
COMMUNITY LEARNING & SECONDARY SCHOOL ESTATE REVIEW UPDATE - GALASHIELS, HAWICK, PEEBLES AND SELKIRK

**Report by Interim Service Director Children & Young People and
Service Director Assets & Infrastructure**

SCOTTISH BORDERS COUNCIL

29 November 2018

1 PURPOSE AND SUMMARY

- 1.1 This report provides an update of the continuing progress that has been made regarding the development of Individualised Strategic Plans for the school communities in Galashiels, Hawick , Peebles and Selkirk and recommends the next steps to be undertaken.**
- 1.2 In April 2018, Elected Members approved the creation of Individualised Strategic Plans for Galashiels Academy, Hawick High School, Peebles High School and Selkirk High School. This report details the education models that are currently being considered; provides copies of the analysis that have been carried out regarding sites in Galashiels and Hawick; recommends the next steps to be undertaken in respect of each Plan, including the further engagement that is required with the wider communities; summarises the work carried out in each of the secondary schools that is planned for future maintenance; provides indicative costs and timetabling for the delivery of either a new secondary school or campus model in each of the 4 communities; and recommends a priority and sequence of investment across the 4 communities.

2 RECOMMENDATIONS

2.1 We recommend that Elected Members: -

- (a) approve the recommendations regarding the proposed next steps for the Individualised Strategic Plan of each of the schools;**
- (b) Agree the proposed indicative sequence and priority for investment as:**
- 1. Galashiels**
 - 2. Hawick**

- 3. Selkirk**
- 4. Peebles;**

- (c) note the on-going improvement and maintenance works undertaken to date and planned for future; and**
- (d) note that a further report will be prepared and presented to Members setting out a detailed delivery programme and the financial implications of progressing Galashiels as a first priority. The timescale of that report will be dependent upon further community consultation regarding the preferred education model and discussions on funding with Scottish Government and Scottish Futures Trust.**

3 BACKGROUND

- 3.1 On 26 April 2018, Elected Members approved the creation of Individualised Strategic Plans for Galashiels Academy, Hawick High School, Peebles High School and Selkirk High School (report attached as **Appendix 1**). These Strategic Plans will enable the development of a bespoke strategy for each of these schools in line with the principles of the School Estate Review and the pillars of the Christie Commission.
- 3.2 Following the completion of the new Kelso High School, construction operations having commenced in Jedburgh, and in the April 2018 Report, Children and Young People's Services expressed its ambition to replace, or alternatively, substantially improve all remaining 4 high schools at the earliest opportunity; with a target to achieve replacement of all 4 within the next 10-15 years. This timeframe is consistent with the end of the PPP contract for the 3 x PPP High Schools at Earlston, Eyemouth and Berwickshire which will ensure that all secondary schools within the Borders will have received significant investment within a 25 year timeframe since the commencement of the operational phase of the PPP project.
- 3.3 Progress has been made with each of the Strategic Plans; Children & Young People Services and Assets & Infrastructure have worked together to identify education and property concepts for each town. This report outlines the progress that has been made regarding each plan and outlines the educational and property options that have been identified.
- 3.4 Where appropriate work is being undertaken in collaboration with other public sector bodies within the area to identify opportunities to share facilities and services within proposed new school developments and to enable effective management of the infrastructure investment to help achieve best value. This work is being carried out in conjunction with and funded jointly by Scottish Futures Trust (SFT), a body established by the Scottish Government to manage infrastructure investment.
- 3.5 In early November 2018, SBC and Police Scotland were successful in being jointly awarded £40,000 of Capital Enabling (Feasibility) Funding from Hub South East and SFT to undertake a joint study of Police Scotland facilities in both Galashiels and Hawick with a view to understanding the potential future investment priorities required in order to meet their present-day operational requirements. As noted in paragraph 3.4, and a clear Government mandate that co-location and collaboration of public sector services is to be encouraged, it is considered appropriate that a joint review of the facilities currently provided by Live Borders and Police Scotland are undertaken to assess their potential for rationalisation and co-location with the new schools. This may include for example the re-provisioning of leisure services as an integral part of any new community campus.
- 3.6 Approval was given in April to the carrying out of improvements at each of the high schools, addressing issues raised following the engagement events in early 2018, funded from the School Estate Block Allocation Programme. This report outlines the progress made and details the improvements carried out to date at each school. Increased investment will be required year on year to maintain these 4 high schools to a functional standard given

