

West Dunbartonshire Council

Educational Services



**A Proposal Document
for
the location of the new Our Lady and St Patrick's High School**

The following school is affected by this Proposal Document:

Our Lady and St Patrick's High School

**This document has been issued by West Dunbartonshire Council for
consultation in terms of the Schools (Consultation) (Scotland) Act 2010**

1. Introduction

1.1 At its meeting on 5 March 2014, the Educational Services Committee of West Dunbartonshire Council agreed to:

- a) approve the launch of statutory consultation by the Executive Director of Educational Services under the terms of the Schools (Consultation) (Scotland) Act 2010 recommending that the new Our Lady and St Patrick's High School be constructed on the site currently occupied by the high flats in Bellsmyre;
- b) approve a recommendation that the consultation period should run from Friday 7 March to Tuesday 6 May 2014, a total of 31 days when the schools are open for pupils; and
- c) agree that a report outlining the results of the consultation and making appropriate recommendations be presented to a future meeting of the Educational Services Committee.

2. The Proposal

2.1 West Dunbartonshire Council is proposing, subject to the outcome of the consultation process:

- to discontinue educational provision at the existing Our Lady and St Patrick's High School building;
- to construct a new Our Lady and St Patrick's High School on the site currently occupied by the high flats in Bellsmyre in Dumbarton;
- the new campus to open in August 2016 or as soon as possible thereafter.

3. Background to the Proposal

3.1 West Dunbartonshire Council's Schools Estate Strategy identified the replacement of the existing Our Lady and St Patrick's High School as one of its three top priorities. This decision was based on the poor condition and suitability and significant underoccupancy of the school building, with the current roll of the school standing at 970 (at the date of the last census in September 2012) as against a capacity of 1779 (the capacity

which could be defended in the Sheriff Court), an occupancy rate of 54.5%.

- 3.3** On 6 February 2013, Council approved a ten year capital plan which included an allocation of £8.5m from the Council's Capital Programme for a new Our Lady and St Patrick's High School, contingent upon the receipt of funding of £14m from the Scottish Government via the Scottish Futures Trust, funding which was subsequently confirmed.
- 3.4** Further reports on the proposal to construct a new Our Lady and St Patrick's High School were presented to the Educational Services Committee on 15 May 2013 and 11 September 2013. At the latter meeting, Committee instructed the Executive Director of Educational Services to conduct a statutory consultation on a proposal to build the new school either on the existing school site or on Postie's Park in Dumbarton. This consultation was subsequently conducted and the outcome was reported to a special meeting of the Committee on 8 January 2014.
- 3.5** At a special meeting of the Educational Services Committee held on 8 January 2014, Committee decided not to proceed with either option but instead approved the following motion.

"The Committee thanks the Executive Director of Educational Services and all other staff involved, for all the work they have done in bringing together this report for our consideration.

This Committee reaffirms its determination to build a new Secondary School, during this administration, for the benefit of current and future pupils of Our Lady and Saint Patrick's High School.

Committee accepts that Posties Park has been identified as the best site for the new Our Lady and Saint Patrick's High School on both educational and construction grounds. The Committee has also taken into account the lack of support for the building of the new school on Posties Park; and the strong public desire to retain the open space.

The decision to include the current school site in the consultation allowed for a full exploration of the advantages and disadvantages of both these sites.

However, the current school site is extremely restrictive and would be difficult to develop safely without major disruption to pupils educational experience. A completed school on this site would also be an inferior establishment relative to the other new build secondary schools in West Dunbartonshire.

Given the above, the Committee rejects both options as outlined in the report and requests that Council Officers revisit all potential sites in our ownership and also explores options for purchasing a suitable site, should this be required.

This Committee will continue to work with all stakeholders to identify a suitable site for the new Our Lady and Saint Patrick's High School, and ensure that we maximise the funding opportunity provided by the Scottish Futures Trust.”

