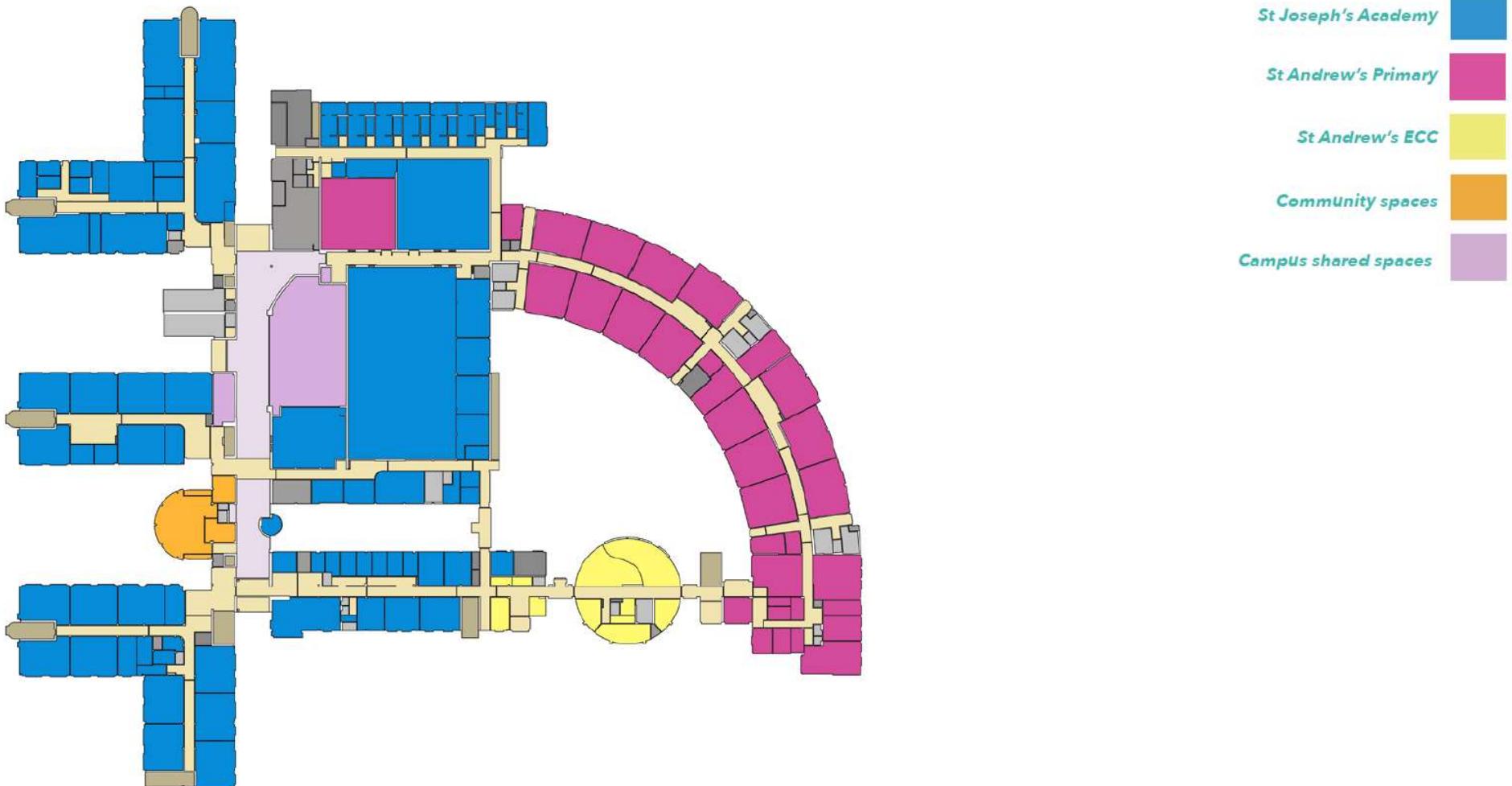


Music Block - Plan As Proposed

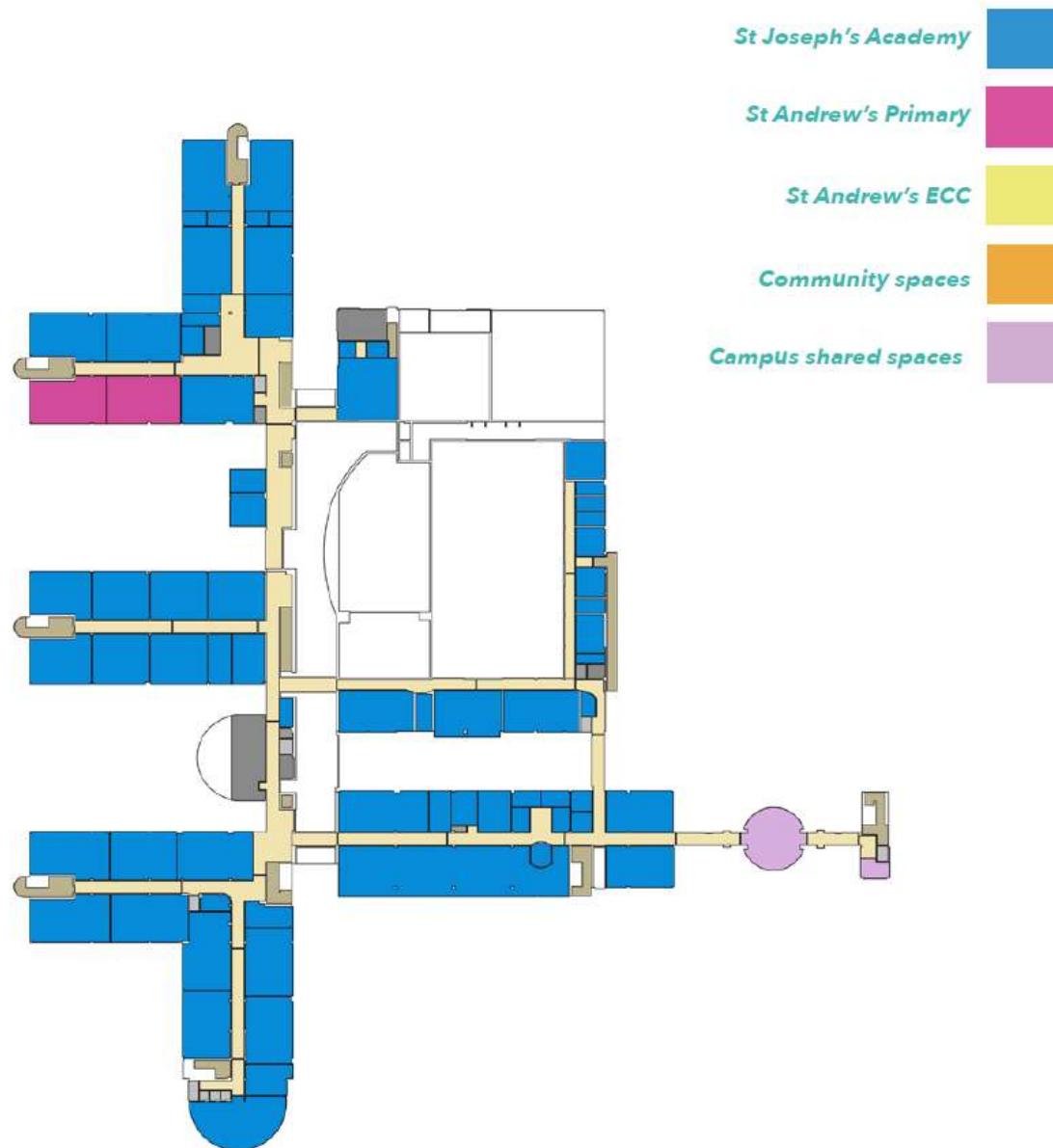
**APPENDIX 5 – (L shaped brown) secure playground area for St Sophia's Primary adjoining the music block**