their age and current condition. Agreeing to a sequence of priority investment will allow the finite maintenance budget to be re-profiled to target maintenance of those properties requiring to be maintained over a longer period while ensuring delivery of the curriculum in each instance.

- 3.7 The Education Core Facts information provided to Scottish Government annually for the entire estate comprises three distinct measures – sufficiency, suitability and condition. Condition is measured on a scale of A-D, with A being the best and D the worst. Eleven individual elements of the physical fabric are assessed to determine the overall condition rating. At present, the current identified maintenance requirements in Galashiels Academy and Hawick High School are:

Galashiels Academy -	£2.2m
Hawick High School -	£0.6m

4 INDIVIDUALISED STRATEGIC PLANS

- 4.1 Following the success of securing Government funding for the intergenerational campus model at Jedburgh it has been considered prudent to investigate campus options for each of the communities. It should be noted that there are different potential campus models – from a single integrated building (such as Jedburgh) to a collection of multiple buildings on a shared site or sites which could include 'separate' nursery, primary, ASN or leisure accommodation in addition to a secondary school.
- 4.2 For the purposes of this report, reference to a campus model is not predicated at this stage on a specific design solution which may ultimately vary from town to town. Two options (new secondary school only or a campus solution) have been considered and costed for each community using established metrics and are detailed later in this report.
- 4.3 The engagement sessions held in each of the communities in early 2018 were to obtain initial views on the secondary education provision in each town and share ideas about future provision. Accordingly, further community consultation will be required regarding campus options in respect of Galashiels and Hawick to explore the full potential of these sites.
- 4.4 Statutory community consultation is vital to the development of the Strategic Plans in accordance with the Schools (Consultation) (Scotland) Act 2010 irrespective of whether it is a 'like for like' new school or new campus model. Indicative costings have also been prepared regarding each option along with a table indicating the potential cost implications related to the indicative timetable for delivery.
- 4.5 In April 2018, Elected Members agreed that Hawick and Galashiels were both priorities for investment. Accordingly, architects have been appointed to prepare an Options Analysis for each town - considering the available sites that can accommodate either a new secondary school and/or a campus and to provide schematics of how the accommodation could fit for each model.

4.6 The Options Appraisal Reports for Galashiels and Hawick are attached as **Appendices 2** and **3** respectively. The sections below detail the proposed next steps for each Strategic Plan.

4.7 While work will continue regarding the development of educational and property options for Peebles and Selkirk (with further consultation currently being planned to take place in the next 3-6 month), Galashiels and Hawick will continue to be prioritised at this stage. Officers will continue to assess the priorities for investment and will continue to monitor capacity within the Peebles cluster which may require priorities to be adjusted at a future date.

5 GALASHIELS

5.1 The current schools within the Galashiels cluster are noted below, with the schools located within the town highlighted.

	Condition	Suitability	Roll	Capacity	Occupancy
Galashiels Academy	C	C	805	1215	66%
Balmoral Primary School	C	B	103	150	69%
Burgh Primary School	C	B	205	235	87%
Glendinning Terrace Primary School	C	C	75	125	60%
Langlee Primary School	A	A	253	406	62%
St. Margaret's RC Primary School **	C	B	63	125	50%
St Peter's Primary School	C	B	248	310	80%
Clovenfords Primary School	A	A	122	150	81%
Fountainhall Primary School	B	B	16	50	32%
Heriot Primary School	B	B	27	75	36%
Stow Primary School	B	A	78	100	78%
Tweedbank Primary School	B	B	162	208	78%

** denotes denominational provision

5.2 The options currently being considered are:

(a) **Option 1 – New Secondary School**

This option assumes that a new secondary school only is constructed to provide a state-of-the-art community learning environment designed to improve the experience and outcomes for every learner. It is envisaged that the new school will have capacity for up to 1,100 pupils and will also provide specifically designed space and facilities for pupils with Additional Support Needs (**ASN**). A programme to improve and/or replace the existing primary schools in the town would require to be considered separately at a later date.