3.6 In light of the decision of the Educational Services Committee on 8 January, officers from Educational Services and HEEDS conducted a comprehensive review of all potential sites in Dumbarton and Vale of Leven which might accommodate the new school. Sixteen sites were identified, some of which are in the Council’s ownership and some of which are privately owned.

3.7 These 16 sites were as listed below.

(a) Sites currently not owned in whole or in part by the Council:

- Former Notre Dame Convent Site with Havoc Park
- Former Notre Dame Convent Site with Castlehill (existing school site)
- Carvill Site in Dumbarton Town Centre (with playing fields on Posties Park)
- Carvill and Vico Sites in Dumbarton Town Centre
- Turnberry Site in Castle Road
- Sandpoint Site (with use of playing fields in Posties Park)
- Young’s Farm in Renton Road
- Lomondgate
- Garshake Road, incorporating site currently occupied by Police Headquarters
- Vale of Leven Industrial Estate

(b) Sites currently owned by the Council and considered previously:

- Argyle Park in Alexandria
- Jamestown (this would require the purchase of some adjacent farm land)
- Havoc Park
- Knowetop Farm

(c) Sites owned by the Council and not previously considered:

- Dillichip Playing Fields in Bonhill
- Bellsmyre High Flats Site

3.8 The sixteen sites were assessed according to the following criteria:

- cost, including all abnormal costs (including such items as site remediation, road and access upgrades, construction inflation, cost of land purchase) and impact on potential capital receipts;
- size (especially in relation to the provision of sports pitches);
- ownership and possible cost of acquisition;
- planning, roads and access considerations;
- site condition and topography;
- impact on other Council priorities (e.g. regeneration, housing etc.);
- potential for community use.

3.9 The outcome of the appraisal undertaken is attached as Appendix 1 to this report and identifies the Bellsmyre High Flats site as the preferred site. Significant factors in the assessment were, for those sites not in Council ownership, the risk and cost of purchasing the sites; these factors effectively ruled these sites out.

3.10 The Bellsmyre Site has a number of significant advantages.

- it is owned by West Dunbartonshire Council;
- abnormal costs are £510,000; this is low in comparison to the other sites;
- road and public transport access is adequate;
- the topography, albeit sloping, is suitable for the construction of a school;
- the project would contribute to the on-going regeneration of Bellsmyre;
- internal and external sports facilities would be available outwith school hours for community use;
- the proximity to the proposed new school of the new Howattshaws Hall and primary/Early Education campus should allow for the sharing of facilities for the benefit of the whole community;
- the flats are scheduled for demolition, with the process concluding late in 2014 providing a clear site for construction;
- there are no known ground contamination issues;
- the site is well served by public transport, with First Glasgow Service 206 operating Monday to Friday with a 15 minute frequency from most parts of the school's catchment area; there is also a 30 minute service from Monday to Friday from Balloch Bus

Stance via Haldane, Alexandria and Dumbarton Town Centre (First Glasgow Service 1A); and

- use of this site would retain Catholic secondary education within Dumbarton.

3.11 The site has the following disadvantages;

- the site is only large enough to accommodate the school building, car parking, external social space and one all-weather pitch and possibly a running track; however, there is an existing grass pitch directly across the road from the site which could be upgraded and made available for school use;
- the site is currently zoned for social housing; however, the Castlehill site in which the school is currently situated could be made available for housing, although this would mean the potential loss to the Council of a capital receipt estimated at £1.25m;
- some traffic modelling may be required at the A82; it would be necessary to acquire permission from Transport Scotland to undertake this work, although it is not anticipated that there would be any problem in securing such permission; any costs involved would be included within the overall budget for the project;
- the school is much further from any Dumbarton railway station than is the current site which is a short walk from Dalreoch Station.

3.12 The Bellsmyre site was not previously considered for the new Our Lady and St Patrick's High School because originally the demolition of the high flats which currently occupy the site was scheduled for completion by November 2014, several months after the anticipated commencement of construction of the new school. The site was therefore ruled out before desktop evaluations of potential sites were undertaken. However, the delay in the Our Lady & St Patrick's project caused by the requirement to conduct a secondary statutory consultation makes the Bellsmyre site a viable one for this project.