## APPENDIX 6 – ground floor plan St Joseph's Campus. St Andrew's Primary classrooms and gym (pink)

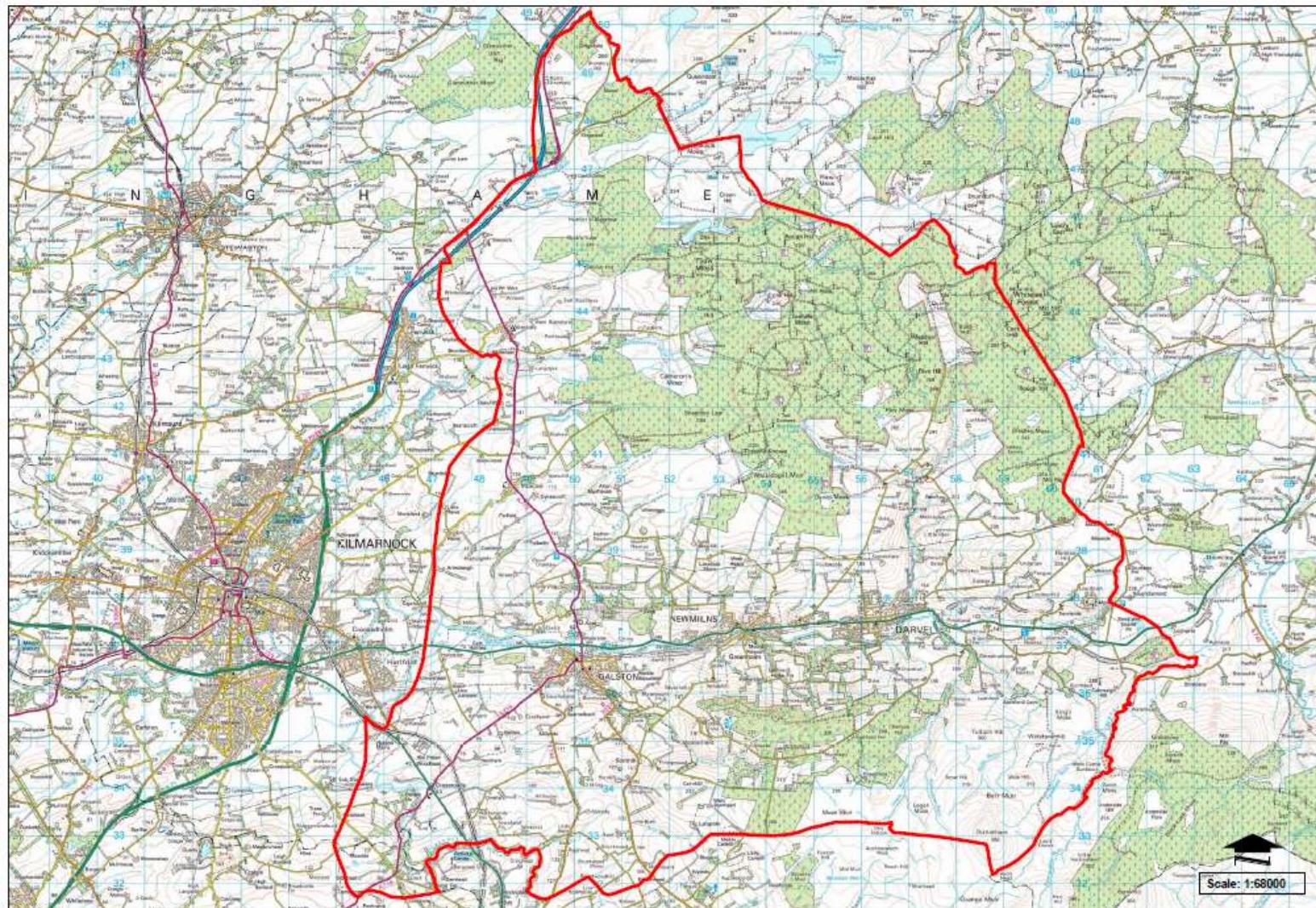


APPENDIX 7 – first floor plan St Joseph's Campus. St Andrew's Primary classrooms (pink)