(b) **Option 2 – Campus Model**

The condition, suitability and sufficiency of the school estate across the town have also been considered. Apart from the recently opened Langlee Primary School, the school estate is generally rated as C (Poor, showing major defect and/or not operating adequately).

A campus model could therefore provide an opportunity to deliver a state-of-the-art solution addressing the wider property issues across the school estate in Galashiels, while facilitating access to new improved learning experiences and outcomes for nursery, primary and secondary pupils.

For the purposes of this report however, the campus option considers a 2 campus approach for the town with the recently completed Langlee Primary School forming one of the retained sites:-

GALASHIELS			
Option	Comprising	Pupil Roll	Total Roll
New High School	Secondary School	1100	
	ASN	50	1150
Campus Model	Secondary School	1100	
	Primary	650	
	ASN	50	
	Nursery	200	2000

- 5.3 As stated above, there many different campus models ranging from an integrated 3-18 model to a collection of buildings on one or more sites sharing facilities. The consultation process with the community will help shape the solution for Galashiels. It must be noted that any option for Galashiels that considers making changes to St Margaret’s RC Primary will require careful consideration and planning given the particular protections and processes attached to denominational education.
- 5.4 Site analysis of several sites across Galashiels has been carried out to establish which sites are suitable and can accommodate a secondary school or a campus option. While 4 sites were initially identified in the town, only 2 are large enough to accommodate a new secondary school or a campus. The sites identified as options are – (1) Scott Park and (2) Netherdale as detailed in **Appendix 2**.
- 5.5 It is proposed that further consultation is undertaken with the community, in accordance with the Schools (Consultation) (Scotland) Act 2010 and with parents, pupils and staff to determine the preferred option in terms of educational model and site. This will help develop a detailed and bespoke proposal to take forward to the next stage of the process. At the same time discussions will be progressed with the public, private and third sector regarding the potential for other services to share services and facilities. This will include consideration of inclusion of the community facilities within the town.
- 5.6 While both Galashiels and Hawick High Schools are both classed as Grade C in relation to Condition under the Core Facts data, Galashiels will require significantly more financial investment on an element by element fabric basis in order to remain a fully functioning asset with no impact on the delivery of the curriculum. It is recommended therefore that Galashiels is the first priority for investment given the current condition and suitability of the existing school in relation of the rest of the estate.

5.7 Galashiels Academy requires significant expenditure over the short to medium term to keep the building wind and watertight and fully functional; this includes c£1m for a new roof on the games hall, which despite being repaired this year, still has a very short residual lifespan. While additional improvements to the Academy since the feedback from stakeholders have included the replacement of the Secondary Support Centre, improved security and circulation and there will be further consideration required shortly for the replacement of the heating, lighting and floor in the Games Hall during financial year subject to prioritisation of the high school's programme.

6 HAWICK

6.1 The current schools within the Hawick cluster are noted below, with the schools located within the town highlighted.

	Condition	Suitability	Roll	Capacity	Occupancy
Hawick High School	C	C	817	1339	61%
Burnfoot Community School	C	B	254	373	68%
Drumlanrig St Cuthbert's Primary School	C	C	311	340	91%
Stirches Primary School	C	B	109	150	73%
Trinity Primary School	C	B	212	307	70%
Wilton Primary School	C	B	206	307	67%
Denholm Primary School	A	A	105	125	84%
Newcastleton Primary School	B	B	68	100	68%

NB: With the recent agreed closure of St Margaret's RC, there is no longer any denominational school provision in Hawick.