3.13 While the Dillichip site (the second highest scoring site) is large enough and has a suitable topography for a school, accessibility is far from ideal and moving the school to this site would have significant on-going revenue implications because of the larger number of pupils who would require to be transported to the school than is the case at present. There is also evidence that the land is highly contaminated.

3.14 Based on the assessment of the options identified by officers, the Council has decided to proceed to consultation with a recommendation that the Bellsmyre site is chosen as the site for the new Our Lady and St Patrick's High School.

3.15 This proposal has the full support of the Corporate Management Team of West Dunbartonshire Council.

4. Current Position

4.1 Our Lady and St Patrick's High School is a 6-year denominational comprehensive school serving a catchment area which covers all of Dumbarton and the Vale of Leven. Because there is no Catholic secondary school in Argyll and Bute, children who attend or are entitled to attend St Joseph's Primary School in Helensburgh also have an automatic right to enrolment in Our Lady and St Patrick's. There is no proposal to alter the catchment area.

4.2 The current school campus is located in Hawthornhill Road in the Castlehill district of Dumbarton.

4.3 The current building was constructed as Notre Dame High School for girls in 1975; an extension was added in 1990. It is a six-storey building and the comparatively small size of the campus, together with its steeply sloping topography, means that there is only sufficient external space for one playing field, a very poor provision for a school of almost 1000 pupils. This has a detrimental impact on the delivery of the PE curriculum and there is very limited scope for outdoor learning.

4.4 Because of severe structural problems with the building's roughcast, the entire main block was re-clad eight years ago. This means that, from the outside, the building appears to be in relatively good condition.

4.5 Internally, the building is in very poor condition. Its flat roof frequently leaks and major damage was caused by water penetration following a storm in January 2011. The electrical wiring and the heating system are in very poor condition and the internal fabric in several parts of the school is dilapidated. The swimming pool is in particularly poor condition. If the building were to remain as it is it would become increasingly difficult to deliver modern teaching and learning and a 21st century curriculum.

5. Proposed new Campus

5.1 Proposed Facilities

5.1.1 Facilities will require to accommodate 1000 secondary school pupils.

5.1.2 The accommodation schedule for the new school is currently under development. Appropriate, modern facilities will be provided for all curricular areas currently taught within the school, together with attractive

social and circulation space and modern office and conference accommodation.

5.1.3 The major differences between the new school accommodation and the existing accommodation are as follows:

- purpose built teaching spaces in the new school, appropriate for modern teaching and learning;
- purpose built vocational education spaces;
- the new school will not contain a swimming pool;
- the new school will contain a purpose built oratory, enhancing the spiritual dimension of the school;
- an integrated ICT design, including wireless capability;
- designs for the new school are being developed from the designs of the Scottish Futures Trust “reference schools”, Eastwood High School in East Renfrewshire and Lasswade High School in Midlothian, a key feature of which is a large, multi-use central atrium;
- external sports facilities will include a full size 3G football pitch surrounded by a 6-lane all-weather running track and, across the road from the main campus, a grass football pitch, facilities which (along with the school’s internal facilities) would be available for community use outwith school hours.

6. Educational Benefits Statement

6.1 Introduction

6.1.1 West Dunbartonshire Council believes this proposal will provide a range of educational benefits and enhance the Council’s efforts to meet statutory obligations enshrined in:

- the Education (Scotland) Act 1980;
- the Standards in Scotland’s Schools etc. Act 2000;
- the Local Government in Scotland Act 2003;
- the Education (Additional Support for Learning) (Scotland) Act 2004;
- the Educational (Additional Support for Learning) (Scotland) Act 2009; and
- the Equality Act 2010.

The proposal will also help to ensure that the terms of the Children and Young People Bill currently progressing through the Scottish Parliament are complied with in relation to the young people attending the new Our Lady and St Patrick’s High School.

6.1.2 The new building will provide modern, fit-for-purpose educational facilities which are specifically designed to create a stimulating learning environment. This will be in stark contrast to the current building which is

poor in terms of both condition and suitability for current and especially for future educational requirements.

