
STOW PRIMARY SCHOOL ACCOMMODATION WORKS

Report by the Service Director Capital Projects

EXECUTIVE COMMITTEE (FINANCE)

24 February 2015

1 PURPOSE AND SUMMARY

- 1.1 This report seeks authorisation for expenditure on additional accommodation works at Stow Primary School in connection with the Borders Railway.**
- 1.2 In light of the proximity of the new railway and station to the existing Stow Primary School, some additional accommodation works are considered desirable. These include a new separate road access for station traffic and protection from train and station noise.
- 1.3 This report summarises the measures proposed and requests authorisation for the necessary expenditure.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Executive Committee :-**
 - (a) Approves the virement of £2,522 from the Emergency/Unplanned Schemes in 2014/15 to Stow Primary School**
 - (b) Approves the virement of £72,416 from the Emergency/Unplanned Schemes in 2015/16 to Stow Primary School.**
 - (c) Approves the allocation of £22,552 of the School Health and Safety Block in 2016/17 to Stow Primary School.**

3 BACKGROUND

- 3.1 The original Borders Railway scheme excluded a railway station at Stow. A local campaign demonstrated support for a station however, and the Parliament requested the Council to develop a proposal that would satisfy the local community.
- 3.2 The Council had concerns about locating the station on its former site very close to the more recently built Stow Primary School and investigated two alternative sites. However these alternatives were dismissed by most consultees and/or raised road safety and flooding concerns.
- 3.3 A station on the former site was included in the Waverley Railway (Scotland) Act 2006 but it was acknowledged that:-
- It may be necessary to re-model the existing vehicular access which the Primary School and rail station would share.
 - The Council would give consideration to moving the playground to another side of the building.
- 3.4 During the current design/construction phase the Council negotiated a separate road access to the rail station from the Borders Railway Project. The Project has also provided new footpaths in the school grounds, a temporary traffic access barrier and will provide a visual treatment to the railway noise barrier.
- 3.5 The Project will also provide noise protection from trains, car park traffic and the station tannoy. Project design targets are forecast to be achieved by a 3 metre high noise barrier between the station and the school. It is important to note that test trains running from Spring 2015 will need to validate that the noise protection proposed is satisfactory.
- 3.6 The station and car park area will be monitored by CCTV from ScotRail's control centre in Dunfermline but this system will not extend beyond the station perimeter. Network Rail and British Transport Police with the Scottish Youth Theatre are raising awareness of rail safety in local schools all along the railway line.

4 ADDITIONAL SBC ACCOMMODATION WORKS

- 4.1 The new railway and station represents a significant change in the vicinity of the school. There will be a new station car park with 34 car spaces and old station buildings near the school could potentially be reused for new purposes such as bike hire and a cafe. Such facilities will attract additional people and traffic to the locality.
- 4.2 Consequently, additional traffic, the potential for trespass and train incidents are some of the concerns that have been raised by school staff and parents now that works are well advanced and their impact can be more readily determined. Arising from the Council's duty of care, officers have considered the current situation. This includes poor school traffic

arrangements, lack of current safety features such as CCTV and low quality and degraded perimeter fencing.

- 4.3 This has resulted in additional accommodation works proposed as follows:-
- The front of the school be re-landscaped to differentiate between the public realm and school (private realm) to guide traffic away.
 - A traffic barrier could be erected to allow traffic to the school to be restricted in future.
 - The school to be fitted with a CCTV system to external elevations and monitored by the School.
 - An improved wire mesh fence around part of the school to provide a degree of visual deterrence.
 - Landscaping to the front of the noise barrier to improve its visual appearance.
- 4.4 Together with the steps undertaken through the main Project activities, these works will help to ensure that the Council has made reasonable provision to accommodate the changes as they affect the school thereby addressing the concerns which have been raised.
- 4.5 Regarding overall rail safety concerns, no further action is proposed. This is regulated by the Office of Rail Regulation and legislation. For the 7th year there have been no passenger fatalities caused by UK rail operators anywhere on the 16,000 km UK network.
- 4.6 Network Rail was invited to financially contribute to the SBC works. They declined on the basis that any additional works outside their scope would need to be taken on by their Project funder, Transport Scotland and secondly, the Project will have delivered all the works (including accommodation works) authorised and required by the Waverley Act at this location.
- 4.7 Part I of the Land Compensation Act 1973 is a potential mechanism for claiming compensation for land value reductions from new works such as railways, but this is limited to the effects of noise, vibration, smell, fumes, smoke and lighting, and only after one year of operation.

5 IMPLICATIONS

5.1 Financial

The recommendation is for a combined expenditure of £97,490. This provides for construction costs and fees estimated at £88,627, plus a proportionate contingency of £8,863. The maintenance period for establishing the planting is included. The annual cost of £80 to maintain the CCTV would be funded from property maintenance in revenue. The major works would be undertaken during the 2015 summer holiday and be complete in advance of the operational rail service in September. The landscaping and planting work will be completed in 2016/17.

The main construction items are summarised below:-

	2014/15	2015/16	2016/17	Total
Landscaping and Planting			£16,653	£ 16,653
Barrier		£11,074		£11,074
CCTV		£6,785		£6,785
Fence		£39,262		£39,262
Fees	£2,522	£6,022	£478	£9,022
Downtakings /Sundries		£2,640	£3,191	£5,831
Contingency		£6,633	£2,230	£8,863
Total	£2,522	£72,416	£22,552	£97,490

The full breakdown of costs is detailed in Appendix A.

5.2 Risk and Mitigations

Some works will take place on land temporarily or permanently owned by Network Rail within the school's perimeter. Network Rail has indicated to the Council that they do not intend to retain surplus land in the long term. Liaison will take place with Network Rail before and during the works.

5.3 Equalities

Works to restrict traffic access to the school must not disadvantage disabled people.

5.4 Acting Sustainably

No decision is required that has economic, social or environmental implications.

5.5 Carbon Management

No decision is required that has an effect on carbon emissions.

5.6 Rural Proofing

This report does not propose a new or amended policy or strategy.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes proposed.

6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR, and the Clerk to the Council have been consulted and their comments have been incorporated into the final report.

Approved by

Martin Joyce
Service Director Capital Projects

Signature

Author(s)

Name	Designation and Contact Number
Jonathan Hepton	Liaison Manager Borders Railway 01835 825048

Background Papers:

Previous Minute Reference:

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Appendix A Cost breakdown

DOWNTAKINGS	£552.00
FENCING	£39,262.00
VEHICLE CONTROL BARRIER	£11,074.00
PLANTING	£4,856.00
PLANTING TO NOISE BARRIER (inc. 2 years maintenance)	£11,797.00
CCTV	
Installation	£6,705.00
Annual Maintenance p.a.	£80.00
FEES	
Planning	£202.00
Building warrant	£820.00
Professional fees	£8,000.00
SUNDRIES	£5,279.00
Notices, Skip hire, Contractor's overheads etc.	
SUB TOTAL	£88,627.00
CONTINGENCIES	£8,863.00
PROJECT PROBABLE COST Exclusive of VAT	£97,490.00