6.2 The educational models that have been considered are: -

(a) **Option1 - New Secondary School**

This option assumes that a new secondary school is constructed to provide a state-of-the-art learning environment designed to improve the experience and outcomes for every learner. It is envisaged that the new school will have capacity for up to 900 pupils and will also provide specifically designed space and facilities for pupils with ASN. A programme to improve and/or replace the existing primary schools in the town would require to be considered separately at a later date.

(b) **Option 2 - Campus Model**

The condition, suitability and capacity of the school estate across the town have also been considered. All the schools within the town are rated as being C (Poor - showing major defect and/or not operating adequately). This option would comprise all stages of nursery, primary, secondary and ASN education on a campus site or sites with a combined capacity for 2,500 pupils. A campus model could provide an opportunity to provide a state-of-the-art solution to the property fabric

issues across the school estate while facilitating a new seamless, integrated approach to learning in the town.

- (c) Given the size, scale and cost of such a single campus solution however, comprising some 2500 pupils and implications for pupil transport for example, it is also considered appropriate that a dual campus approach is investigated that might seek to consolidate education provision on two sites (north and south for example) within the town. This would likely introduce an additional layer of complexity to any future consultation process.

HAWICK			
Option	Comprising	Pupil Roll	Total Roll
New High School	Secondary School	900	
	ASN	50	950
Campus Model	Secondary School	900	
	Primary	1200	
	ASN	50	
	Nursery	350	2500

- 6.3 An initial options analysis of the available sites within the town that can accommodate a new school or campus has been prepared and is attached as **Appendix 3**. 10 sites have been considered within the town, with 2 being considered too small for a new secondary or campus option. The remaining 7 sites as shown in Appendix 3 were taken forward to the next stage of the appraisal.
- 6.4 There are other complex issues within Hawick however aside from questions of scale and accessibility, in particular with relation to flood risk. While the existing High School site in Hawick has been included within the Options Appraisal, it is noted that further detailed investigations are required regarding the currently proposed flood prevention works (the Hawick Flood Protection Scheme (HFPS) at this site and the nature of permissible development works which could render this and other adjacent town centre sites undevelopable for an education project of this scale.
- 6.5 HFPS will deliver protection to the town generally at a level commensurate with 1 in 75-year flood events. Early advice is that any new school provision on the same site or at same level, would require to achieve, a higher level of protection commensurate with its classification as a strategic asset. In addition, other sites are already identified within the Local Development Plan in terms of business, mixed use or industrial zoning and this could have a detrimental impact on the wider economic health of the town if utilised for educational purposes and an analysis would therefore be required.
- 6.6 As stated above there are several different campus models. Campus options for Hawick will require further testing considering property/site options. Given the location of the other sites currently being considered and the geography of the town it is recognised that access and transportation requirements may result in a single site campus option not being suitable

for the community, accordingly other campus models will be considered. It is essential that further consultation is undertaken with the community, parents, pupils and staff to determine the preferred option(s) in terms of educational model(s) and site(s). This will help develop a proposal to take forward to the next stage of the process. At the same time discussions will be progressed with the public, private and third sectors regarding the potential for other services to share services and facilities. This will include consideration of inclusion of the community facilities within the town.

- 6.7 It is recommended that Hawick continues to be a priority for investment as the condition and suitability of the school estate within the town remains poor. The identification of suitable site(s), the impact of the Hawick flood prevention scheme and education option(s) requires more investigation and this work will be progressed in conjunction with further engagement and consultation with the community. It is still considered plausible that a solution can be achieved within 5-10 years. A considerable refurbishment programme which has been ongoing for 2 years in Hawick, has resulted in refurbishment of pupil learning areas across several areas of the school, improved security and entrance areas and full refurbishment of the library to create a more appropriate social and study space. Creation of 2 new Home economics labs supported the reintroduction of the subject into the curriculum this session and planned improvements continue with energy efficiency works and upgrading of the PE changing facilities.

7 SELKIRK

- 7.1 The current schools within the Selkirk cluster are noted below, with the schools located within the town highlighted.