- 6.1.3** The new building will be designed to provide a fully accessible and inclusive environment to accommodate the needs of all users of the building, especially young people with additional support needs. Such young people can only be appropriately supported in the current building with difficulty.
- 6.1.4** The facilities will support the delivery of Curriculum for Excellence by providing an environment conducive “to nurturing successful, confident and responsible young people who are able to learn and apply their learning in ways that will help them to reach their full potential and respond to the variety and pace of change they will encounter in today’s and tomorrow’s world”. The facilities will be constructed in accordance with the latest building standards and regulatory requirements relating to building design.
- 6.1.5** West Dunbartonshire Council has a proven track record in delivering high quality, well designed secondary schools, having opened four such schools over the last four years. The Council will bring to bear this recent experience to ensure that the new Our lady and St Patrick’s High School is also designed to a very high standard.

6.2 Likely effect of proposal on pupils currently attending Our Lady and St Patrick’s High School or expected to attend

There are a number of educational benefits associated with the design of the new school:

- use of modern, purpose-built classrooms, laboratories and workshops, designed to deliver Curriculum for Excellence and to encourage innovative teaching and effective learning;
- use of purpose built vocational education spaces;
- education in a comfortable, environmentally efficient, wind- and water-tight environment in which the use of natural light is maximised;
- access to greatly enhanced internal and, if the Posties Park site is chosen, external sports facilities;
- use of a purpose-built oratory, designed to enhance the spiritual dimension of the school;
- use of well designed social and circulation spaces within the building and attractively landscaped external spaces;
- use of modern and safe toilets and washing and changing facilities;

- an integrated ICT infrastructure, including wireless capability, designed to maximise the use of the latest technology to enhance learning;
- a specialist library and learning resource area, equipped with ICT, to facilitate independent learning and research;
- a large multi-use area, suitable for assemblies, school concerts and shows and other activities;
- attractive indoor and outdoor dining facilities, serviced by a modern catering kitchen.

Young people attending the new Our Lady & St Patrick's High School will benefit from all of the above features. Their learning and their social experience of school will greatly improve as a consequence

6.3 Likely effect of Proposal on Other Users of the School

Currently the following groups have regular lets for facilities within Our Lady and St Patrick's High School:

- Dumbarton United AFC
- West District Synchro (synchronised swimming club)
- Dumbarton FC
- Clydebank ASC (swimming club)
- Sports Development
- Dumbarton United Girls
- Dumbarton Riverside FC
- Dumbarton Sub-aqua
- Castle Rock
- Dumbarton Academy FP Football Club
- Haldane United FC
- St Patrick's FPs FC
- West Dunbartonshire Leisure Trust

- 6.3.1** Most of the above lets could be accommodated within the new school building and the organisations would benefit from greatly enhanced facilities. The exceptions are the Clydebank ASC, Dumbarton Sub-Aqua and West District Syncro, all of which use the current school's swimming pool. There is to be no pool in the new school. However, there are alternative swimming facilities available at the Meadow Centre in Dumbarton and at the Vale of Leven Swimming Pool. West Dunbartonshire Leisure Trust would work with these swimming groups to try to accommodate their needs.

6.4 Likely effect of Proposal on other pupils across West Dunbartonshire schools

6.4.1 The likely effect of the proposal on other pupils across West Dunbartonshire Council schools will be minimal. The proposal for Our lady and St Patrick's High School will assist the Council to direct the Education revenue budget towards learning and teaching resources and the provision of high quality space, rather than supporting the over provision of space and higher running costs associated older buildings. Having all five mainstream secondary schools constructed to a similar high standard, with modern ICT provision will greatly assist with the development of technological solutions to the challenges of 21st century education.

6.4.2 The proposal may result in additional placing requests for Our Lady and St Patrick's High School. It is anticipated that any additional requests be accommodated within the potential spare capacity of the new school.