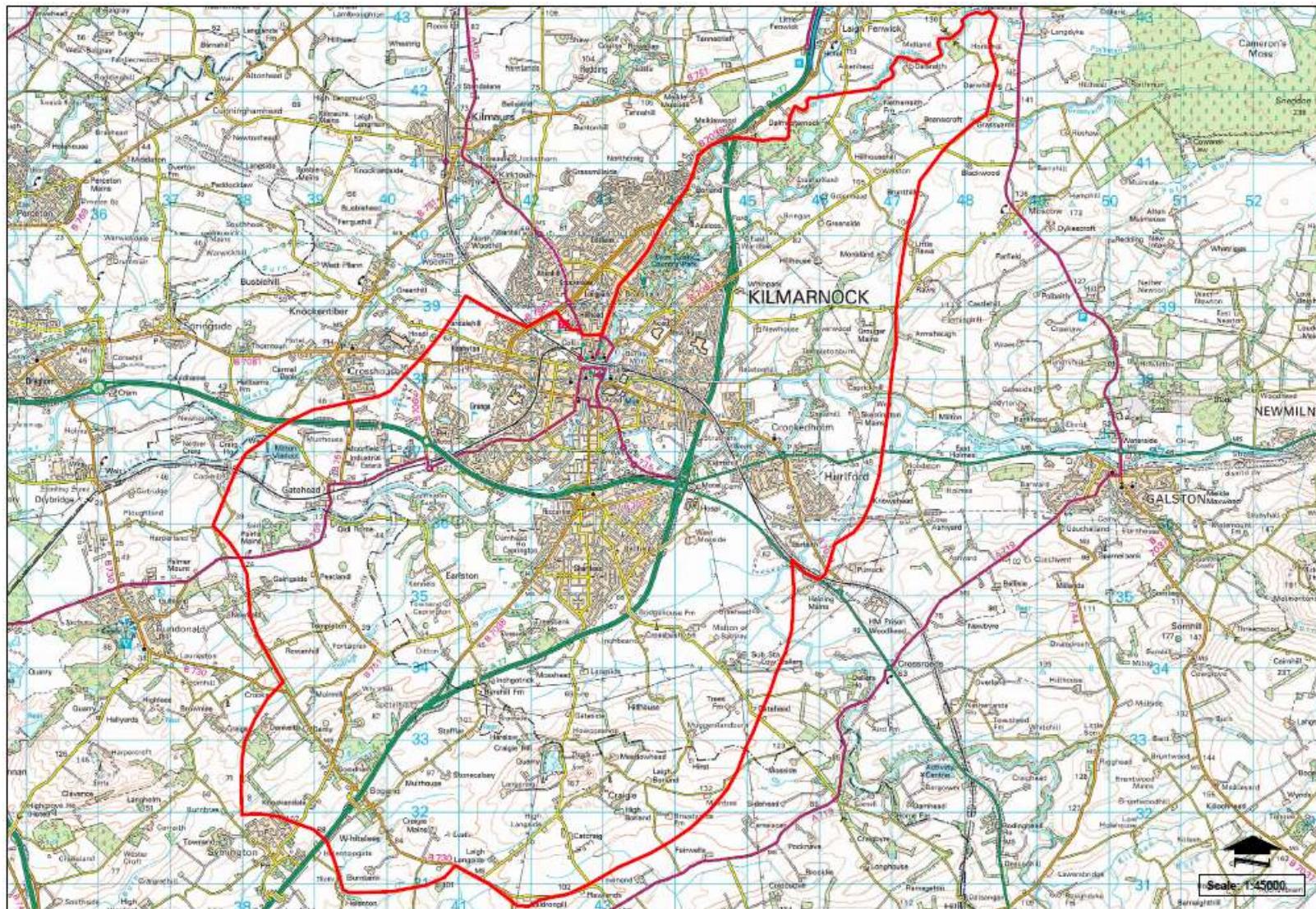
## APPENDIX 8

Current St Sophia's Primary School - Delineated area



## APPENDIX 9

### Current St Andrew's Primary School - Delineated Area



## APPENDIX 10

An example of a proposal response form. This is available online at:

<https://www.east-ayrshire.gov.uk/CouncilAndGovernment/Consultations/School-consultations.aspx>

That subject to the outcome of this consultation exercise:

A decision is made on how best to address condition and suitability options at St Sophia's Primary School from the following options:

Option 1 - refurbish the existing St Sophia's Primary School building.

Option 2 - close St Sophia's Primary School and incorporate into St Andrew's Primary School.

Option 3 - re-locate St Sophia's Primary School to an area at Loudoun Academy.

<b>MUST BE COMPLETED FOR A VALID RESPONSE</b>		
Name (Please Print)	Address	Postcode
<b>CONFIDENTIALITY OF RESPONSE</b>		
I wish my response to be considered as confidential with access restricted to elected members and council officers of East Ayrshire Council <input type="checkbox"/>		

PLEASE CONFIRM THAT YOU HAVE READ THE STATUTORY CONSULTATION DOCUMENT (FULL DOCUMENT) BY TICKING THIS BOX

<b>YOUR INTEREST:</b> Please tick the most relevant box below				
St Sophia's PS	1. Parent / Carer <input type="checkbox"/>	2. Staff <input type="checkbox"/>	3. Child <input type="checkbox"/>	4. Former Pupil <input type="checkbox"/>
St Andrew's PS	5. Parent / Carer <input type="checkbox"/>	6. Staff <input type="checkbox"/>	7. Child <input type="checkbox"/>	8. Former pupil <input type="checkbox"/>
Loudoun Academy	9. Parent / Carer <input type="checkbox"/>	10. Staff <input type="checkbox"/>	11. Child <input type="checkbox"/>	12. Former pupil <input type="checkbox"/> 13.
Other	14. Parent Council Member <input type="checkbox"/>	15. Elected member / MSP / MP <input type="checkbox"/>	16. Community Planning Partner <input type="checkbox"/>	17. Member of Community Council <input type="checkbox"/>
	18. Resident East Ayrshire <input type="checkbox"/>	19. Other (please specify) <input type="checkbox"/>		

<b>SUMMARY OF REPORT</b> – Please refer to the statutory consultation document for the full details of the proposal
Please indicate your preferred option:
List the two main reasons for your view
<b>Reason 1</b>
<b>Reason 2</b>