	Condition	Suitability	Roll	Capacity	Occupancy
Selkirk High School	C	C	401	729	55%
Knowepark Primary School	B	B	247	373	66%
St Joseph's RC School	C	B	40	50	80%
Philiphaugh Primary School	C	C	125	150	83%
Kirkhope Primary School	B	B	7	50	14%
Lilliesleaf Primary School	B	B	53	117	45%
Yarrow Primary School	B	B	13	50	26%

- 7.2 From experience with the Jedburgh Intergenerational campus model it is considered appropriate that a 3-18 campus option could be considered for the Selkirk cluster. This could comprise all the schools within the town and potentially a partial inclusion of the rural schools within the cluster, as was suggested during the pre-consultations with pupils from P6 and P7 transitioning to the campus. The options proposed for consideration could comprise: -

SELKIRK			
Option	Comprising	Pupil Roll	Total Roll
New High School	Secondary School	500	
	ASN	50	550
Campus Model	Secondary School	500	

	Primary	434	
	ASN	50	
	Nursery	160	1,144

- 7.3 Previous consultation with the community has focussed on secondary education. It is therefore proposed that further consultation is undertaken with the community, parents, pupils and staff to determine the preferred option in terms of educational model. This will help develop a proposal to take forward to the next stage of the process. Discussions will also be progressed with the public, private and third sector regarding the potential for other services to share services and facilities.
- 7.4 Engagement sessions are planned to take place shortly to consider the valley catchment areas and to seek views on the rural schools in the area which are all operating at very low occupancy levels. Parents in the valley catchment and adjacent areas will receive a letter inviting them to attend the events to share their views.
- 7.5 Work will continue to develop a Strategic Plan for Selkirk, with the intention of a school or campus being delivered in approximately 10 years' time subject to funding. The priority for investment will continue to be reassessed as the Strategic Plans develop. In the meantime, improvements which are being carried out in response to the consultation feedback will create improved facilities in the school and social spaces, upgrade toilet facilities, improve security and complete energy efficiency works. Further maintenance works will be carried out from Block Allocation.

8 PEEBLES HIGH SCHOOL

- 8.1 The current schools within the Peebles cluster are noted below, with the schools located within the town highlighted.

	Condition	Suitability	Roll	Capacity	Occupancy
Peebles High School	B	B	1272	1519	84%
Halyrude Primary School **	B	A	89	125	71%
Kingsland Primary School	A	A	393	439	90%
Priorsford Primary School	B	B	425	472	90%
Broughton Central Primary School	B	B	70	125	56%
Eddelston Primary School	B	B	43	100	43%
Newlands Primary School	A	A	79	100	79%
St Ronan's Primary School	C	B	268	340	79%
Walkerburn Primary School	B	B	17	75	23%
West Linton Primary School	A	A	234	340	69%

** denotes denominational provision

- 8.2 Primary and secondary schools within Peebles currently have limited capacity for increased roll numbers, which is the main concern in this location as opposed to issues of condition at Galashiels and Hawick. Both Priorsford and Kingsland primary schools are operating at 90% capacity and

Peebles High School at 84% capacity and further work on projected roll figures is required. It is recommended that any decision to build a new school or campus model must form part of an overall SBC masterplan for the town taking cognisance of projected housing developments, transport links, infrastructure (including flood risk) and the local development plan.

- 8.3 In addition to considering options for a new secondary school it was also considered prudent to consider campus options. For the purpose of this paper Kingsland Primary School has not been considered as part of the campus option given its location in the town and the recent substantial investment into the building and its facilities. It should also be noted that any campus option comprising Halyrude School will require careful consideration and planning given the protections and processes attached to denominational education. Discussions will also be progressed with the public, private and third sector regarding the potential for other services to share services and facilities.