7 The Consultation Process

7.1 At its meeting on 5 March 2014, West Dunbartonshire Council authorised the Executive Director of Educational Services to undertake formal consultation in terms of the Schools (Consultation) (Scotland) Act 2010 in relation to the Proposal specified in section 2 above and the arrangements noted below have been made to discharge that instruction.

7.2 The initial aspects of the consultation process are specified in the following table:

Item	Date/Details
Issue Proposal Document to notify consultees (in advance of start of required consultation period)	Thursday 6 March 2014
Public notices to be advertised in Lennox Herald and Dumbarton Reporter and placed on notice boards in relevant West Dunbartonshire Council buildings and West Dunbartonshire Council Website to be updated with relevant information	During week commencing Monday 10 March: notices displayed, newspaper adverts in Lennox Herald, Dumbarton Reporter and Helensburgh Advertiser and Council website
Formally commence consultation period (the formal Date of Publication)	Friday 7 March
Public meeting	7.00 p.m. on Wednesday 26 March 2014 in OLSP
Consultation period ends (over 6 weeks since commencement, including 31 school days)	Tuesday 6 May 2014

Comments/representation submitted to the Director of Education during the consultation period forwarded to HMIE to allow preparation of their report	By Friday 9 May
HMIE provide the Director of Education with report (3 weeks from submission of information)	Friday 30 May

- 7.3** The Proposal Document will be issued by the Executive Director of Educational Services to the consultees included in the following list:
- Education Scotland;
 - The Archdiocese of Glasgow of the Roman Catholic Church;
 - Argyll and Bute Council;
 - the Parent Council of Our Lady and St Patrick’s High School;
 - the parents/carers of pupils attending Our Lady and St Patrick’s High School;
 - the parents/carers of any children expected by West Dunbartonshire Council to attend Our Lady and St Patrick’s High School within two years of the date of publication of this Proposal Document, including the parents/carers of pupils attending or entitled to attend P6 and P7 of St Joseph’s Primary School, Helensburgh (with that date of publication being defined in the table included in section 7.2 above).
 - the pupils attending Our Lady and St Patrick’s High School;
 - the teaching and support staff at Our Lady and St Patrick’s High School;
 - the trade union representatives of the above staff;
 - user groups or individuals who currently utilise the facilities at Our Lady and St Patrick’s High School;
 - Silverton & Overtoun and Dumbarton East and Central Community Councils;
 - The Bellsmyre Community Trust
 - the constituency MSP;
 - the constituency MP;
 - the constituency MEP.

- 7.4** The Proposal Document will also be published on the West Dunbartonshire Council website and copies will also be available from the reception point at the following West Dunbartonshire Council buildings:
- Our Lady & St Patrick’s High School, Hawthornhill Rd, Dumbarton G82 5JN
 - St Kessog’s Primary School, Dalvait Road, Balloch G83 8BD
 - St Martin’s Primary School, Place of Bonhill, Renton G82 4QB
 - St Mary’s Primary School, Bank Street, Alexandria G83 0UJ
 - St Michael’s Primary School, St Michael’s Way, Dumbarton G82 5BS
 - St Patrick’s Primary School, Crosslet Road, Dumbarton G82 2LQ

- St Peter's Primary School, Howatshaws Road, Dumbarton G82 3DR
- St Ronan's Primary School, Redburn, Bonhill G83 9BP
- St Joseph's Primary School, Old Luss Road, Helensburgh G84 7LR
- Dumbarton Library, Strathleven Place, Dumbarton G82 1BD
- Educational Services, Second Floor, West Dunbartonshire Council HQ, Garshake Road, Dumbarton G82 3PU