PEEBLES			
Option	Comprising	Pupil Roll	Total Roll
New High School	Secondary School	1519	
	ASN	50	1560
Campus Model	Secondary School	1519	
	Primary	650	
	ASN	50	
	Nursery	160	2379

- 8.4 In April 2018, Children and Young People advised that further consultation was required within the cluster. In agreement with the head teachers in the cluster, consultation is scheduled to take place in early 2019 with pupils (P6-S6) regarding the secondary learning experience and outcomes that they wish to achieve. These sessions will be facilitated by external facilitators. It is proposed that the outcome of the pupil consultation will be shared and discussed at engagement sessions with staff and parents across the cluster. This process will assist in determining concepts which can then be informally consulted upon within the community and will provide a platform for all stakeholders to work together to achieve a learning provision to meet the overriding principles of both the School Estate Review strategy and the Christie Commission. Officers do not underestimate the scale of the potential challenges which may emerge during these consultations.
- 8.5 Works carried out in Peebles in response to feedback received in the earlier consultation event include energy efficiency works to upgrade heating and lighting. The school management team have assessed circulation routes and are content that these are acceptable. A group of staff, parents and pupils are working on a proposal to improve security around access and egress, and there is a feasibility study to improve accessibility to the music department. Funding has been identified in the Education capital block to fund recommendations from this work which has still to be carried out.
- 8.6 Based on the current condition and suitability ratings of the school estate in the Peebles cluster, Peebles is currently recommended to be delivered

within a 10-15 year timeframe. The position regarding condition and suitability will continue to be assessed in line with Scottish Government guidance, with a greater proportion of the maintenance budget being allocated to the school over time while recognising the earlier completion of the Millennium wing and more recently the standalone Peebles sports facilities on the current site.

8.7 It is recognised that further work on pupil projections is required given the potential for further housing development across the cluster. The projected numbers will be monitored on an ongoing basis to ensure that the capacity within the schools is appropriate measures to manage this are taken and if required the timetabling for investment across the secondary estate will be revisited.

9 INDICATIVE COSTS AND DEVELOPMENT PROGRAMME

9.1 Indicative costs have been calculated for both new high school and campus options for each community. These figures have been calculated utilising the standard current metrics that the Scottish Government and SFT use in their determination of the funding for new schools and community learning environments. These metrics are based on a calculation of £ cost per m² per pupil, with different values and space allocated for each learning stage (nursery, primary and secondary). Facilities are generally funded on a like for like basis, with no assumed increase to accommodate growth, i.e., as might be the position in Peebles.

9.2 Costs have been forecast to illustrate programme options to deliver all four schools across a timeframe of circa 14 years. An assumption of inflation has also been made in accordance with industry standard norms. The calculations also assume additional space is provided within each option for use by partners in each school or campus as follows: -

- Galashiels and Hawick - 400m²
- Peebles - 500m²
- Selkirk - 150m²

Community	Option	Illustrative Completion Dates			
		2023	2026	2029	2032
Galashiels	Campus	£61.6m	£71.3m	£82.7m	£95.6m
	New Secondary	£47.9m	£55.4m	£64.2m	£74.3m
Hawick	Single Campus	£82.6m	£95.6m	£110.7m	£128.2m
	New Secondary	£39.8m	£48.4m	£58.8m	£71.6m
Selkirk	Campus	£44.9m	£51.9m	£60.1m	£69.7m
	New Secondary	£27.7m	£32.1M	£37.2m	£43.0m
Peebles	Campus	£78.3m	£95.1m	£110.1m	£127.6m
	New Secondary	£59.2m	£68.6m	£79.4m	£92.0m

NB: Figures in bold identify the campus model in each instance based on recommended sequencing and timescales and the overall consolidated roll numbers indicated. These figures also exclude any additional community or leisure elements.

10 CONSULTATION AND LEGAL PROCESS

- 10.1 The Schools (Consultation) (Scotland) Act 2010 (**Act**) specifies situations where a local authority must carry out statutory consultation in accordance with the Act. This includes school closures, relocations, changes to catchment areas and changes regarding transition to secondary school. The Act lays down specific protocols and requirements in relation to the consultation process and engagement with local communities. The Statutory Guidance for the Act confirms that pre-consultation engagement forms an important part of the consultation process. While the pre-consultation process is not prescribed in the Act, it requires that a local authority considers carefully how to engage constructively with communities in advance of a statutory consultation.
- 10.2 Full compliance with the Act and the accompanying Statutory Guidance is essential to ensure integrity of the Statutory Consultation process in order that any proposal is not called in for review by the Scottish Government. In the event of a school closure proposal, the Scottish Government will scrutinise every aspect of the consultation process and if they identify that a Council has failed to comply with the Act or has failed to take account of a material consideration they may call in the proposal for review; which could ultimately result in the consent to the proposal being withheld and the Council being unable to commence a further consultation regarding the school for a minimum period of 5 years. Accordingly, all consultation must comply and adhere with the provisions of the legislation to ensure it is compliant and robust.
- 10.4 There are also specific protocols requirements regarding denominational schools in the Education (Scotland) Act 1980. Any proposal that may include a proposal to close a denominational school or cease provision of denominational education must be comply fully with the legislative requirements. Pre-consultation is required with the Church. The support of the Church and the denominational community to any closures or changes to provision of denominational education can be critical and specific Secretary of State approvals will be required.

11 CONCLUSION AND RECOMMENDATIONS

- 11.1 Progress has been made in respect of all the Strategic Plans and it is now recommended that further engagement and consultation takes place with each community to progress the Plans.
- 11.2 However, Galashiels has emerged as the priority to take forward to next stage on the basis the current issues with the fabric of the Academy and the projected maintenance costs, both short and medium term. In addition the consultation work undertaken in early 2018 on the educational vision identifies that the community are more clear on what is required. Finally, the identified sites in Galashiels do not present any unresolvable issues from a technical and planning perspective. As only two sites have been identified, which present significantly less complexity than is present in Hawick; there is a clearer strategy and vision for the delivery of education in Galashiels.

- 11.3 While Hawick High School has issues regarding its building condition and maintenance, the issues regarding identifying a deliverable site and vision for an education model are much more complex and more work is required to take this forward in conjunction with the community. It is stated within this report that the complexities around the selection of a preferred location in Hawick present significant challenges from either flooding or a local plan perspective.
- 11.4 The property maintenance issues are not as significant at Selkirk or Peebles at this point on time; however, both will still require considerable expenditure in this regard. It is the intention to have further engagement with these communities to work on the options to take forward to the next stage of the Strategic Plans.
- 11.5 As has been identified within the report, due to potential role and capacity pressures however, particularly in Peebles, the priority of the Strategic Plans beyond Galashiels will continue to be re-assessed in a proactive manner.

12 IMPLICATIONS

12.1 Financial

- (a) As stated in the 26 April 2018 paper to Elected Members, the transformation of the school estate will require significant additional investment with funding support from the Scottish Government being a prerequisite. Both Kelso and Jedburgh attracted significant funding from Government to meet part of eligible capital costs. A High School will typically receive funding on a like for like basis at a level of two thirds Government funding and one third Council funding and 50/50 for Nursery and Primary schools. It should be noted however that these proportions only apply to the provision of education space and the inclusion of community and other ancillary space within schools places a greater burden on the council share of funding. By way of example the funding package for Jedburgh based on "allowable costs" under the SFT model was closer to a 50/50 share.
- (b) Kelso and Jedburgh have been funded through the DBFM model (Design, Build, Finance and Maintain) in partnership with Scottish Futures Trust and Hub South East Scotland. This model is designed to fund part of the annual running costs, i.e., capital financing, hard FM and lifecycle while the Council remains responsible for other costs e.g. rates, cleaning, soft FM, utilities and catering costs of the building.
- (c) As an indication of cost, the new Jedburgh campus will cost approximately £33m in capital terms and will be projected to incur additional annual revenue costs to the Council of c£1.4m per annum. It is anticipated at this stage that the same revenue funding model, DBFM structure and use of Hub South East will apply to any new high school project, whether replaced on a like for like basis or as a campus solution. Applying a similar arrangement suggests for example that a Galashiels project delivered in 2023 at £62M will result in revenue cost in the order of £3M per annum over a 25 year period for a campus

model and £2.1m for a £48m secondary school based on extrapolation to 2023 prices