- 7.5** The Proposal Document can also be made available in alternative formats or in translated form for readers whose first language is not English. Please make contact with West Dunbartonshire Council's Educational Services, Second Floor, West Dunbartonshire Council HQ, Garshake Road, Dumbarton G82 3PU, Tel: 01389 737303, e-mail: education.centralregistry@west-dunbarton.gov.uk
- 7.6** A public notice to advertise the consultation will be placed in the Dumbarton Reporter, Lennox Herald and Helensburgh Advertiser and the same notice will be displayed on the reception area notice boards in the above noted West Dunbartonshire Council buildings.
- 7.7** A public meeting will be held in the Assembly Hall of Our Lady and St Patrick's High School on Wednesday 26 March 2014 at 7pm, at which representatives of West Dunbartonshire Council's Educational Services Department will be in attendance to present the details of the Proposal, answer questions and record comments/representations from those in attendance at the meeting.
- 7.8** Comments/representations may also be made by using the Council's Contact Centre (tel: 01389 738282; email contactcentre@west-dunbarton.gov.uk) by writing to the Executive Director of Educational Services at West Dunbartonshire Council HQ, Garshake Road, Dumbarton G82 3PU or by e-mailing education.centralregistry@west-dunbarton.gov.uk
- 7.9** At the end of the consultation period, the Executive Director of Educational Services will submit a copy of all written comments/representations, together with oral comments/representations made at the public meeting, to Educational Services who will prepare a professional and independent report on the educational aspects of the Proposal.
- 7.10** The Executive Director of Educational Services will consider all written and oral comments/representations received in relation to the Proposal which have been received during the consultation period, together with Educational Services report, and prepare a Consultation Report.

- 7.11** The Executive Director of Educational Services shall publish the Consultation Report which shall be issued (either in full or as a summary document) to the consultees specified in section 7.3 above; be made available on Council's website; be available in printed format from the reception points at West Dunbartonshire Council buildings specified in section 7.4 above; and be issued to all those who responded and provided contact details through the consultation process.
- 7.12** The Consultation Report shall be published to allow a period of no less than 3 weeks prior to the Council's Decision to either implement or reject the Proposal.
- 7.13** The Executive Director of Educational Services shall immediately notify Scottish Ministers if the Council's Decision is to implement the Proposal which would relocate Our Lady and St Patrick's High School to a new site.
- 7.14** **Consultees are invited to indicate whether or not they are in favour of constructing the school on the site currently occupied by the High Flats in Bellsmyre, Dumbarton.**

Consultees may also choose to provide reasons for their opinion.

SITE	OVERALL COST	SIZE	ROADS, ACCESS PLANNING	LOCATION, SITE CONDITION & TOPOGRAPHY	IMPACT ON OTHER COUNCIL PRIORITIES	COMMUNITY USE	TOTAL
Sites not owned or partly owned by the Council							
Convent/Havoc	2	5	2	2	-1	4	14
Convent/Castlehill	1	5	2	3	-1	3	13
Carvill & Posties	0	5	2	2	-1	4	12
Carvill & Vico	0	3	3	4	0	3	13
Turnberry	0	4	2	4	-1	5	14
Sandpoint/Posties	0	5	2	2	-1	4	12
Young's Farm	0	2	2	2	0	3	9
Lomondgate	2	5	2	2	-2	3	12
Garshake	4	2	4	3	-1	2	14
VOL Industrial Est	4	2	2	1	-2	2	9
Sites owned by the Council and previously considered							
Argyle Park	5	5	2	3	-1	2	16
Jamestown	4	3	2	2	-1	2	12
Havoc	3	3	2	2	0	4	14
Knowetop	5	2	1	1	0	3	12
Sites owned by the Council and not previously considered							
Dillichip	4	5	3	3	-1	4	18
Bellsmyre	4	4	4	3	+1	5	21

NOTES

- All scorings are on a 5 point scale (0-5) with the exception of 'Impact on Other Council Priorities' which is scaled from -3 to +3, with positive scores indicating a positive impact, minus scores a negative impact and a score of zero indicating no overall impact.
- The size of the site is important in terms of space for external social space and sports facilities.
- The column on 'community use' has been scored to reflect the probability of objectors from local residents to the use of floodlit pitches. This column also takes account of each site's accessibility for community groups.
- Although all 16 sites have been scored according to the same criteria, the timing of the availability of some sites (eg Garshake) would have ruled them out as possible sites on other grounds.