- (d) The ongoing restrictions on public finances, limits on the council tax and competing priorities within the capital programme present significant challenges to the council in funding even the initial Galashiels secondary school project.
- (e) The delivery of a campus model, if this is the model favoured by communities and Elected Members, allows for the closure of other facilities which would provide revenue savings to offset this cost. A significant diligence exercise requires to be undertaken to assess the potential scope of property rationalisations and the savings that could accrue from closing buildings and rationalising provision on one or more campus sites in each town.
- (f) Should Members decide to proceed with Galashiels as the first priority an assessment of the Council's available borrowing capacity will be required to ensure the mandatory limits imposed by the prudential code are not breached.
- (g) The inclusion of Galashiels and Hawick within the 10 year capital programme will require amendments to the phasing of the capital plan and accommodating these projects may, it is anticipated, require projects already in the approved capital plan to be re-profiled.
- (h) There is no prospect based upon current funding parameters, of the Council being able to deliver 4 high schools within the 10 year time frame of the capital plan 2019 - 2029.

12.2 Risk and Mitigations

- (a) The main risks to these proposals are:-
 - (i) Legal Risk – a failure to comply with the provisions of the Act regarding the prescribed consultation processes or the provisions of the Education (Scotland) Act 1980 regarding denominational or other education might limit SBC's ability to proceed with any option to change the current school estate. The processes prescribed in the legislation must be adhered to. These risks can be mitigated by carrying out robust and extensive informal consultation with the communities in the school cluster regarding the educational and property options and also liaising closely with the Archdiocese in regard to any option or proposal regarding changes to denominational education. Legal Services will continue to work closely with Children and Young People Services and Assets and Infrastructure regarding all consultation (informal and formal).
 - (ii) Failure to secure funding - Any proposal will be dependent on securing funding from the Scottish Government as all investment models for the School Estate are delivered in partnership with the Scottish Government. The Scottish Government are at the end of the current "Schools for the Future Programme". It is noted within this report that an announcement of a £1bn infrastructure

fund commencing in 2020 has been made on 21 November. Officers have made contact with the Scottish Government to arrange to meet to review this announcement and its suitability for any of the projects noted within this report. It is likely that this meeting will be held before the end of the calendar year.

- (b) In order to ensure that Scottish Borders Council remains in a position to respond to this announcement, the Service Directors of C&YP and A&I continue to maintain regular dialogue with respective SFT and Scottish Government officers regarding our School Estate programme and planned investment strategy (including standalone primary school provision). In seeking to progress an Individualised Strategic Plan for each of the secondary schools, Scottish Borders Council will be in a position to bid for investment funding when the Government announcements are made.

12.3 **Equalities**

Equalities Impact Assessments have been commenced in relation to the individual proposals for each school.

12.4 **Acting Sustainably**

Acting sustainably is embedded within all actions contained within the School Estate Review.

12.5 **Carbon Management**

Carbon management assessments will be contained within the individual community plans of the next stage of the School Estate Review.

12.6 **Rural Proofing**

Rural proofing is embedded in the legislation which governs the School Estate Review.

12.7 **Changes to Scheme of Administration or Scheme of Delegation**

There are no changes to either the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

13 **CONSULTATION**

- 13.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

- 13.2 Given the likely high levels of public interest, there has been close liaison with Corporate Communications.

Approved by

Stuart Easingwood, Interim Service Director Children & Young People

Signature

Martin Joyce, Service Director of Assets & Infrastructure

Signature

Author(s)

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Background Papers:

Previous Minute Reference: Scottish Borders Council, 26 April 2018

Appendices: Appendix 1: Secondary Schools Review, Scottish Borders Council, and
26 April 2018
Appendix 2: Stallan- Brand Report - Galashiels
Appendix 3: Stallan-Brand Report – Hawick

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Katrina Wilson can also give information on other language translations as well as providing additional copies.

Contact us at Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA