

EAST RENFREWSHIRE COUNCIL26 October 2022Report by Director of EducationSCOTTISH GOVERNMENT'S LEARNING ESTATE
IMPROVEMENT PROGRAMME (LEIP)**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Council's approval to submit a submission(s) to the Scottish Government's Learning Estate Improvement Programme (LEIP).

RECOMMENDATIONS

It is recommended that the Council:

- a. Notes the key Learning Estate Improvement Programme (LEIP) guidance and criteria;
- b. Considers the options for submission for funding from the Scottish Government's LEIP;
- c. Agrees which option should be progressed as the proposed East Renfrewshire bid for LEIP funding; and,
- d. Notes that the Cabinet will be advised of the outcome of the bid.

BACKGROUND

2. In 2009 the Scottish Government and COSLA published a joint School Estate Strategy: Building Better Schoolsⁱ, with a key aim to improve the condition of the school estate with a focus on improving identified schools to A/B level of condition, i.e. good/satisfactory) with collective investment. Scottish Government through the auspices of the Scottish Futures Trust (SFT) provided support funding that councils could apply for under the Scotland's Schools for the Future (SSF) programme to help take forward local plans.
3. In 2018, the Scottish Government set out its intention to jointly publish a Learning Estate Strategy, co-produced with COSLA and other partners, to set out a joint vision for a learning estate of the future; and in September 2019, Scottish Government and COSLA published the new Learning Estate Strategy *Connecting People, Places and Learning*ⁱⁱ.
4. To support the delivery of the strategy the Scottish Government developed the *Learning Estate Investment Programme (LEIP)*, which is an outcomes-based revenue approach to capital funding, provided via a revenue mechanism to local authorities with an annual payment over 25 years, on the assurance of an agreed set of outcomes continuing to be achieved over that period. Local authorities are required to fund upfront the delivery of the new or refurbished assets through capital investment with up to 50% of the capital cost being returned via the revenue funding, based on LEIP financial metrics.

5. A £2 billion commitment to invest in the education estate was made by the Scottish Government through LEIP (£1 billion from Scottish Government to meet 50% of costs with the remaining 50% met by successful local authorities), with capital funding being distributed largely equally across three phases.
6. The objective of the LEIP programme is to increase the number of children being educated in school buildings which are categorised as being condition A (good) or B (satisfactory) status by refurbishing or rebuilding those regarded as condition C (poor) or D (bad) or to ensure sufficiency of school places due to growth in school age population.
7. A condition C status is defined as:

Poor – Showing major defects and/or not operating adequately_(physical element does not carry out function effectively without continuous repair, shows signs of age and does not consider most of the transverse elements)
8. In 2019, the Council successfully made a bid for LEIP (phase one) funding for the Learning and Leisure in Neilston programme on the basis of school conditions (graded C for condition and suitability). This will see the creation of a new campus facility which will be home to Neilston and St Thomas' primary schools and the Madras Family Centre, as well as wider regeneration of the village of Neilston, with the education facility at the heart of the community. This project was delayed as a consequence of Covid however construction commenced on site in June 2022 and is progressing well.
9. The Council did not elect to submit a bid for phase two of LEIP in autumn 2020.
10. In December 2021, the Cabinet Secretary for Education and Skills set out her intention to announce the projects that will comprise LEIP phase three by the end of 2022.
11. In July 2022, the Scottish Government updated local authorities on the funding approach and criteria which would be applied in LEIP phase 3. Submitted bids will be reviewed by a working group which will include representatives from Scottish Government, Scottish Futures Trust, COSLA and local authority representative groups. This working group will review potential projects against the criteria, with project selection ultimately resting with Scottish Ministers. As in previous phases, the co-ordination, facilitation and management of the delivery of the programme will be undertaken by Scottish Futures Trustⁱⁱⁱ on behalf of the Scottish Government.
12. For LEIP revenue funding to be provided by the Scottish Government, councils must deliver specific measurable outcomes from their new infrastructure investment. This has recently been updated in preparation for LEIP phase 3 bids and includes the following measurable outcomes:
 - a. Condition of school building: The condition of the school must be maintained as category A or B over the 25 year repayment period;
 - b. Energy efficiency: Authorities must provide evidence that the in-use energy target is achieved;
 - c. Digitally enabled learning: Local authorities must provide evidence that the underlying digital infrastructure of the facility is capable of supporting 11Gbps;

- d. Economic growth: The authority will require to collate and provide evidence that they have met the target for jobs supported as per the Construction Industry Training Board (CITB) benchmarks published July 2017; and,
 - e. Construction embodied carbon: Local authorities should evidence that the construction embodied carbon target is achieved.
13. In addition to the specific measurable outcomes in para 12, there are four additional discrete terms and conditions and outcomes which local authorities must demonstrate, which relate to:
- Electrical Vehicle Charging Points;
 - Infection resilient environments;
 - Outdoor covered areas;
 - Smarter buildings (e.g. use of sensors, automatic opening of windows etc).
14. Bids for LEIP3 funding require political and financial backing by local authorities with submissions to be received by Scottish Futures Trust no later than 31 October 2022.

REPORT

15. The Council currently has 4 educational establishments (not including St Thomas' and Neilston primary schools) regarded as fully (Carolside and Cross Arthurlie primary schools) or partly being condition C status (Mearns Castle and Woodfarm high schools). The condition of all four schools has been highlighted in the Council's Capital Investment Strategy as those most in need of refurbishment or replacing.

Carolside and Cross Arthurlie are currently the primary school buildings with the highest priority where their suitability and condition are in need of investment. The Council is intent on addressing these priorities as soon as it is able to do so and is currently progressing feasibility and options appraisal studies for the redevelopment of both schools so that the Council is well placed to submit further submissions for the third phase of the Learning Estate Improvement Programme when this funding contribution is announced by the Scottish Government and local financial conditions permit. As noted, the Council will continue to explore funding opportunities to lever in additional investment to improve the condition and suitability of its learning environments.

16. The chief executive's report to Council in December 2019, *Influencing the Future of East Renfrewshire*, included 4 key areas of required funding investment in school buildings to address condition and suitability:

'The Council needs to improve the following schools building, given their current poor condition (and suitability):

- *Carolside Primary School, Clarkston*
- *Cross Arthurlie Primary School*
- *Woodfarm High School (original building)*
- *Mearns Castle High School (original building)*

It is recognised that these schools are currently the most in need of major new build replacement/ refurbishment. There is also the intent to replace/renew other

school buildings in the future to ensure all our young people learn in fit for purpose physical environments, with decisions based on ensuring condition (and suitability) ratings of C or below are prioritised. This need will be reflected in future Capital Investment Strategies.'

17. Carolside Primary School, built circa 1950, has been categorised as condition C for the longest period of time, since 2017 whilst Cross Arthurlie, built circa 1966, has been categorised C condition since 2021. As detailed in the successful LEIP phase 1 bid submitted to Scottish Futures Trust, Carolside Primary School was initially recorded by the Council as a school for future investment to improve condition in 2015 and was recognised as a priority for investment that the Council would be intent on addressing when funding permitted.
18. Both schools are located on challenging sites with regards to ground topology and are encompassed by near-by residential properties. The options appraisals have considered the impact on local residents and have designs sympathetic to residents to ensure any new school would have as little impact as possible.
19. Options appraisals have also considered the impact on children currently attending each school, and where possible, options have been developed where children can continue to learn in the school, or have to be educated in temporary decant facilities on site. Given the demands for sufficiency of places on East Renfrewshire's schools, there are no options to decant to an alternative school whilst building works take place.
20. A new school building will bring significant advantages to both communities with state of the art internal facilities with digital technology at their heart which will enhance learning experiences. A new school building will realise synergies with local community development by facilitating wider community use and will be a resource accessed well beyond the school day. All weather outdoor sports facilities would be welcomed by both schools given the current lack of these and the wider communities would also gain from having these in place. Direct access to outdoor spaces will increase the opportunity for children to engage in outdoor learning, and the wider health and well-being benefits this brings.
21. Both schools pose significant challenges for all service users with access to the buildings challenging for anyone with a physical disability. Both schools are built over several levels, with stairs the only way of moving between levels. A new school facility would ensure accessibility for those with physical challenges.
22. The development of a new school would contribute to the Council's agenda to be carbon neutral by 2040 with the new school being built in accordance with Passivhaus^{iv} low energy accreditation. Passivhaus is a leading international design standard, delivering high standards of comfort and health and significantly reducing energy use by buildings compliance with Net Zero Public Sector Buildings Standard.
23. A new school would provide additional carbon reducing facilities such as electrical vehicle charging points. Such charging points could be considered as part of a wider Council strategy of changing light goods vehicles to electrical vehicles, with a ready-made resource to provide overnight recharging for council vehicles. This would support the Council towards achieving the national objectives of phasing out the need for new petrol or diesel light commercial vehicles in public bodies by 2025 and the Council's aspiration to be net carbon zero by 2040.

24. In May 2021, in order to be in a state of readiness the Directors of Education and Environment asked HubWest Scotland (HWS) to produce a feasibility study including options for renewal/refurbishment of Carolside and Cross Arthurlie primary schools. All options had to ensure compliance with the terms and conditions and expected outcomes for successful funding from Scottish Government.
25. The following options were requested to assess feasibility and provide budgeted cost estimates to develop and construct on the existing schools sites:
- a. New build bespoke replacement schools fit for purpose of 21st educational experiences;
 - b. Major refurbishment/remodel/extension of schools focusing on building condition to modernise and make the existing physical environment 'as-is' fit for purpose as possible whilst also addressing suitability issues such as disability access and improved specialist facilities in keeping with a modern new school building;
 - c. A hypothetical new build school on a green/brownfield site for Carolside Primary School given the challenges of the school's location.
26. Following discussions between colleagues in Education and Environment, it was agreed that in both cases, option A, a new built school on the current site would be the preferred option. In reaching this decision, account was taken of the variance in cost between refurbishment options and new build, the impact of a new build/refurbishment on current learners, outcomes in terms of new school facilities and school design and the ability to continue to meet the outcomes based funding criteria which a new build will provide.
27. As noted in paras 12 and 13, the announcement of LEIP phase 3 funding was accompanied by additional terms and conditions and an additional outcome to be met for successful funding.
28. As a consequence, HubWest Scotland was commissioned to provide an updated options appraisal and costing which would also reflect the current market conditions on the preferred option only for each school.
29. The options appraisals produced by HubWest Scotland have taken into consideration wider factors and includes projected levels of inflation and is inclusive of contingencies. Early limited site and subsoil investigations have taken place and have also been considered in the appraisal work.
30. The costings included in the most recent options appraisals indicate a significant increase in cost from the initial options, circa 33%. For Carolside Primary School the cost is now estimated at £54.4m, whilst at Cross Arthurlie Primary School cost is now estimated to be £33.9m. In both cases these costings are based on a 2026 completion which is achievable. Should the projects be completed in 2027, the projected cost for Carolside Primary School would increase by circa £1.1m whilst Cross Arthurlie would increase by circa £880k. These costings are fully inclusive, including inflation and contingency costs.
31. Appendix A provides a copy of the proposed submission for Carolside Primary School whilst Appendix B provides a copy of the proposed submission for Cross Arthurlie. Within each of the proposals provided, only appendix B (most recent options appraisal costing) is included, however the additional appendices will also be included at time of

submission to Scottish Futures Trust. Paragraph 26 of the respective proposals makes the assumption Council has determined to proceed with both submissions in order to ensure that if a bid is to be made, the submission is ready to proceed.

32. Scottish Government has indicated that the £330m LEIP phase 3 funding, which all 32 local authorities are entitled to bid for, is likely to be the last funding model available to local authorities for some time.

33. The Council has three options with regards to LEIP phase 3 funding:

Option 1: Not to submit a bid;

Option 2: Submit a bid for the development of a new school at Carolside Primary School;

Option 3: Submit a bid for the development of a new school at Cross Arthurlie Primary School; and,

Option 4: Submit a bid for the development of a new school at both locations and to identify a priority bid as per the requirement from Scottish Futures Trust.

34. Scottish Futures Trust has indicated that local authorities may submit more than one bid, but when doing so should record the bids in order of preference. Scottish Futures Trust has advised that all bids will be considered on their own merits against the set criteria, and so local authorities may be successful with multiple bids.

35. Bids will be considered by a review group comprising of representatives from Scottish Government, COSLA, Scottish Futures Trust, Directors of Finance, ADES Resources Network and SHOPS. The ultimate decision on bids will rest with ministers with the intention of an announcement of successful bids by the end of the calendar year.

FINANCE AND EFFICIENCY

36. There are financial implications associated with the proposal to submit a bid for LEIP3 funding. The Council will be required to borrow the entire capital cost of the build which will have a significant impact on the Council's revenue budget, in terms of loan charges. Taking account of the forecast revenue grant support, the initial net annual cost pressure on the Council would be approximately £2m for Carolside and £1.5m for Cross Arthurlie from 2025/26 onwards, reducing gradually over the next 25 years.

37. As stated in paragraph 30, estimated capital costs at this time suggest a total cost of £54.4m and £33.9m for Carolside and Cross Arthurlie primary schools, respectively.

38. Borrowing incurred to fund the works would be paid back over the expected life of the asset, and thus spread the cost over more than the 25 years of the LEIP scheme.

39. The current economic conditions are possibly the most uncertain that the United Kingdom has experienced since 1945. As a result predicted costings are subject to change. However, the costings provided above are provided by HubWest Scotland and are based on the most up to date market information.

CONSULTATION AND PARTNERSHIP WORKING

40. In order to be in a state of readiness partnership working has already taken place between officers of various departments in the Council and external partners such as HubWest Scotland and Scottish Futures Trust.
41. The replacement of Carolside and Cross Arthurlie primary school will be the product of a collaboration between the various departments of the Council, including the Trust. Extensive consultation with the various departments has already been undertaken and this engagement will continue as the project progresses. In addition, consultation with the local community and services users will be central to all the strands of the project to ensure successful outcomes with new schools which meet the needs of learners and the wider community.
42. In addition technical and financial detail will be required and this will be received from colleagues in Accountancy and Property & Technical Services and legal advice will be required from legal services.

IMPLICATIONS OF THE PROPOSALS

43. There are no equalities or staffing implications associated with this report at this point in time. However, there will be IT implications as the Scottish Future Trust outcomes based revenue re-payments are dependent on a set level of IT provision throughout the new facilities.
44. Scottish Futures Trust outcomes based revenue re-payments are also dependent on new buildings maintaining their condition A or condition B status for the duration of the 25 year funding period. Furthermore there is a requirement for energy use at the new schools to be maintained within certain parameters which will support the council's sustainability and climate change agenda. Net Carbon Zero is central to the bids and the proposals support the ambition to achieve net zero by 2040 with new schools built in accordance with Passivhaus accreditation. The funding revenue for this metric is on a sliding scale where higher energy use results in a reduction in the revenue funding on a sliding scale.
45. There will be implications for the Council's Environment Department and specifically Property and Technical Services to monitor the buildings' performance and to report periodically to the Council's Corporate Asset Management Group as well as make submissions of evidence when required to Scottish Futures Trust.
46. The Council's Local Development Plan and emerging Transport Strategy prioritise walking, wheeling, cycling over other forms of transport. In line with this, the Council has recently undertaken a pilot at Giffnock Primary School of removing traffic around the school at relevant points of the day, with results showing a positive impact. Proposals for Carolside and Cross Arthurlie primary schools will look to implement similar approaches to reduce vehicular use in the area and so reduce carbon footprint, increase active travel and improve the health and wellbeing of the local communities.

CONCLUSIONS

47. As outlined, the developments proposed at Carolside and Cross Arthurlie primary schools are likely to be the last possible developments to the Council's education estate for a considerable period of time give the indications that LEIP phase 3 funding will be the last for some time.
48. Both schools are in condition C status, the poorest evaluations of all schools across East Renfrewshire, and have a variety of challenges as described for service users.
49. The proposals contained within this paper provide an excellent opportunity to improve learning provision at Carolside Primary School and Cross Arthurlie Primary School, transforming the educational experience for children in these communities, by accessing up to 50% of the capital costs.
50. The replacement of the schools will support the Council's objectives of becoming net carbon zero by 2040.

RECOMMENDATIONS

It is recommended that the Council:

- a. Notes the key Learning Estate Improvement Programme (LEIP) guidance and criteria;
- b. Considers the options for submission for funding from the Scottish Government's LEIP;
- c. Agrees which option should be progressed as the proposed East Renfrewshire bid for LEIP funding; and,
- d. Notes that the Cabinet will be advised of the outcome of the bid.

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October 2022

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Appendices:
Appendix A: Proposed Carolside Primary School submission for LEIP funding
Includes Appendix B: Options Appraisal / Costing as at September 2022
Appendix B: Proposed Cross Arthurlie Primary School submission for LEIP funding
Includes Appendix B: Options Appraisal / Costing as at September 2022

Background Papers

ⁱ Building Better Schools: Investing in Scotland's Future:
<https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2009/09/building-better-schools-investing-scotlands-future/documents/0086644-pdf/0086644-pdf/govscot%3Adocument/0086644.pdf>

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- ii Scotland's Learning Estate Strategy: Connecting People, Places and Learning: <https://www.gov.scot/publications/scotlands-learning-estate-strategy-connecting-people-places-learning/#:~:text=This%20strategy%20is%20the%20culmination,to%20reach%20their%20full%20potential.>
- iii Scottish Futures Trust: <https://www.scottishfuturestrust.org.uk/>
- iv Passivhaus: <https://www.passivhaustrust.org.uk/>

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Learning Estate Investment Programme: Phase 3

East Renfrewshire Council Submission

Carolside Primary School: Condition



Everyone Attaining, Everyone Achieving, Through Excellent Experiences



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Background: Carolside Primary School

1. This submission by East Renfrewshire Council is for capital funding on the basis of school condition, to allow the replacement of the condition C evaluated Carolside Primary School, replacing it with a state of the art contemporary learning facility fit for the purposes of 21st century education, ensuring excellent experiences for children and young people, staff, parents/carers and the wider community. 
2. Carolside Primary School is a 4-stream non-denominational primary school located in the Clarkston area of East Renfrewshire Council. The school was initially built in 1950, is in condition C status and has been regarded as such for the longest period of time (2017) of all schools in East Renfrewshire Council. The school is located on a challenging site in the heart of a residential area, with a significant change in height from north to south and east to west. The school's catchment area is small in geographical size and is a heavily populated area of residential properties with no alternative locations to site a school. Given the location of the school, there are difficulties regarding vehicular access at busy points in the day. Moreover there are no all-weather outdoor facilities available to the school and very few within the area which can be used by the wider community, as well as very limited outdoor covered space. The secondary associated with the school, Williamwood High School, has outdoor weather facilities which are in extremely high demand.
3. Over the years additional extensions have been added to the school in order to accommodate an increase in required school places. These additional buildings, along with 1950s design, have resulted in a school which is extremely difficult for service users with a physical disability to access all areas of. The school has multiple entrance points but few of these are compliant with the Disability Discrimination Act, including an inability to access the school via the front entrance as a consequence of multiple steep stairs. The various components of the school are accessible only via stairs and so to accommodate any child or adult with a physical disability would require physical altering of the building or a change of approach by service users.
4. Given demands on school places in other schools in the surrounding area, there is no opportunity for the decanting of pupils to an alternative school whilst any proposed building works take place. The impact on current learners is as important to the Council as the positive impact on future learners which a new school building provides.

Proposal: Replacement of Carolside Primary School

Strategic objective: Vision

5. The strategic objective for Carolside Primary School is to replace the current condition C facility with a state of the art school building fit for 21st century learning. Delivering on this intent aligns with East Renfrewshire's corporate and community objectives and the policies of the Education Department, in addition to the jointly developed Scottish Government and Local Authority School Estate Strategy, with commitment to improve the learning estate.
6. The feasibility study/options appraisal for the school site demonstrates that despite the challenging topology of the location of the school that



there is scope to replace the school on the current site without the need to decant children and young people in attendance. It shows that there is scope to provide an excellent school facility as well as outdoor sports facilities which will help realise synergies for education and benefit to the community.

- The anticipated outcomes from the replacement of the school include: enhanced excellent learning experiences for all service users which leads to improved levels of attainment and closing of equity gaps; increased opportunities for learners to develop learning and skills in more varied contexts with a focus on outdoor learning; access to appropriate outdoor sporting facilities which will also meet the demands of the wider community; and an energy efficient Passivhaus accredited building which is accessible to all.



- The school building and its outside areas will be designed to encourage wider community use where it is expected that the facilities will be utilised extensively out of school operational hours to the benefit of the local community. It is anticipated that the Council's close working with out of school care organisations who use school estate to provide their services to support local communities, will be further extended through similar provision in a new Carolside Primary School.



- There is a lack of community spaces within the area to support other groups such as the arts and senior members of the community and a new school will

provide an appropriate local facility for such groups. Whilst undoubtedly the sports facilities would be a huge benefit to a community with a lack of all-weather facilities, it is anticipated that the school building and its specialist resources will also provide a driver for community cohesion by providing a facility for all generations to be able to engage and support one another. Overall the proposed development is envisaged to provide an inclusive approach that will help not only learners but the community to continue to adapt and respond to change, thereby sustaining a healthy and vibrant community for all to prosper.



- The ambition for East Renfrewshire's learning estate is an inclusive one, with educational facilities being at the heart of the community. High quality environments which facilitate excellent experiences for all learners and the wider community, supporting the development of skills for learning, life and



work. East Renfrewshire's educational estate should provide optimum conditions for all service users to thrive. The proposed new school should contribute effectively to: the aspirations, principles and objectives of Scotland's Learning Estate Strategy: Connecting People, Places and Learning; the achievement of the Council's corporate and community objectives; and the policies of the Education Department, which are exemplified in the department's vision of Everyone Attaining, Everyone Achieving through Excellent Experiences¹.

The intent is to seek investment to continually improve East Renfrewshire's learning estate both physically and digitally.

11. More specifically, the Education Department's vision for Carolside Primary School is of a modern inclusive facility which not only meets the needs of learners in 21st century Scotland but which also



contributes to the wider Clarkston and surrounding community by providing resources accessible to all. The vision includes the development of a physical building which is central to modern inclusive pedagogical approaches, which provides the optimum conditions for excellent joined up learning and teaching in all academic and skills based curriculums, with outdoor learning at the heart. The school should be flexible to change over time to adjust to future educational demands as evidence by the current national discussion on educationⁱⁱ; the new school will educate children who will be in the workplace for many decades to come and so it is essential that the facility supports learners' development in the four capacities. As is the case with all East Renfrewshire schools, the vision for a new Carolside is with digital technology at the heart of all learning and teaching. East

Renfrewshire's early learning and childcare establishments and schools are provided with the most up to date technological devices to support the aspirations of the Council's Digital Teaching and Learningⁱⁱⁱ and STEM strategies, including: robotics; digital interactive boards in all learning and teaching spaces; Virtual Reality headsets; and Green Screen room technology. However in order to ensure that the new school is able to access and utilise technology it must have appropriate digital connectivity and infrastructure, not only for now but also for future generations. This aspiration aligns with Council's Digital Transformation Strategy for 2021-2024^{iv}.



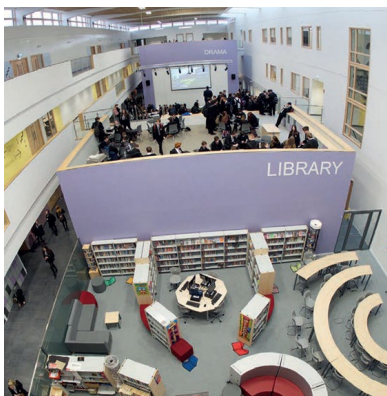
12. East Renfrewshire has approved the development of a new Climate Change Strategy and Action Plan and has set a target to be 'carbon neutral' by 2040, 5 years earlier than the Scottish Government target of 2045. The learning estate is the largest asset base that the Council owns and addressing energy efficiency of schools and early years facilities will be a significant contributor. The outcomes based approach related to LEIP revenue funding support includes challenging targets for energy efficiency, and taking part in the LEIP programme to renew old schools will be a key enabler to delivering East Renfrewshire's ambition to be 'carbon neutral' by 2040. The vision for Carolside is of a school which operates in an energy efficient way in accordance with Passivhaus accredited design and Net Zero Public Sector Buildings Standards and in compliance with the requirements for LEIP 3 phase funding over an extended period of a minimum of 25 years. It is envisaged that a new school would support other departments of the Council on their journey to net carbon zero also. For example, the Council as part of its action plan and wider national guidance is working towards realising significant change in the use of light and heavy good vehicles. East Renfrewshire Council is relatively small in scale and there is limited capital and physical capacity available for such wider projects at this time, albeit further national capital funding may become available. With this proposed development there is clearly an opportunity for future electrical charging vehicles to use charging points being implemented at the school. Discussions regarding this dual use of a new facility have already taken place with the Senior Officers Working group for Net Carbon Zero and within the Council's Corporate Asset Management Group.

13. The Council has recently undertaken a pilot traffic reduction project at Giffnock Primary School which limited the time when vehicles could access the streets adjacent to the school in order to reduce vehicle emissions and to increase the number of children who use active travel to make their way to and from school each day. The results of the pilot were very positive. It is the department's vision that the development of a new school at Carolside provides an ideal opportunity for a similar approach to be introduced around the vicinity of the school to support learners, staff and parents to utilise active forms of travel such as walking, cycling and wheeling.

14. As noted previously, the schools topography is challenging. Outdoor useable space is limited and space which is available is almost all concrete based; the school and nursery class is to be commended for the significant and varied outdoor activities already provided to learners in such a location. There is currently no outdoor all weather facilities for school users as well as the wider community. The vision for Carolside Primary School is of all-weather facilities such as a sports pitch and covered outdoor spaces, which will improve the experiences of learners and which will be accessible to a community where such resources are scarce. Furthermore with a new modern school building with innovative resources there are further opportunities for the wider community to access resources not currently available to other groups such as amateur dramatics and the arts. Ultimately access to such a resource will improve the life chances for all, support the work of the Council, school and other internal and external agencies to reduce any gaps in education or opportunity and will provide the resource to improve the health and wellbeing of the wider community. The close working of the Education and Property and Technical departments and the East Renfrewshire Council Leisure Trust will ensure that the new facility would be utilised effectively and efficiently to provide wider experiences to all of the community, supported and arranged by such entities as Active Schools Co-coordinators, BookBug and local librarians, early years staff and other external groups; the new sporting facilities at the school would support the trust with its objectives detailed in the playing pitch strategy and action plan^v.



15. All East Renfrewshire Schools have excellent cluster and partnership working locally and beyond. The new facility would support the collaborative working of the school, its community of early years and primary schools as well as the secondary of Williamwood High School. The digital technologies which will be provided in the new school will facilitate wider digital collaboration with between learner and staff locally, nationally and internationally. Furthermore it is envisaged that the facility would support more widely learners across the entire east of the council area. The Council is currently undertaking a full public consultation^{vi} on its current provision and approaches to supporting children with additional support for learning needs. Currently all provision for such children is located in the Barrhead community, on the west of the authority. As a consequence any child who resides within the east of the Council area is required to travel significant distances each day to and from the support service in Barrhead. Furthermore the service is currently at capacity. The vision for a new Carolside Primary School is of an inclusive school and as such the consultation proposal is for Carolside Primary School to be home to a new additional support for learning facility, to support learners across the east of the Council area. Carolside Primary School would become a hub for additional support needs in the east of the Council and would be the location for children to be supported by other public and private sector agencies.



16. As is detailed later in this proposal, East Renfrewshire Council is committed to ensuring the best possible learning estate for all of its service users with significant capital and revenue commitments to the estate, but also ensuring appropriate resources are available to support learning and teaching.



The Education and Environment departments work hand-in-hand to ensure all of the Council's education estate is well managed and maintained; this is essential given the very high occupancy rates of our establishments and to ensure the continuation of the excellent experiences and outcomes which East Renfrewshire has become known for. The Council ensures that the condition and suitability of our learning environments support and enhance their function.

17. Finally, the overall vision for a new Carolside Primary School is one which meets the needs of the community which it serves; in order to ensure that this is the case the local community must be at the heart of the development of the new facility.

18. Consultation has always been high on the agenda for East Renfrewshire Council and in taking forward education projects there is a belief that innovative design and change is better informed by experience. This includes improving on past projects through the evaluation process and aspiring to add value on previous best practice. Consultation is of utmost importance in understanding needs of all users and interested parties, addressing any concerns, managing expectations, and ultimately delivering the best solution for all those concerned.



19. The design stage of the project will be an extensive exercise to provide a thorough understanding of the specific requirements for all the users of the facilities. Groups of children and young people, staff, parents, partners and community users will all be involved in informing the design of the new facilities. It will comprise of workshops to explore vision, values and ideas; charrettes to discuss and develop concept for campus designs; and presentation and exhibition to review the preferred design. The authority considers consultation to be an on-going process to inform the 'best fit' solution and consultation will continue as the project progresses through to the construction period, for example

consulting with finer details such as with pupils on outdoor learning and play facilities, colour schemes, furnishings, etc. utilising a participatory budgeting approach throughout.

Readiness to deliver

20. The Council is acutely aware of the link between educational outcomes and a high quality learning estate with regards to condition and suitability. Consequently, the Council has continued to highlight the need for a replacement Carolside Primary School through its various reporting mechanisms such

as the Council's Capital Investment Strategy. From experience, the Council is aware that to be able to apply for funding through the LEIP programme, the Council must be in a state of readiness.

21. In early February 2021, the Directors of Education and Environment agreed to ask HubWest Scotland to assist the costing and feasibility of options for the renewal/refurbishment of Carolside Primary School to address condition and suitability grade C rating. The Education Department provided the vision for Carolside and outlined options for this exercise at that time; HubWest was engaged to provide an options appraisal for the site. The refurbished/renewed schools would need to address the LEIP measured outcomes, as defined at the time, as well as adhere to relevant statutory / national guidance on education physical environments.
22. The initial options appraisal for the school site is contained in Appendix A. This details the five requested options for the school. A new build Carolside Primary School on a new hypothetical green/brown field site is considered in option 5; this was requested given the challenging site of the current school, albeit the Council does not have access to such a site and such a development would have bigger implications for the school and other schools' catchment areas, and more long term, potentially an impact on Local Development Plan 3.



23. The Education Department considered the options and through dialogue with colleagues in the Environment Department it was determined that option A, a new build school on the current site, was the preferred option. Given the extent of works required at the school, it was advised that any benefits, such as embodied carbon savings) from a refurbishment to the school would not significantly outweigh a new build option. Furthermore the schools current layout is not one which is optimum for educational purposes.

24. Following the publication of the LEIP 3 programme of funding in July 2022, the Council re-engaged HubWest to request an updated costing profile for the preferred option on account of the new additional funding outcomes for this phase, extended terms and conditions and the current market conditions. This new costing proposal which addresses the previous and additional criteria is provided in Appendix B.
25. Consequently, the Council is seeking Phase 3 capital funding to support the projected construction capital costs of £49.7 million pounds and additional projected costs of £4.7million associated with the project for such areas as IT and furniture, fixtures and equipment, totaling £54.4 million.
26. At a meeting of the Council on 26 October 2022, the Council committed politically and financially to the proposal which will now be included in the Council's 10-year Capital Plan for 2023/24 and beyond, financially committing the Council to the project. The project is ready to proceed on the basis that an equivalent revenue funding stream covering 50% (in accordance with LEIP metrics) of the investment in the new school facilities will be made available from the Scottish Government which will improve learning and wellbeing and support sustainable and inclusive economic growth.
27. East Renfrewshire Council agrees to implement the LEIP metrics, Terms and Conditions and Funding Outcomes as updated in June 2022, within the LEIP3 project. The initial feasibility study and cost estimate for our chosen project was updated from March 22 to September 22 to include all of the updated requirements. The construction of Neilston Learning Campus which was successful in its bid for Phase 1 LEIP funding, commenced in June 2022, and is making good progress on site; it

incorporates all of the requirements of the LEIP1 funding round as outlined in the presentation attached as appendix C. This presentation was delivered during the pre-construction meeting held with East Renfrewshire Council, the design team and project managers, Scottish Government and Scottish Futures Trust, at which the entirety of the planned project was considered including ensuring a quality project in terms of briefing, design and construction, the Council's plans to maintain the condition of the building throughout its life and the Council's readiness to deliver on the project.

28. Achieving a quality project outcome starts with the project vision, strategic outcomes and objectives which are embodied within the project brief and will be prominent in the selection criteria for the design team and contractor. East Renfrewshire Council will prepare and share their Quality Assurance and Management Plan for our chosen project with the Scottish Futures Trust as part of the funding evidence. The plan will be prepared during Royal Institute of British Architects (RIBA) Stage 1 methodology and will address all stages in the delivery process from project initiation through to post occupancy evaluation. East Renfrewshire Council has evidenced its approach to quality management through our LEIP1 project, Neilston Learning Campus, where there are two clerk of works, one for structure and one for mechanical and electrical installations, along with an independent specialist commissioning consultant and a retained architect as design champion. Our approach to quality planning is further evidenced within the slides as attached at appendix C.
29. East Renfrewshire Council is aware that the Scottish Government's funding model is on an outcomes based approach. Our commitment is to retain the schools condition within the set parameters of condition A or B, by setting aside an appropriate annual budget specifically for repair and maintenance. This will be aligned to the whole life costing exercise and a planned preventative maintenance plan enabled and assisted by our proposed Building Information Modelling (Standard Information Management Plan v2) information management processes which will be embedded within our property team. An annual report on condition will be presented to our Corporate Asset Management Group for oversight and governance.
30. The initial feasibility study dated March 2022 attached as appendix A demonstrates our intention to progress with a phased tandem build adjacent to the existing school. The updated options appraisal (appendix B) focusses on inclusion of the Scottish Futures Trust June 22 additional criteria and updates the costs for only our preferred option namely Option A. From the feasibility study it can be seen that the initial concept has been established, appropriately costed and approved with programme and risks investigated appropriately for this stage. However, it is our intention to refine our requirements, develop the design and incorporate the lessons learned from previous projects. Programmes have been developed that set occupation at August 2026 and August 2027 for costing purposes. We believe we will be able to meet the August 2026 date should funding be confirmed in January 2023. In terms of key risks, the site is in Council ownership and although planning and roads consents have not been progressed at this stage, the use is established and the site is capable of accommodating our proposed development. Initial limited site investigation work has been carried out and utility services are available. An appropriate procurement strategy will be developed for the construction contract that responds to the market conditions at the time. However, our current costings assume a level of inflation and a procurement method for the purposes of council approval.



31. East Renfrewshire Council has a proven track record of development, and shows that each project evolves from the previous project with an aspiration for betterment with each new facility. East Renfrewshire Council promotes engagement with stakeholders and can evidence that stakeholders' requirements are met. East Renfrewshire Council has a strong

management and delivery team who work well in tandem to deliver each new campus. A variety of lessons have been learned across the following areas:

- Authority Construction Requirements (ACR) - it is our intention to revise our ACR document to make changes in some areas, these changes will be implemented during design development. This will involve recent learning around monitoring of internal air, roof and gutter design, external landscape etc. along with inclusion of LEIP3 requirement;
- Internal stakeholder engagement – Although East Renfrewshire Council has engaged well with external stakeholders, and our projects have benefited greatly from this interaction, there is scope to improve our consultation and engagement with internal Council stakeholders/departments, for example we may be able to modify our external grounds design to ensure maintenance aligns with current approaches, whilst not compromising on the enhanced outdoor learning experiences which East Renfrewshire developments have been renowned for. We have made great progress with Building Information Modelling (BIM), and are piloting Standard Information Management Plan (SIMP) v2 on behalf of Scottish Futures Trust; use of the outcome is being embedded within our property team and ongoing engagement is required.
- We will give consideration to procuring specialist design input at an earlier stage for example include sprinklers system pre-tender.

32. The Council has a record of delivering efficient school designs, making buildings work hard and delivering inspirational setting for learners to achieve their very best and the community to engage and use. East Renfrewshire, has always, and continues to welcome the ongoing opportunity to work collaboratively with Scottish Government, Scottish Futures Trust and other local authorities to share learning from previous and current LEIP projects. The Council has experience of delivering new school estate within the Pathfinder Project of the Schools Investment Programme, and worked closely with Midlothian Council to develop Eastwood High School and Lasswade High School in Midlothian. Furthermore the Council has worked collaboratively with many councils over the years in the development of new educational facilities so as to share learning and to be better informed of innovative approaches which will support our learners.

East Renfrewshire Council: Learning Estate Strategy

33. The following sections provide details of the Council's wider education estate vision, strategy and desired outcomes and objectives. The ambition for East Renfrewshire's learning estate is that the physical environment is fully inclusive for all learners and supports communities to thrive. The council's estate should support and facilitate excellent joined up learning and teaching for all learners, with new school designs incorporating open multifunctional spaces which support integrated approaches, enhancing inclusion and supporting transitions between stages and sectors. The estate should contribute effectively to the national aspirations as defined within Scotland's Learning Estate Strategy Connecting Places People and Learning^{vii}, and more recently the objectives defined within the Net Zero Public Sector Standards and the more specific LEIP Phase 3 expectations.

34. The wellbeing for all learners and staff is paramount and the educational estate is key in providing optimum conditions for all to excel. The use of materials which are easy-clean and well-designed leading to less likelihood of the spread of infections is a core consideration within the Council's strategy. Furthermore the Council' strategy includes investment in smart technologies across the entirety of the education estate to allow the monitoring of CO2 and heat conditions through the use of intelligent sensors aligned with automatic window opening actuators, to ensure optimum conditions for learning and teaching. The Council's approach to this allows on going real time data gathering analysis using the Internet of Things technology.

35. Maximising opportunities for outdoor learning is a key objective for the learning estate with many developments in this area in recent times, most obviously with new school developments. Most recently the development of directly accessible outdoor learning space at Uplawmoor Primary School,

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funded from developer contributions, facilitates easy outdoor access, allows pupil to lead their learning and supports playful pedagogy. Furthermore, the Council has invested almost £2m on a new sports facility consisting of running track and all weather sports pitch at Mearns Castle High School to support the delivery of the curriculum given the increasing school roll, and to address somewhat the condition and suitability of the school's sporting resources. The Council strategy is focusing on opportunities to reduce vehicular traffic around school estates and has recently piloted street closures around schools at peak times. These approaches ensure that the learning environment is greener, more sustainable, and allows safe and accessible routes for walking, cycling and wheeling.

36. The Council's vision is to be a 'modern, ambitious Council, creating a fairer future with all' with the ultimate goal to 'make people's lives better'. The Council has a clear strategy consisting of 5 outcomes to local residents, two of which are: *All children in East Renfrewshire experience a stable and secure childhood and succeed*; and *East Renfrewshire residents are healthy and active and have the skills for learning, life and work*. In order to attain these objectives the Council has identified 5 capabilities which align with the aspirations of Scotland's Learning Estate Strategy in Prevention, Empowering Communities, Data, Modernisation and Digital.

37. East Renfrewshire Council is renowned for the excellent educational experiences and outcomes which it supports our children and young people to achieve. The Council has a clear and relentless focus on closing the poverty related attainment gap whilst raising the bar for all learners and the Council sees the educational estate as being central to these objectives, by working towards providing modern fit for purpose learning environments for the 21st century which lead to improved learning outcomes and sustainable and inclusive economic growth.

38. Within this context the Education Department's vision is supported by providing quality educational environments that are also designed with, and available to residents, to help enrich the communities they serve and the lives of learners and families. The Council recognises that a quality built environment, internal and external, based on an inclusive learning estate at the heart of the community signals the value it places on learning from early years through school and beyond, and the experiences of all who use the facilities for personal development and to support economic growth. Internal and external partners make good use of the school estate, serving the wider community and supporting delivery of other public services in line with the place principle.

• 100% of ELC establishments and Primary School have achieved Family Friendly Status at Bronze level



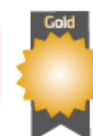
• 100% of ELC establishments and 61% of primary schools have achieved Family Centred Status at Silver level (up from 52% in 2019)



• Two ELC establishments maintained accreditation as Family Focused at Gold level



• One Primary school has achieved Gold Family Focused Status.



39. The Council's Local Development Plans^{viii} (LDP1 & LDP2) are the Council's key strategic land use planning documents, which with our Capital Investment Strategy^{ix} and associated capital plans^x directly supports East Renfrewshire's Community Plan^{xi} and the Council's corporate plan entitled, Vision for the Future^{xii}.

40. The Chief Executive's report to Council in December 2019, Influencing the Future of East Renfrewshire, included key area 4 about funding investment in school buildings to address condition and suitability:

'The Council needs to improve the following schools building, given their current poor condition (and suitability):

- *Carolside Primary school, Clarkston*
- *Cross Arthurlie Primary School*
- *Woodfarm High School (original building)*

- Mearns Castle High School (original building)

It is recognised that these schools are currently the most in need of major new build replacement/refurbishment. There is also the intent to replace/renew other school buildings in the future to ensure all our young people learn in fit for purpose physical environments, with decisions based on ensuring condition (and suitability) ratings of C or below are prioritised. This need will be reflected in future Capital Investment Strategies.'

41. More recently, the Council re-iterated its intention to address the condition of the primary schools it regards as being highest priority as a consequence of their condition, in the Capital Investment Strategy in March 2022:



'Carolside and Cross Arthurlie are currently the primary school buildings with the highest priority where their suitability and condition are in need of investment. The Council is intent on addressing these priorities as soon as it is able to do so and is currently progressing feasibility and options appraisal studies for the redevelopment of both schools so that the Council is well placed to submit further submissions for the third phase of the Learning Estate Improvement Programme when this funding contribution is announced by the Scottish Government and local financial conditions permit. As noted, the Council will continue to explore funding opportunities to lever in additional investment to improve the condition and suitability of its learning environments.'

42. The Council's Corporate Asset Management Group of Senior Officers is responsible for oversight of all Council assets and the strategies associated to them. The educational estate is a strategic priority for the group, ensuring the optimum condition and suitability of all educational establishments is maintained and championing the cause of education for capital investment.

Investment in New Early Learning and Childcare and School Estate

School Condition

43. Given the considerable investment to meet demand for places, to date East Renfrewshire has perhaps not had the same opportunity as in other councils to modernise and refurbish existing school buildings, albeit investment to increase places also improves the condition and suitability of those schools and early years centres. The need to ensure that all educational buildings are 'fit for purpose' is an active driver in developing and maintaining the learning estate and in achieving the policy aims of excellence and equity for all.



44. More recently the Council's focus has diverged to take greater consideration of the condition of the school estate; there is a real intent to improve the condition of our most poorly rated establishments and to increase the number of learners who are educated in condition A buildings. Within the Council's Capital Investment Strategy, the Education Department identifies schools of most concern with regards to their current condition and need for replacement/refurbishment, thus ensuring that the school estate is at the heart of all considerations regarding capital investment. Recently the Council has undertaken major school refurbishment projects. Barrhead and Eastwood high schools and Crookfur primary schools have benefited from new build replacements with support investment released by the Scottish Government to improve the condition of schools. These schools were in the worst condition at that time.

45. In July 2022, on-site work commenced at Neilston Primary School to develop a new Learning and Leisure Campus approach in the village of Neilston which will not only address the replacement of condition C rated Neilston Primary School, but will also bring condition C rated St Thomas' Primary School and Madras Family Centre together in the one modern learning estate, fit for the 21st century. The



The new school is being built in accordance with all conditions set for LEIP phase 1 and will be an energy efficient building in accordance with Passivhaus accredited design. From the outset all stakeholders were consulted in the development of the new campus, including a full public consultation on the campus approach, and will continue to be consulted as the project progresses to ensure their needs and

experiences are considered, and that they are involved in the decision making processes, leading to better outcomes for all. The wider regeneration of the village of Neilston is being developed with a planned new leisure facility and library with all being at the heart of the community.

46. The Neilston development was possible following a successful bid to Scottish Future Trust in Phase 1 of the Learning Estate Improvement Programme. Despite the impact of Covid the new campus will be built within the planned capital budget with an expected completion of October 2023.

School Capacity & Sufficiency of School Places

47. East Renfrewshire Council ensures that it manages its school estate effectively to ensure that facilities are well maintained, managed and make best use of existing resources, maximizing occupancy levels and ensuring flexibility of use by the establishment and wider community; in East Renfrewshire we make our school buildings work hard for their communities ensuring best value. East Renfrewshire facilities are widely used and accessible to other internal and external partners such as the Council's Leisure Trust and external organisations such as the NHS and childcare groups, allowing greater support and opportunity for our communities, in their community.

48. Across East Renfrewshire Council 75% of educational establishments in the primary and secondary sectors are operating at in excess of 75% of school capacity with 31% operating at in excess of 90% of school planning capacity. The number of East Renfrewshire resident pupils has risen by 15% from 2011 to 2021; and based on the National Records of Scotland projections the school age population within East Renfrewshire is expected to continue grow in coming years which is contrary to the national expectation. Accordingly, many educational establishments already have high occupancy levels and others are increasingly starting to face pressure. New build housing is in part facilitating this increase; however pupil numbers are also increasing in more established residential areas with families attracted by the education and the local environment.

49. Providing sufficient pupil places for East Renfrewshire residents has accorded high priority over recent years and is continuously under close monitoring and review with close partnership working between the Education Department and the Council's Planning Department. Ensuring the sufficiency of school places, in the main, has historically been the driver for change in the school estate since the inception of the Council.



50. It is evident with new schools and extended provision that the educational estate has been developed to date to ensure there is sufficient school capacity in accordance with residential developments within East Renfrewshire's current and previous Local Plans. The new Maidenhill Primary School and Nursery Class (£15.3m) was planned as part of the infrastructure requirement of Local Development Plan (LDP1) and opened in August 2019. The school was purpose built to accommodate the projected

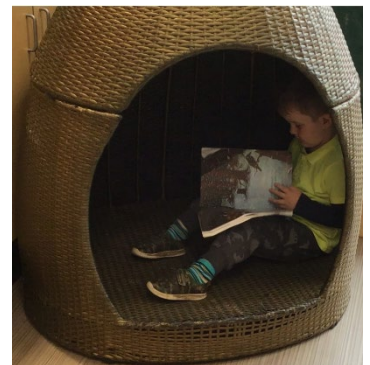


number of new pupils from residential areas developed as part of a masterplan, with the school's roll continually increasing over the years as new properties have developed. East Renfrewshire Council's new educational estate developments are highly acclaimed for quality, innovation and supporting excellent learning experiences, winning the Architectural Excellence Award for Public Use award as well as Scotland's national architecture awards by the Royal Incorporation of Architects in Scotland (RIAS).

51. Likewise St Clare's Primary School opened in August 2017 as part of the faith schools' joint campus also comprising a new build replacement for Calderwood Lodge Primary School and Nursery Class (£17.3m). St Claire's Primary School was developed in order to accommodate new children taking up residence in LDP1 masterplan area and in order to reduce the increasing capacity pressures on other denominational schools.

52. The Council has also increased school capacities to cope with the increasing school age population in other schools such as a £2.2m investment at St Ninian's High School to accommodate an increase in pupils as a consequence of the implementation of a new school admissions policy. Furthermore through the Council's Capital Investment Strategy other schools have been prioritised and planned for extension to ensure sufficiency of school places.

53. The increase in East Renfrewshire pupil numbers at primary and secondary schools has also been experienced at nursery, where the number of 3 and 4 year olds in East Renfrewshire attending Council and funded (partnership) provider early learning and childcare facilities over the past 10 years, has increased by 20%. The Council has invested to meet this need opening in 2017 a larger new build replacement for Arthurlie Family Centre.



54. East Renfrewshire's ambitious plans to build new and extend some existing early year's establishments in readiness for the introduction of 1140 hours by August 2020 were fulfilled with all establishments being opened as planned. East Renfrewshire Council was one of a few councils which managed to open its establishments in 2020, regardless of the extension to the implementation of 1140 hours as a

consequence of Covid. In total 8 new/replacement/extended facilities were created across the Council with enhancements at further establishments.



55. A funding package of investment by the Council of some £25.4m, supplemented by Scottish Government capital contribution of £12.27m, was provided towards the expansion. This financial commitment to the introduction of 1140 hours across East Renfrewshire by the Council, further demonstrates the Council's commitment to education and the education estate.

Council Commitment to the Education Estate: Current Capital Provision

56. The Council's General Capital Plan allows for planned capital works to take place over a ten year period and is an indicator of the priority of the school estate for the Council and that the learning estate is being well-managed and maintained, that the Council is making the best use of existing resources, is maximising occupancy and representing and delivering best value. Furthermore such a focus and investment in the estate demonstrates the council's desire to ensure that the condition and suitability of learning environments support and enhance their function.

	2021-22 to 2020-31 General Capital Plan (includes previous years spend for Maidenhill and ELC)
ELC Expansion	£25.4m
Maidenhill PS & NC	£22m
St Ninian's Extension	£2.5m
Learning & Leisure in Neilston	£30m
Major Estate Maintenance	£9.5m
Improving Learning	£2m
Crookfur PS Extension	£2.3
Mearns Castle HS Sports Facility	£1.9m
Other Education Capital Plans	£1.2m
	£96.8m

Table 1

57. As consequence of the impact of Covid the Council has committed £3.7m pounds to ventilation works. A significant proportion of this will be dedicated to the education estate, providing additional mechanical ventilation or implementing actions to increase natural ventilation. The Council's approach to the monitoring of air quality and temperature of learning spaces has been highlighted by Capita as one of the most innovative and comprehensive in the country^{xiii}.
58. In addition to capital investment, each year revenue provision of £1.3m is made for general repairs and maintenance of the education estate, together with total annual revenue payments of almost £15m in respect of the provision and maintenance of our 7 PFI/PPP/hub funded schools

Emerging Council Priorities for the Education Estate (Outwith Current Capital Plan)

59. The Education Department and colleagues from the Council's Environment departments work closely to monitor condition and suitability of the education estate to identify schools for development as well as ongoing residential property developments (housing land supply audit) and the pupil product ratio from these, to project new pupil intake and to allow planning for sufficiency of places.
60. Given high occupancy of many existing schools in East Renfrewshire, we need to build new provision to meet population growth related to inward migration and new residential development in accordance with the LDP process.
61. Any new residential development will require significant new education infrastructure and the Council owns little land in the areas where school capacity is most pressurised. For example, the scale of proposed residential developments contained in the LDP2 proposals (and projected pupil product from these) could not have been accommodated within the current educational estate capacity. Should the initial proposals in LDP2 have gone ahead, there would have been the need for 2 new primary schools and a new secondary school to accommodate projected children from these properties, and the required land would have required to be acquired. The extent of developer contributions alone from the proposed LDP would not have been sufficient to meet the costs of such new educational estate and so the Council would welcome any future new schools investment programme as a means to help augment resources; this will be invaluable when taking forward

infrastructure to meet demands from population growth associated with any plans for Local Development Plan 3.

62. The Council has plans within its estate planning strategy for further extensions and remodeling of educational establishments to increase the sufficiency of school places.
63. Having undertaken a full assessment of the demand for Gaelic Medium Education within East Renfrewshire Council, and determining the demand for such provision exists, the Council is currently undertaking a full public consultation on the location of this provision. It is proposed that this service will be located at Thornliebank Primary School. The Council is working with colleagues at the Scottish Government's Gaelic and Scots Team of the Learning Directorate in order to progress plans to submit a request for capital in order to ready the school estate for this new school. The Council is the first in Scotland to consult on the location of GMPE and is working to tight timescales with colleagues in the Council's property and technical department in order to ensure the school is in place for August 2023.



64. In accordance with the Education Scotland Act 1980, parents/carers of children aged 4 when their child is due to commence primary education, have the right to defer their child's commencement of primary school education for one more year. Currently, parents/carers of children who do not become 5 years of age until January or February are entitled to another year of fully funded early learning and childcare; for those born between August and December, parents/carers can request another fully funded year of early learning and childcare, however where this is not approved, parents/carers are required to meet the cost of the additional year. As a consequence of changes to legislation coming into effect from August 2023, parents/carers of children who are four years of age when commencing primary school will be entitled to a fully funded year of early learning and childcare,

regardless of when the child is due to become 5 years of age. The Council has identified concerns over its ability to meet the expected additional demand for places in the Barrhead and Levern Valley and is progressing with plans to repurpose areas of an existing school, St John's Primary School, (areas currently used by Education Department staff), to become an early learning and childcare establishment. This will be primarily funded via developer contributions gathered from new residential property developments but will also require part funding by the Council. The repurposing of the school building has become possible as a consequence of changes to the way Education Department staff work and subsequent rationalisation and more efficient and effective use of school and wider council estate.

65. Half of the Council's education estate is currently regarded as being in B (14 establishments) or C condition (2 establishments). It will be vital for the Council to make the most effective use of the annual school capital and revenue maintenance budgets in order to maintain these condition levels. Many of these schools have been in B condition for some time and with some being circa 50 years old, these are the most likely to enter C condition. Consequently the Council would welcome future investment in the school estate with regards to improving school conditions and ensuring that as many children as possible are educated in buildings fit for purpose.

66. In October 2021, the Council declared a climate emergency and consequently a strategy and action plan to address the Council's climate change ambitions is being finalised. The education estate makes up a significant part of Council buildings and will be at the centre of plans to reduce carbon use and support the Council's objectives of net carbon zero by 2040. This submission for the development of a new school building for Carolside Primary School will help drive the Council's ambitions in this area by means of an energy efficient facility which will also be inclusive of other net carbon zero aspirations such as electrical charging vehicle points.



67. The planned expansion of free school meal provision within the primary sector to be inclusive of P6 and P7 pupils is an area of planning and development for the council's school estate strategy. With school estate being 'worked hard' in terms of school roll as a proportion of school planning capacity, communal areas within schools are also utilised extensively. In many schools this means that school catering and dining experiences have to be well planned in order to ensure that all learners are able to experience a healthy nutritious lunch as well as appropriate dining experience, in an appropriately timely fashion. With the expansion of free school meal provision to P1 to P5 pupils, several schools in East Renfrewshire Council are already operating at (and in some cases beyond) catering and dining capacity, with impact on catering and teaching staff as well as pupil experience. Previously the Education Department met with Scottish Futures Trust to discuss the plans for extension works to dining and catering facilities in identified schools. The position at that time, as a consequence of wider school estate factors, is likely to have changed and so the Council would welcome the opportunity to reconsider the demands of P6 and P7 free school meal extension in the current climate. In any case, in order for the Council to provide free meals to all pupils in the primary sector it will be essential for additional capital funding to be provided in order to implement catering and dining works.

68. Table 2 below provides some details of future education estate projects as part of the education estate strategy:

Project	Sufficiency of places / Condition	Anticipated Year
Crookfur PS Extension	Sufficiency of places	2023/24
Introduction of Gaelic Medium Primary Education	Sufficiency of places	2023/24
Repurpose of current Education Estate to support ELC legislation	Sufficiency of places	2023/24
St Luke's HS Reconfiguration	Sufficiency of places	2023/24
Busby PS Extension	Sufficiency of places	2025/26
Eaglesham PS Extension	Sufficiency of places	2026/27
Cross Arthurlie Primary School	Condition	Commence when future funding
Mearns Castle HS	Condition	Commence when future funding
Woodfarm HS	Condition	Commence when future funding

Table 2

Summary

69. As evidenced, East Renfrewshire Council has a strong track record of investing in its educational estate and delivering quality projects on time and within allocated budgets; and we have both the need and the ambitions to do more as we develop the learning estate.

70. In so doing we ensure that there are sufficient educational places offering modern curricular experiences in inclusive and digitally enabled settings that are flexible to adapt to future changes, are safe, secure, efficient to operate and maintain, energy efficient, comfortable and healthy.

71. The Council has a record of delivering efficient school designs, making buildings work hard and delivering inspirational settings for learners to achieve their very best and the community to engage and use. East Renfrewshire welcomes the opportunity to submit a bid for LEIP Phase 3 funding and has experience of delivering multiple similar previous projects such as the new Eastwood and

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Barrhead high schools, Maidenhill, St Clare's and Calderwood Lodge primary schools, and the current LEIP 1 phase bid for the Neilston Learning Campus.

72. The Council has identified Carolside Primary School as its top priority for replacement and would welcome the opportunity to continue with the strong relationships developed with Scottish Futures Trust and Scottish Government to realise the transformation of another school for our local communities. The project is in a state of readiness to proceed having received political commitment and provision to be made within the Council's Capital Plan. The development is in keeping with the national objectives and principles attached to the Learning Estate Strategy supporting excellence and equity for all.

Appendix A: Carolside Primary School Options Appraisal March 2022

Appendix B: Carolside Primary School Options Appraisal September 2022

Appendix C: Pre-Construction Presentation

Appendix D: Bibliography/References

ⁱ ERC Everyone Attaining Everyone Achieving Through Excellent Experiences:

<https://blogs.glowscotland.org.uk/er/public/meetinglearnerneeds/uploads/sites/16100/2018/08/Advancing-Excellence-and-Equity-in-Education-in-East-Renfrewshire.pdf>

ⁱⁱ Scottish Government's National Discussion on Education: <https://www.gov.scot/news/national-discussion-on-education/>

ⁱⁱⁱ Digital Learning and teaching Strategy: <https://sites.google.com/er.glow.scot/digihub/staff-clpl/professional-reading#h.wgplkvb2chmy>

^{iv} East Renfrewshire Council's Digital Transformation Strategy for 2021-2024:

https://eastrenfrewshire.gov.uk/media/5063/Cabinet-Item-04-03-June-2021/pdf/Cabinet_Item_04_-_03_June_2021.pdf?m=637571921549370000

^v East Renfrewshire playing pitch strategy and action plan: https://www.eastrenfrewshire.gov.uk/media/2624/Cabinet-Item-10-30-August-2018/pdf/Cabinet_Item_10_-_30_August_2018.pdf?m=637353368906070000

^{vi} Additional Support for Learning Consultation: <https://getinvolved.eastrenfrewshire.gov.uk/education/additional-support-for-learning-provision/>

^{vii} Scotland's Learning Estate Strategy: <https://www.gov.scot/publications/scotlands-learning-estate-strategy-connecting-people-places-learning/>

^{viii} East Renfrewshire Council's Local Development Plan 2: <https://www.eastrenfrewshire.gov.uk/ldp2>

^{ix} East Renfrewshire Council's Capital Investment Strategy: https://eastrenfrewshire.gov.uk/media/7406/Council-Item-12-03-March-2022/pdf/Council_Item_12_-_03_March_2022.pdf?m=637813801444530000

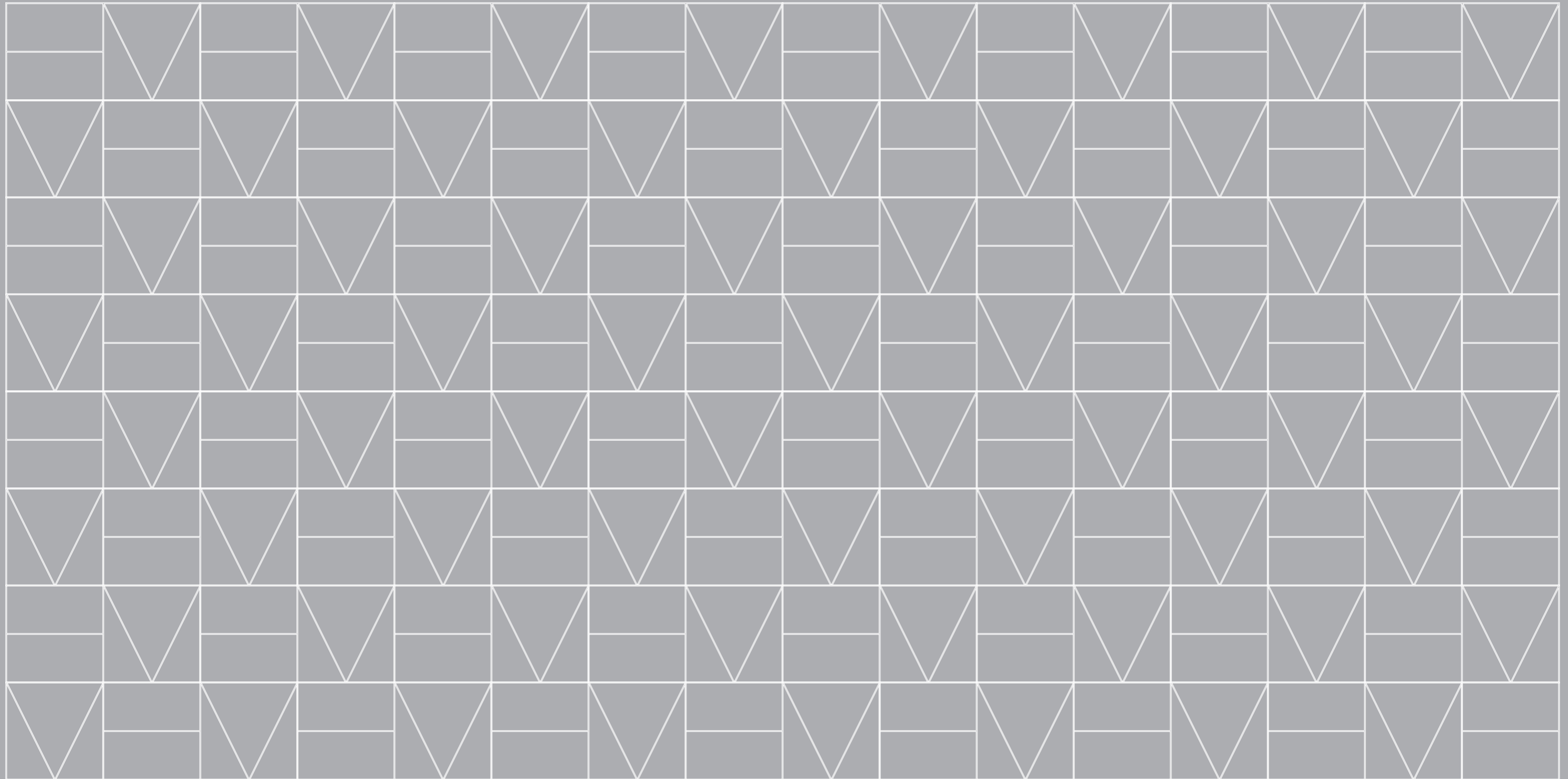
^x East Renfrewshire Council's Capital Plan 2022-23 to 2031-32: https://eastrenfrewshire.gov.uk/media/7407/Council-Item-13-03-March-2022/pdf/Council_Item_13_-_03_March_2022.pdf?m=637813801450370000

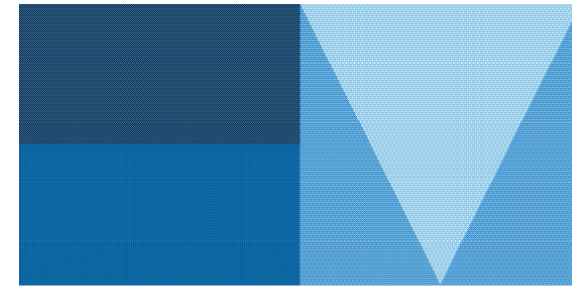
^{xi} East Renfrewshire Council's Community Plan 2017 to 2027: <https://www.eastrenfrewshire.gov.uk/media/233/Community-plan-2017-to-2027/pdf/community-plan.pdf?m=637539164354170000>

^{xii} East Renfrewshire Council's Vision for the Future: <http://intranet.erc.insider/CHttpHandler.ashx?id=10024&p=0>

^{xiii} Capita & ERC Innovative Ventilation: <https://www.capita.com/our-work/using-smart-technology-monitor-co2-east-renfrewshire-schools>

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- Section 1** Executive Summary
- Section 2** Selected Design Option
- Section 3** LEIP3 Funding Criteria

Client / End User:

East Renfrewshire Council
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Thornliebank
G46 8NG

Project Management:

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G3 8LE

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G3 8LE



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G2 4LF

Civil & Structural Engineer

Cowal Design
Innovation Centre
Hillington Park
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G52 4RU

Cost Consultant

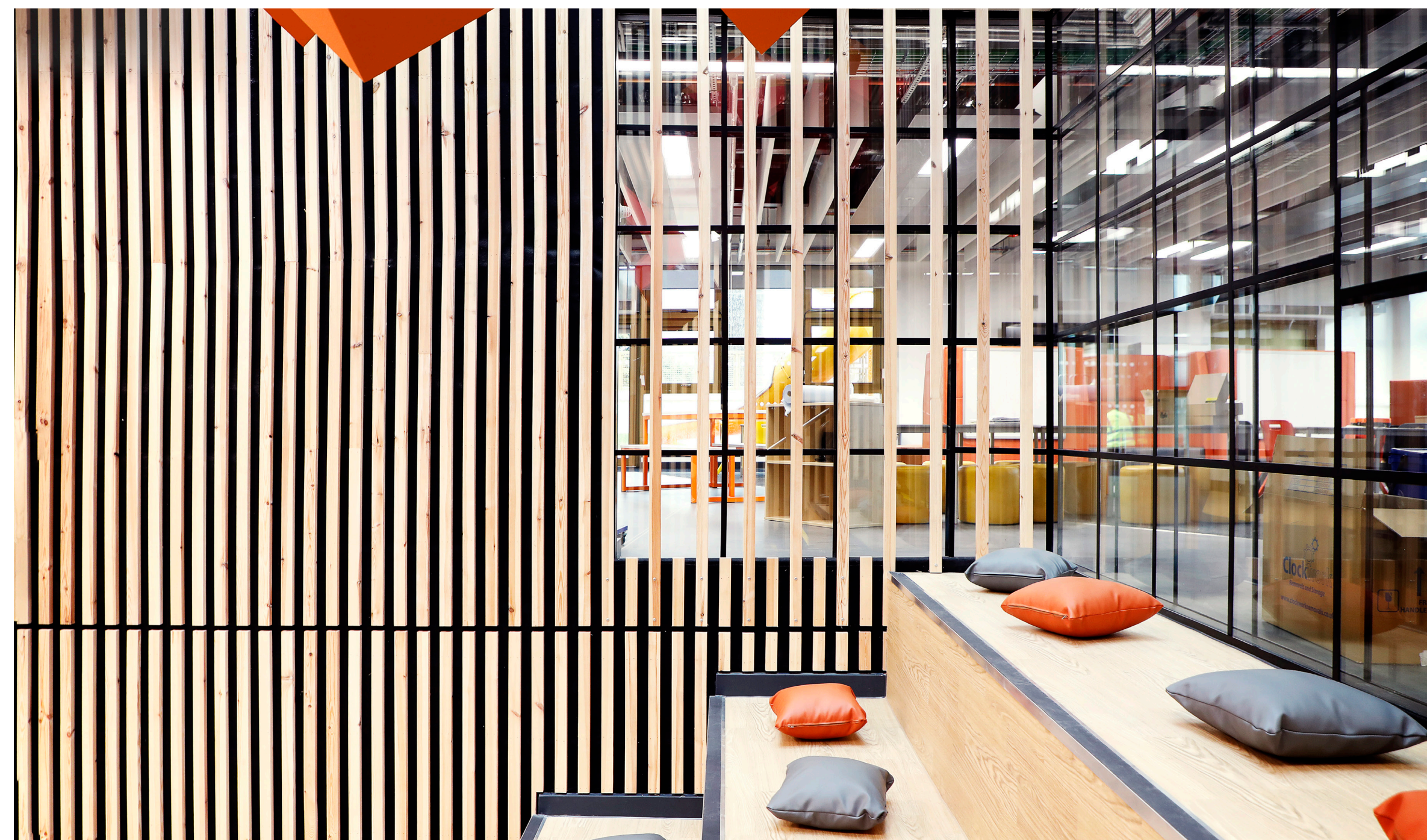
Faithful + Gould
Canning Exchange
10 Canning Street
Edinburgh
EH3 8EG



1

Executive Summary

An opportunity to create an optimised centre for learning, and a sustainable, and inclusive community asset



//Executive Summary

East Renfrewshire Council are looking to secure Scottish Governments Learning Estate Investment Programme (LEIP 3) funding for the delivery of a new enhanced educational facility at Carolside Primary School.

The new facility will represent a significant investment by the Council in the area and improve educational facilities for the local people of Clarkston. It will significantly reduce ongoing maintenance and running costs of the existing facilities and will respond to the Scottish Governments Climate Change Bill to target net-zero carbon emissions by cutting greenhouse gas emissions by 2045. There are also significant educational benefits that a new school can bring to the learning environment, such as the development of STEM rooms to enhance learning experiences and enhanced outdoor learning resources such as pitches etc.

The most recent evaluation of the condition and suitability of Carolside Primary School has graded the school as 'C' for condition and grade 'C' for suitability for learning and teaching. A 'C' grade suitability rating indicates that the building is not operating optimally and that the delivery of some activities for children and the community are being impeded. The condition and suitability evaluations indicate that the school is regarded as being in generally poor condition and that the school has less than 50% service life remaining before major repair or replacement is required.

An earlier Feasibility Study prepared in March 2022 investigated and considered multiple options including a mixture of new build and retrofit solutions. In all options consideration was given to maintaining a live school environment on site whilst the works are undertaken via either a phased construction process and/or a decant school facility. Options also sought

to address minimising impact on neighbouring housing whilst maximising orientation and form factor that will be crucial in achieving design principles that deliver an energy efficient solution that better LEIP3 funding requirements and delivers on the aspirations of the SFT Net Zero Carbon Public Sector Building Standard.

Following detail consideration of the options contained within the earlier Feasibility Report, East Renfrewshire Council has taken the decision to progress with a phased new build solution on the site of the existing Carolside Primary School - Option referenced 'A1'.

This report is designed to address the specific requirements set out in the LEIP Phase 3 'Guiding Principles, Programme Metrics, Terms and Conditions, and Funding Outcomes', updated June 2022.

The report also includes updated costs for the selected option, prepared in September 2022, which considers the development and construction programme based on completion in the summer of 2026 and 2027 respectively.

A more detailed response how the new facility will respond to other key LEIP criteria including Low Carbon Design, NZPSBS, Digital, Quality and Outdoor Learning is contained within the earlier Feasibility Report, dated March 2022.



2

Selected Design Option

//Education Requirements

Carolside Primary School

Carolside Primary School, established in 1950, is situated in the Clarkston area of East Renfrewshire where it caters for non-denominational children from Nursery to Primary 7.

The school is a community resource, used most weekday evenings to support local clubs and groups, with a high demand due to the complete lack of outdoor facilities within the area.

The existing school is generally in a poor condition with limited opportunities to offer an appropriate environment for learning and working without significant investment. The split levels across the building floor plate with no passenger lifts or hoists means it is difficult to deliver a fully inclusive environment in accordance with DDA legislation

Similarly, the site topography makes it challenging to provide on-site sports facilities and embrace opportunities for outdoor learning which makes it challenging for the school to deliver excellent experiences for the children.

Aligned with the Scottish Governments Net Zero ambitions the intent is to create a low-carbon efficient building which will reduce future running costs and demands on Council revenue budgets.

The ambition of this project will be the creation of an accessible and inclusive community hub, fully integrated as part of the local community, and drawing together key support services within a single location.

Feasibility Report [March 2022]

This report should be read in conjunction with the earlier Feasibility Report prepared in March 2022.

This report considered the following development options for Carolside Primary:

- Option A1 ERC Model new school [North Site]
- Option A2 SFT Model new school [North Site]
- Option B Stepped ERC Model new school [North Site]
- Option C ERC Model new school [Courtyard]
- Option D Refurbishment/Remodel/Extend Option
- Option E ERC Model new school (Hypothetical Site)

Each option considered the appropriate solution to meet the client brief, site constraints whilst also embracing the requirements of the Net Zero Public Sector Building Standard and LEIP funding criteria.

Selected Design Option

Following detail review of the options, East Renfrewshire Council have selected 'Option A1' as their preferred solution for the redevelopment of Carolside Primary School.

This option will deliver a total new build construction which will be built in two phases to enable the existing school to remain operational throughout and minimise disruption and costs associated with temporary decant facilities.

The selected design option will:

- provide a two storey compact and efficient building form with accommodation based on a comparable area/facilities provision per pupil as that provided at the recently completed Maidenhill Primary School.
- deliver enhanced area for hard and soft playspace on site with improvements to general playground and traffic management.
- incorporate and enhance the existing Nursery provision on the site.
- provide a solution that has embraced the NZPSBS and Passivhaus principles of design to meet and better Operational and Embodied Carbon targets.
- provide external covered areas to support play, learning and dining.
- provide appropriate digital infrastructure.
- provide on-site EV charging points, together with infrastructure for future expansion.
- Providing an aspiring learning environment, comparable to the standard of other recent new build schools across the ERC Estate.

Design Metrics:

In the absence of defined school rolls, this feasibility study has used the following metrics:

Area is calculated based on a defined metric per pupil with an uplift in area to accommodate enhanced school and community facilities comparable with other ERC facilities to provide parity of learning environment across the school estate.

Pupils - 28 classrooms of 33 pupils = 924 pupils
Area per Pupil = 6.5m² [SFT allowance]

Area = 924x6.5 = 6,006m²

Utilising 'Maidenhill Primary School' as the benchmark, the area has been increased by a further 705m²

Total Area = 6,711m²

Early Year Centre:

Pupils = 80
Area per Pupil = 5.8m² [SFT allowance]

Total Area = 80x5.8 = 464m²

Schedule of Accommodation

The attached draft Schedule of Accommodation illustrates the facilities to be provided within the replacement Carolside Primary School.

Specific accommodation schedule will need to be prepared and agreed with ERC Education Department before further development is undertaken.

Carolside Primary 4 Stream School - Accommodation Schedule				
	No of Rooms	Room Area (m2)	Total Area (m2)	Sub-Total (m2)
Primary Classes & School Staff Social Bases				2229
Classroom P1	2	130	260	
Classroom P2-P7	24	60	1440	
Joint Flexible Space	8	17.5	140	
Joint Flexible Space P5-P7	6	20	120	
Support for Learning	4	18	72	
Staff Social Base	1	135	135	
Staff Work Base	2	15	30	
Staff Toilet	4	8	32	
Curricular Specialist Rooms				555
E-Library Zone	1	135	135	
Technology Classroom	2	70	140	
Creative Art Classroom	2	70	140	
Creative Art Store	2	10	20	
Music Practice (Small)	4	10	40	
Music Practice (Large)	2	20	40	
Music Store	2	20	40	
PE Dance				1121
Games Hall	1	684	684	
Changing	4	32	128	
GH Storage	4	18	72	
Dance & Drama Studio	1	100	100	
DD Storage	1	18	18	
Bleacher Storage	1	19	19	
Feature Stair	2	50	100	
Medical & Therapy				60
Medical Office	1	10	10	
Multi Sensory Room	1	15	15	
Hygiene Room	1	20	20	
Accessible Toilet	1	5	5	
Laundry Room	1	10	10	
Street				959
Assembly Dining	1	525	525	
Kitchen	1	150	150	
Dining Furniture Store	1	45	45	
School Entrance foyer	1	30	30	
Male Pupil Toilets	2	50	100	
Female Pupil Toilets	2	50	100	
Accessible Toilet	2	4.5	9	
Management				148
HT Office	1	20	20	
Conference/Meeting Room	1	50	50	
SMT Group Office	1	40	40	
SMT Interview Room	2	10	20	
Staff Toilets	4	4.5	18	
Administration				173
Office	1	50	50	
Interview Room	2	10	20	
Central Store	1	20	20	
Reprographics	1	22	22	
Sick Bay Waiting	1	12	12	
Secure Store	1	15	15	
Staff Toilets	2	4.5	9	
Accessible Toilet	2	5	10	
Kitchen Cloak Room	1	15	15	
Facilities Management				245
FM Office	1	15	15	
FM Store	1	30	30	
Cleaners Large Store	1	22	22	
Cleaners Small Store	4	2	8	
ICT Hub 1	2	10	20	
Plant	1	150	150	
NIFA				5490
Circulation				1221
GIFA				6711
Sprinkler Tank + Pump Compound	1	94	94	
External Plant	1	145	145	

//Site Plan

Option A1

Development of the Carolside Primary School has carefully adopted a terraced approach to the site by optimising the site topography and orientation whilst considering neighbouring properties and retention of the existing school building as a tandem build.

On the northern terrace, at the top of the site, a new build four stream school will be constructed. This location enables the existing Carolside Primary School to remain operational throughout with minor enabling demolitions. The main teaching block is orientated to the south to maximise solar gain within, whilst also providing direct access to adjacent external playground learning environment. Covered south facing teaching space is provided at the roof level, accessed from adjacent library and flexible resource area to support external curricular activities. Additional external covered areas for dining are provided at ground level, providing overspill from the adjacent dining room.

The central terrace will be developed following demolition of the existing school to provide school parking (with designated EV parking and infrastructure), a 60x40m all weather pitch and a large south facing playground. Further external covered shelters, built into the sloped embankment along the northern edge provide multi-use area for play and learning.

The existing and extended Carolside Early Years Centre (EYC) is located on the lower terrace with its own parking area, incorporating EV parking and infrastructure. A unifying perimeter screen and roof is to be built around and over the existing and new EYC buildings to facilitates free movement between the inside and outside of the buildings in a secure and covered manner.

An appropriate soft and hard landscape scheme will unify the site by providing screening to neighbouring properties as well as providing an enhanced learning environment. Slopes between terraces to be designed as part of the learning environment by integrating climbing walls, slides, planters, insect hotels, and external classrooms etc. which utilise natural materials including gabion walls, timber sleepers and wild meadow grass to create a vibrant setting for the school.



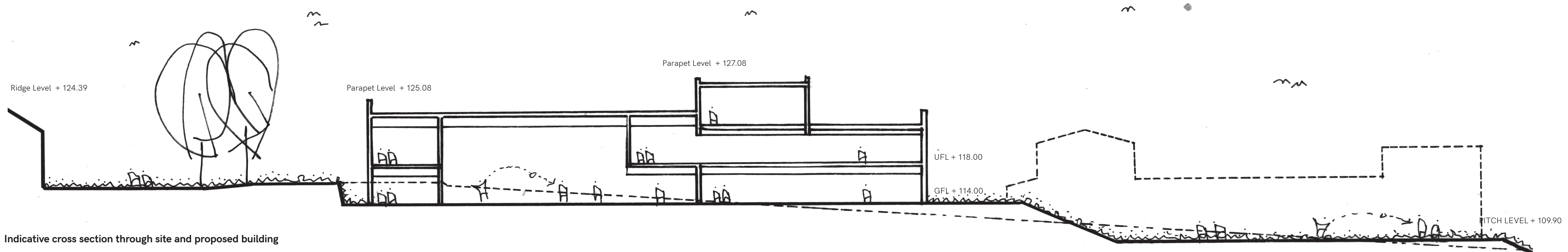
- SQUARE CONED TENSILE FABRIC UMBRELLA WITH OFFSET COLUMN
- TENSILE FABRIC HYPAR CANOPY WITH STEEL COLUMNS
- POWERED RETRACTABLE LEAN-TO PERGOLA SYSTEM
- EV CHARGING POINT
- DISABLED PARKING
- EV PARKING INFRASTRUCTURE
- 1 CAROLSIDE PRIMARY SCHOOL
- 2 CAROLSIDE EARLY YEARS CENTRE
- 3 60 x 40m ALL WEATHER PITCH
- 4 PLAYGROUND
- 5 CAR PARK
- 6 SERVICE AREA

//Pros & Cons

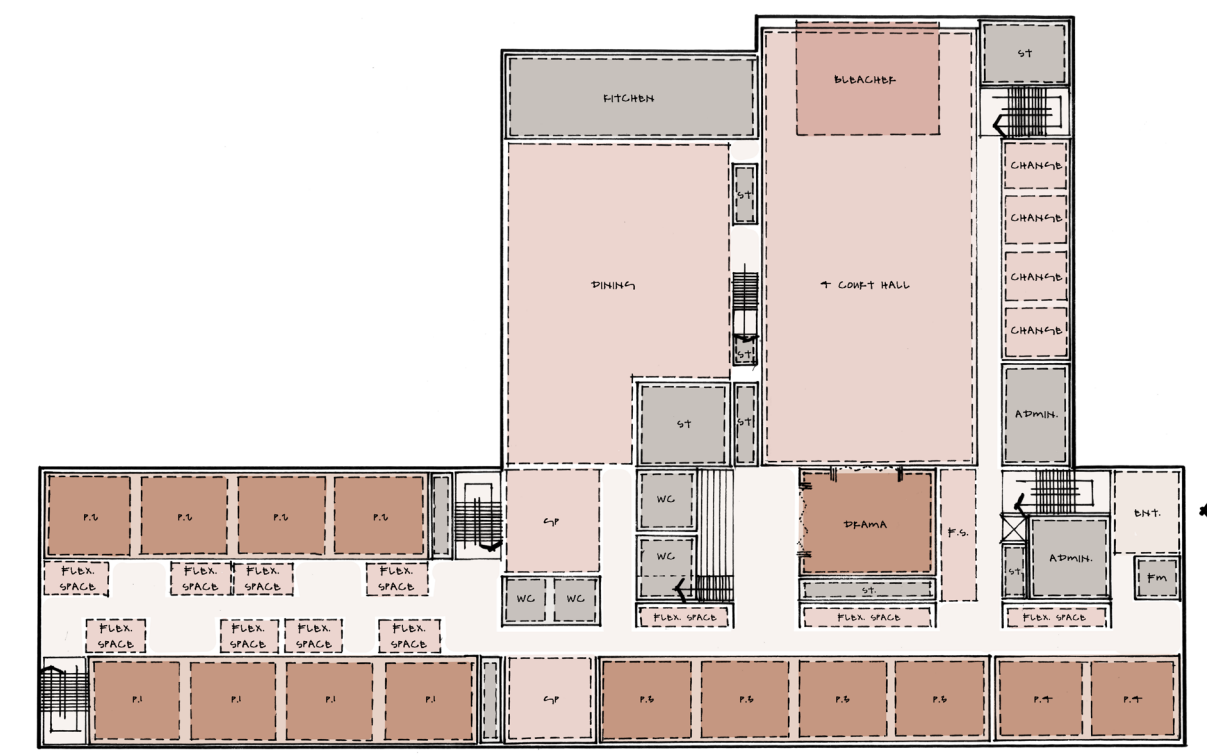
Pros *	Cons *
Buildability:	
Phased construction allowing existing school to remain operational throughout with no decant temporary accommodation requirements. Phase 1 will provide new kitchen/dining and sports block, allowing demolition of existing kitchen/dining facility to free site area for Phase 2 build.	Extensive engineering works required to northern portion of the site to manipulate existing slope. Ground conditions and risk of low-lying rock unknown. Extensive retaining /revetment wall (approx. 3 metres high) adjacent to Mansfield Road may be unacceptable to the Roads Department.
Building cut into the slope on the northern portion of the site which will lower the height of the building relative to adjacent neighbouring properties on Greenfield and Mansfield Road.	
Inclusion:	
Fully DDA compliant building with level floor plate and lift access between floors.	Terraced site will require extensive external staircases/ramps to navigate to the different levels
Carbon:	
Operational: Design allows incorporation of a fabric first approach and the following PH Principles, which will validate compliance and betterment of the LEIP operational energy requirements: <ul style="list-style-type: none"> ▪ good form factor ▪ classroom spaces orientated north and south to optimise solar heat gain. ▪ triple glazed windows ▪ MVHR system 	Embodied: Whilst design and specification of new build will seek to optimise materials with no or limited embodied carbon, the demolition and construction of a new school will always lead to greater carbon pollution.
Digital:	
New build school with new infrastructure can fully meet the Scottish Government 'Digital Strategy for Scotland' and SFT LEIP funding criteria require all school buildings to achieve a data speed of 1GBps	Government 'Digital Strategy for Scotland' and SFT LEIP funding criteria require all school buildings to achieve a data speed of 1GBps
Quality:	
Utilisation of a 'soft landings' approach, including a programme of POE will ensure rigorous design and construction validation.	
Outdoor Learning:	
<ul style="list-style-type: none"> ▪ Enhanced external sports provision with the provision of a new 60x40m all-weather pitch. ▪ Site topography with slopes and terraces utilised to generate a series of different external learning and play environments. 	
MEP	
<ul style="list-style-type: none"> ▪ New building services all electric solution providing a building energy use of 67 kWh/m2/annum. ▪ Optimised classroom daylight/lighting design in accordance with 'Daylight Design - Design Bulletin 90' ▪ Optimised classroom ventilation design in accordance with 'Ventilation Design - Design Bulletin 101:2018' ▪ New electric vehicle infrastructure. 	Removal and replacement of existing gas fired Early Years Nursery
Utilities	
Upgrade of all incoming utility network connections to serve new build all electric school including new 1GBps digital IT service.	Diversion of existing gas supply from Mansfield Road currently serving the existing kitchen facility.
C+S	
<ul style="list-style-type: none"> ▪ New building school - anticipated hybrid Glulam CLT frame, timber infill and high GGBFS concrete floor for ease/speed of build. ▪ Shallow bedrock encountered - anticipate standard foundations / trench fill / vibro 	<ul style="list-style-type: none"> ▪ Potential breaking out of very shallow bedrock for services ▪ Retaining walls to form new platform for school ▪ Underbuilding to work with terracing



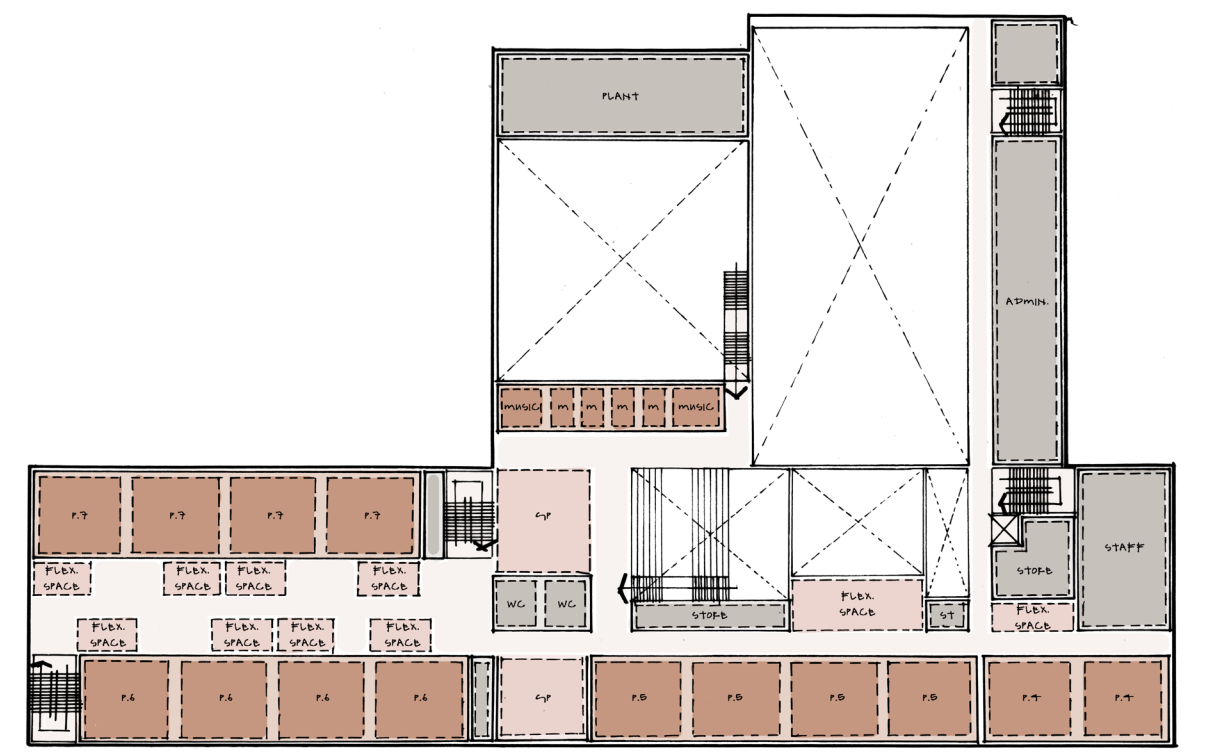
//Floor Plans + Section



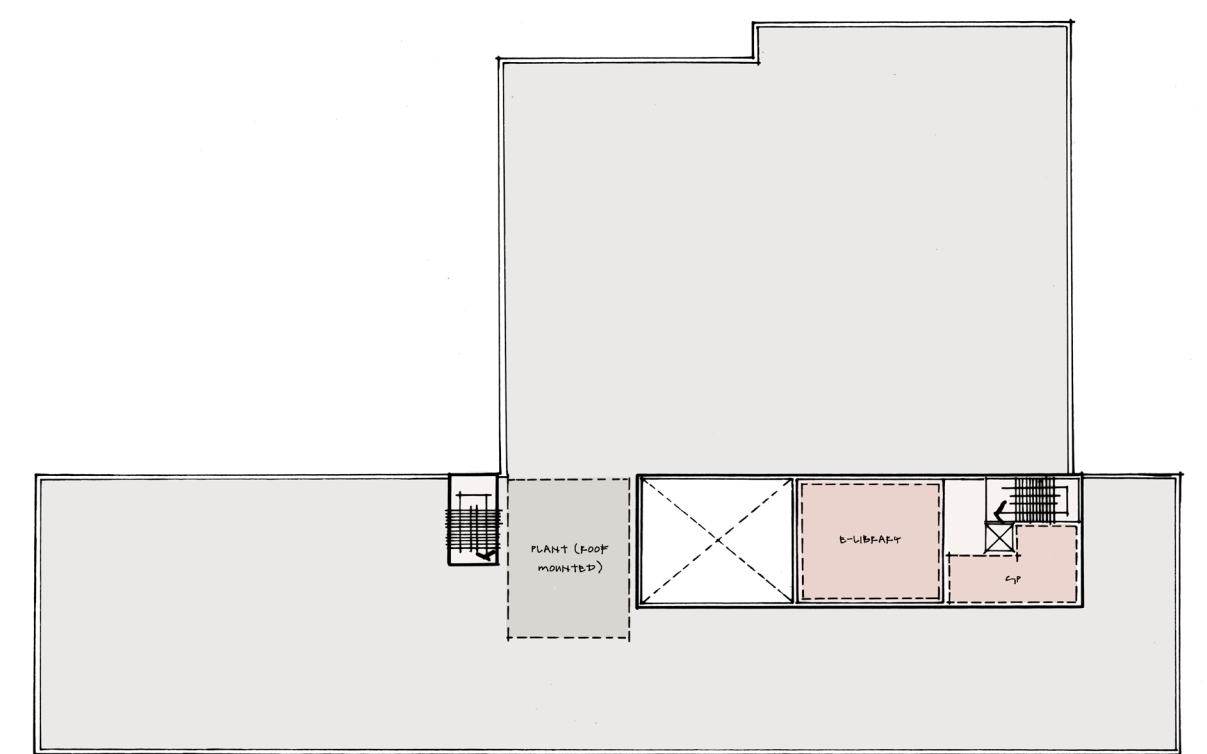
Indicative cross section through site and proposed building



Ground Floor Plan



Upper Floor Plan



Roof Plan

//Order of Cost

Introduction

HubWest Scotland approached Faithful+Gould (F+G), on behalf of East Renfrewshire Council (ERC) to carry out Quantity Surveying Services for new-build Carolside Primary School project.

The design team Feasibility Report, has captured all the engagement to date with all key stakeholders for the project.

The project has been designed to align with the Terms and Conditions and Objectives of the Scottish Government’s Learning Estate Investment Programme Phase 3 (LEIP3) funding package.

LEIP Phase 3 Objectives

The LEIP3 funding includes the original LEIP1 and 2 Terms and Conditions and Objectives + the following additional objectives:

- Proposal 1 - Require Zero Emissions Heating
- Proposal 2 - Including Electric Vehicle Charging Infrastructure
- Proposal 3 - Introduce an Embodied Carbon Target
- Proposal 4 - Enhance Infection Resilience
- Proposal 5 - Provide Covered Outdoor Spaces
- Proposal 6 - Smart Building Sensors in all Habitable Spaces
- Proposal 7 - Enhance Digital Infrastructure to Achieve 11Gbps

Methodology

The estimates are based on the Holmes Miller’s area schedule contained within the feasibility report. These areas have been developed in conjunction with ERC education department. The total Gross Internal Floor Area (GIFA) for Carolside Primary School is 6,711 m². Additionally, as the school has recently upgraded the nursery provision, the cost includes for the associated works to this structure.

The budget has been assembled using benchmarking other similar facilities (as part of the exercise carried out with Scottish Future’s Trust) and making appropriate adjustments based on information provided by the project team. Allowances have been made for risk in accordance with the New Rules of Measurement guidance based on the stage and the complexity of the project, this allowance is included at 10%. The main contractors’ preliminaries are based on previous project experiences. No allowance has been included for the participant direct costs. This is to be developed with council input.

Site Specific Abnormals

Considerations have been made to ensuring the continuity of maintaining a live school environment whilst the works are undertaken. The delivery methodology that has been agreed to maintain this tandem build environment is a phased construction approach. We have accounted for this specific requirement within our abnormals. Allowances have also been made for the demolition of existing school, works associated with the Disability Discrimination Act, works to existing nurseries, site works and recent industry knowledge of Passivhaus Certification uplift (lack of supply, lack of capacity, lack of competition, etc).

2026 Completion Date

Carolside Primary Campus	Area m2	Rate £/m2	Cost (£)
Prime Cost	6,711		
Order of cost - Main Campus	6,711	3,111	£20,878,667
Order of cost - Nursery Portal Frame			£1,401,023
Order of cost - Nursery M&E Plant Structure			£520,000
Prime Cost Sub-Total		3,397	£22,799,690
Site Specific Abnormals			£4,188,683
Abnormal Cost Sub-Total		624	£4,188,683
Prime + Abnormal Cost Total		4,022	£26,988,373
Risk			
Risk at this early stage of design process	10%		£2,698,837
Risk Sub-Total		402	£2,698,837
Inflation on Prime Cost & Risk			
4Q 2019 - 3Q 2022 (current day uplift)	9.91%	438	£2,941,976
3Q 2022 - 2Q 2025 (inflation forecast to FC)	14.75%	717	£4,814,142
2Q 2025 - 1Q 2026 (mid point Construction)	2.14%	120	£802,357
Inflation Sub-Total		1,275	£8,558,475
Overall Prime Cost Total	6,711	5,699	£38,245,685
Prelims	11.5%		£4,398,254
Prime & Prelims Total	6,711	6,354	£42,643,939
Project Fees	16.56%		£7,062,324
Total Participation Costs		7,407	£49,706,263

2027 Completion Date

Carolside Primary Campus	Area m2	Rate £/m2	Cost (£)
Prime Cost	6,711		
Order of cost - Main Campus	6,711	3,111	£20,878,667
Order of cost - Nursery Portal Frame			£1,401,023
Order of cost - Nursery M&E Plant Structure			£520,000
Prime Cost Sub-Total		3,397	£22,799,690
Site Specific Abnormals			£4,188,683
Abnormal Cost Sub-Total		624	£4,188,683
Prime + Abnormal Cost Total		4,022	£26,988,373
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Risk at this early stage of design process	10%		£2,698,837
Risk Sub-Total		402	£2,698,837
Inflation on Prime Cost & Risk			
4Q 2019 - 3Q 2022 (current day uplift)	9.91%	438	£2,941,976
3Q 2022 - 2Q 2026 (inflation forecast to FC)	17.76%	863	£5,794,801
2Q 2026 - 1Q 2027 (mid point Construction)	1.86%	106	£713,206
Inflation Sub-Total		1,408	£9,449,983
Overall Prime Cost Total	6,711	5,832	£39,137,193
Prelims	11.5%		£4,500,777
Prime & Prelims Total	6,711	6,502	£43,637,970
Project Fees	16.56%		£7,226,947
Total Participation Costs		7,579	£50,864,917



3

LEIP 3 Funding Criteria

- Section 1 | Guiding Principles
- Section 2 | Programme Metrics
- Section 3 | Terms & Conditions
- Section 4 | Funding Outcomes

// Section 1 | Guiding Principles

Guiding Principles for Programme

East Renfrewshire Council confirm that a pre-construction review workshop for Carolside Primary School will be held with Scottish Government and SFT representatives to evidence how the project responds to the following ten guiding principles of the Learning Estate Strategy:

1. Learning environments should support and facilitate excellent joined up learning and teaching to meet the needs of all learners
2. Learning environments should support the wellbeing of all learners, meet varying needs to support inclusion and support transitions for all learners
3. The learning estate should be well-managed and maintained, making the best of existing resources, maximising occupancy and representing and delivering best value
4. The condition and suitability of learning environments should support and enhance their function
5. Learning environments should serve the wider community and where appropriate be integrated with the delivery of other public services in line with the place principle
6. Learning environments should be greener, more sustainable, allow safe and accessible routes for walking, cycling and wheeling and be digitally enabled
7. Outdoor learning and the use of outdoor learning environments should be maximised
8. Good consultation about learning environments, direct engagement with learners and communities about their needs and experiences, and an involvement in decision making processes should lead to better outcomes for all
9. Collaboration across the learning estate, and collaboration with partners in localities, should support maximising its full potential
10. Investment in Scotland's learning estate should contribute towards improving learning outcomes and support sustainable and inclusive economic growth



//Section 2 | Programme Metrics

Carolside Primary School is a new-build replacement 4-stream Primary School which will have a maximum capacity of 924 pupils. In addition, on-site there is a 80 place Early Years Centre which comprises partial re-use and part new-build to provide an enhanced facility.

Whilst Area Metric allows for a Primary School of 6,006m² (924x6.5), it is proposed that the new Carolside Primary School GIFA will be circa 6,711 m². The increased area supports enhanced community use and standardises school provision/facilities across the East Renfrewshire school estate.

External environment has included the provision of at least 924m² of external covered area to support a range of activities including social/dining and outdoor learning.

East Renfrewshire Council acknowledge that the LEIP3 cost metric will be utilised to fund Carolside Primary School if selected as part of the programme.

Area per Pupil:

Primary Capacity (Pupils)	Internal Sqm/Pupil	External covered Sqm/Pupil
463+	6.5	1.0

Cost per Square Metre

School Type	Cost Metric/sqm £	Base Index	
Primary (inc. co-located ELC)	4,200	333 (Q4 2019)	Base index based on All-in-TPI published on 10 th June 2022.

// Section 3 | Terms & Conditions

Internal Environmental Quality

Internal environmental quality analysis will be undertaken to assess and achieving thermal comfort and indoor air quality standards.

To assess performance against these requirements, dynamic thermal modelling in accordance with BB101: 2018 and CIBSE TM52 will be completed.

This will include optimising the design of the façade and modelling of the natural and mechanical (mixed mode) ventilation strategies to inform the building design and ventilation flow rates required to achieve compliant operative temperatures and indoor CO2 concentrations.

Internal Monitoring

During the COVID-19 pandemic, the Scottish Government guidance required CO2 monitoring within the learning estate to ensure that good ventilation and air quality is provided. To improve and monitor this work, and allow local authorities to ensure the highest quality internal environment is delivered within their learning estate, the programme requires the installation of sensors in all internal habitable spaces to record the following for each Teaching Space:

- Internal Thermal Environment Performance
- Heat Energy Use
- Ventilation System Status

This would be achieved at Carolside Primary School by installing sensors in each Teaching Space linked to the Building Energy Management System (BEMS) providing a graphical output on the BMS Front End. This graphical output could be reviewed and integrated to record the performance of the internal teaching environment. The performance of each Teaching Space could also be monitored with the occupancy recorded by East Renfrewshire Council.

Within each Teaching Space, there will be a display indicator panel to confirm the internal performance during the occupied day. This will allow the Teaching Staff to have an element of control of the Teaching Space by the opening windows for example.



Typical BEMS Graphical Output



Teaching Display Indicator Panel

Quality Agenda

East Renfrewshire Council will prepare and share their Quality Assurance and Management Plan for Carolside Primary School with the Scottish Futures Trust as part of the funding evidence.

Plan will be prepared during RIBA Stage 1 and will address all stages in the delivery process from project initiation through to post occupancy evaluation and will be kept up to date as the project progresses.

The Quality Plan will address and consider the following:

- Project Vision and Ethos for Quality
- Governance, Roles and Responsibilities
- Information Management and Technology
- Briefing & Procurement
- Design & Construction
- Commissioning and Handover
- In Operation
- Other Considerations

Baseline Skillsets

East Renfrewshire Council will utilise the Baseline Skillset Toolkit at the outset of the project to determine and any resource gaps and to identify how these will be addressed to ensure the appropriate resources are in place for Carolside Primary School.

Zero Emissions Heating

East Renfrewshire Council support the UK's Climate Change Committee and the Scottish Government's commitment to decarbonisation of heat to new and existing buildings in the public sector estate and confirm that fossil fuels will not be utilised as the primary heat source on the new Carolside Primary School.

It is currently proposed that Carolside Primary will be an all-electric school. This approach puts the school on a trajectory of ever improving carbon performance as the national grid becomes decarbonised over the next 25 years in tandem with on-site photovoltaics powering Air Source Heat Pumps.

Electric Vehicle Charging

In line with the Scottish and UK Governments plans to phase out the sale of petrol and diesel cars in 2035, the Carolside Primary School project has proposed a provision of 5 (10%) EV Charging Points together with ducting to a further 20 (40%) spaces to facilitate future EV installation expansion.



// Section 3 | Terms & Conditions

Healthier Learning Environments

The new Carolside Primary School will be designed with a real focus on providing the best Learning Environment that promotes health, wellbeing and attainment.

Recognising lessons learnt from the Covid-19 pandemic the following measures have been incorporated within budget cost plan to minimise infection spread within the school.

Specification - all finishes and products have been specified to be robust, long lasting and easily cleaned. This favours materials such as low carbon resilient flooring (vinyl, rubber, timber) over carpet, and HPL finish to all doors, FF&E and toilet cubicles. Softer fabric-based materials will be required to provide absorption within the school but will be specified as cleanable and sited where there is less frequent contact.

Touch Points - wherever possible systems will be automated to minimise multiple user contact. An integrated Biophilic Design with Passivhaus Standards, utilising localised MVHR systems, optimises the internal environment (temperature, ventilation, daylighting etc.) which naturally requires less need for user control. Openable windows are not required to control the environment, but are provided to allow building users a sense of control which allows a significant reduction in the number of openable lights to limit touch points. Sensor taps have been proposed in all wet areas but careful consideration is required to assess the increased energy load of these taps on the overall operational energy. Desire for schools to be open and flexible means that we will seek to eliminate doors wherever possible

and/or use hold open devices and/or use automatic control doors at final entry and exit points to minimise barriers, obstructions and frequent touch points.

Improved Hygiene - An additional seven number hand washing/ sanitation stations points have been proposed at Carolside Primary School in addition to toilet areas. Stations have been evenly distributed around the building at key activity spaces including flexible break-out, sports hall and dining areas.



Infrastructure Technology

East Renfrewshire Council will appoint a client-side Information Manager for Carolside Primary School to manage the specification, delivery and management of information throughout the project lifecycle utilising the SFT Standard Information Management Plan (SIMP v2).

The active deployment and adoption of BIM shall be undertaken by the design and contracting team to help deliver the project.

BIM activities shall be developed in accordance with the RIBA Workplan Stages and the associated deliverables in way of Level of Detail (LOD) and Level of Information (LOI), all as indicated and agreed within the BIM Execution Plan (BEP) to meet the SFT SIMP.

Project Data

East Renfrewshire Council confirm that they will submit project data for Carolside Primary School to the 'Community Benchmark Database' at contract close and at the agreement of the final account.

Information will follow principles currently being provided for the Neilston Community Campus.

Project Evaluation

East Renfrewshire Council support post occupancy reviews to capture lessons learned to inform current and future and decisions about their school estate.

To support the continuous improvement of existing and future investment programmes, East Renfrewshire Council will undertake the following for Carolside Primary School:

- Post Project Review (PPR) within 3 months of construction completion. The PPR will measure and evaluate the achievement of project success criteria at the point of handover and will focus on the process to reach that key milestone.
- Post Occupancy Evaluations (POEs) within 12-18 months after construction completion. The POE will measure and evaluate if the completed project has responded successfully to the project success criteria as defined at the project outset. The POE will focus on in-use outcomes and build on lessons learned through the PPR.

// Section 4 | Funding Outcomes

East Renfrewshire Council are aware that Scottish Government (SG) funding will be available through the Outcomes Based Funding (OBF) model with funding released in line with evidencing achievement of the following agreed outcomes.

Condition

East Renfrewshire Council will provide evidence, through their annual returns that the new Carolside Primary School is kept in condition A or B for a period of 25 years.

Energy Efficiency

East Renfrewshire Council are proposing to utilise Passivhaus Certification to monitor and validate the design and construction to deliver an Operational Carbon performance of >67/kWh/sqm/p.a for core hours of 2,000 p.a. and core facilities is achieved at the new Carolside Primary School.

Evidence of the in-use energy will be provided at the end of year 2 to allow for an initial period to optimise systems and behaviours. Future figures will be provided in years 7, 12, 17 and 22 to validate ongoing performance and/or refinements required.

Digitally Enabled Learning

The East Renfrewshire Council vision is that everyone will be given relevant, engaging and meaningful opportunities to develop their digital skills and capabilities in order to ensure that they have the necessary skills for learning, life and work.

Working with the utility infrastructure, and any restrictions, that surround the Carolside Primary School site, East Renfrewshire Council are committed to provide and evidence that the underlying digital infrastructure of the new school is capable of supporting 11Gbps and will extend to at least one point within every learning and teaching space throughout the facility.

Economic Growth

East Renfrewshire Council (ERC) fully support job creation through their programme of investment in public buildings.

Utilising the CITB published benchmarks for how many new jobs should be supported from investment in the education sector, the new Carolside Primary School (budget between £40.1-50m) should support 15 jobs.

ERC will work with our Procurement Partner and their Supply Team, including Designers, Contractors, and Sub-contractors to realise and evidence that the minimum number of jobs has been provided, and exceeded. Measure will also include the provision of training places and that learner engagement is embedded in the design and construction process through site visits and work experience placements.

Construction Embodied Carbon

East Renfrewshire Council (ERC) fully supply a Whole Life Carbon approach recognising that Embodied Carbon can account for as much as 70% of the total emissions over a building's lifecycle.

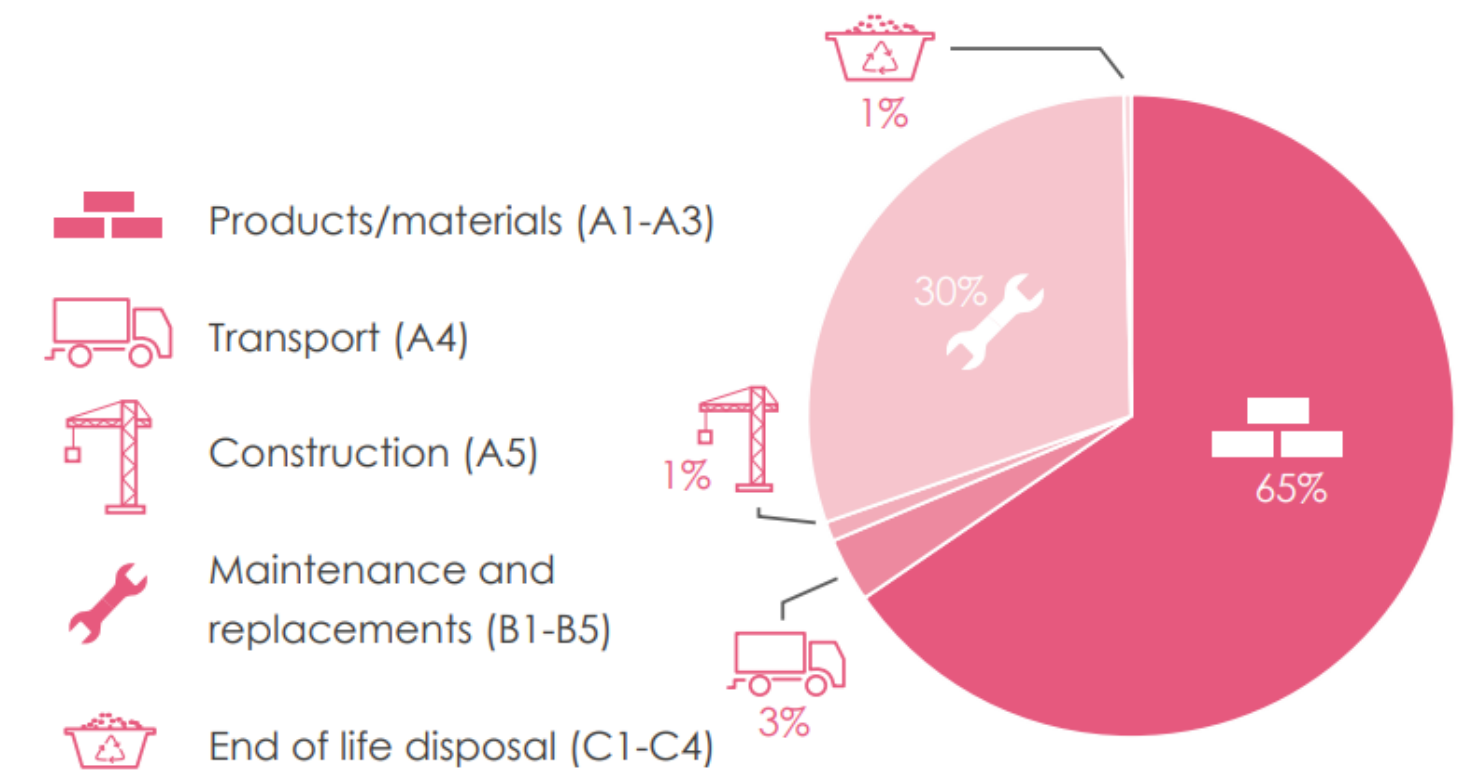
ERC are targeting an embodied carbon target of >600kgCO₂e/m² for Carolside Primary School core facilities. At the outset of the project a Net Zero Consultant will be appointed to work with the Design Team and the Contractor to set and monitor A1-A5 Embodied carbon targets. From experience, on similar scaled education projects, a typical split between A1-A5 would equate to:

A1-A3 : Products/Materials		
Substructure	95 kgCO ₂ e/m ²	[16%]
Superstructure	180 kgCO ₂ e/m ²	[30%]
Façade	95 kgCO ₂ e/m ²	[16%]
Internal Finishes	125 kgCO ₂ e/m ²	[21%]
MEP	80 kgCO ₂ e/m ²	[13%]

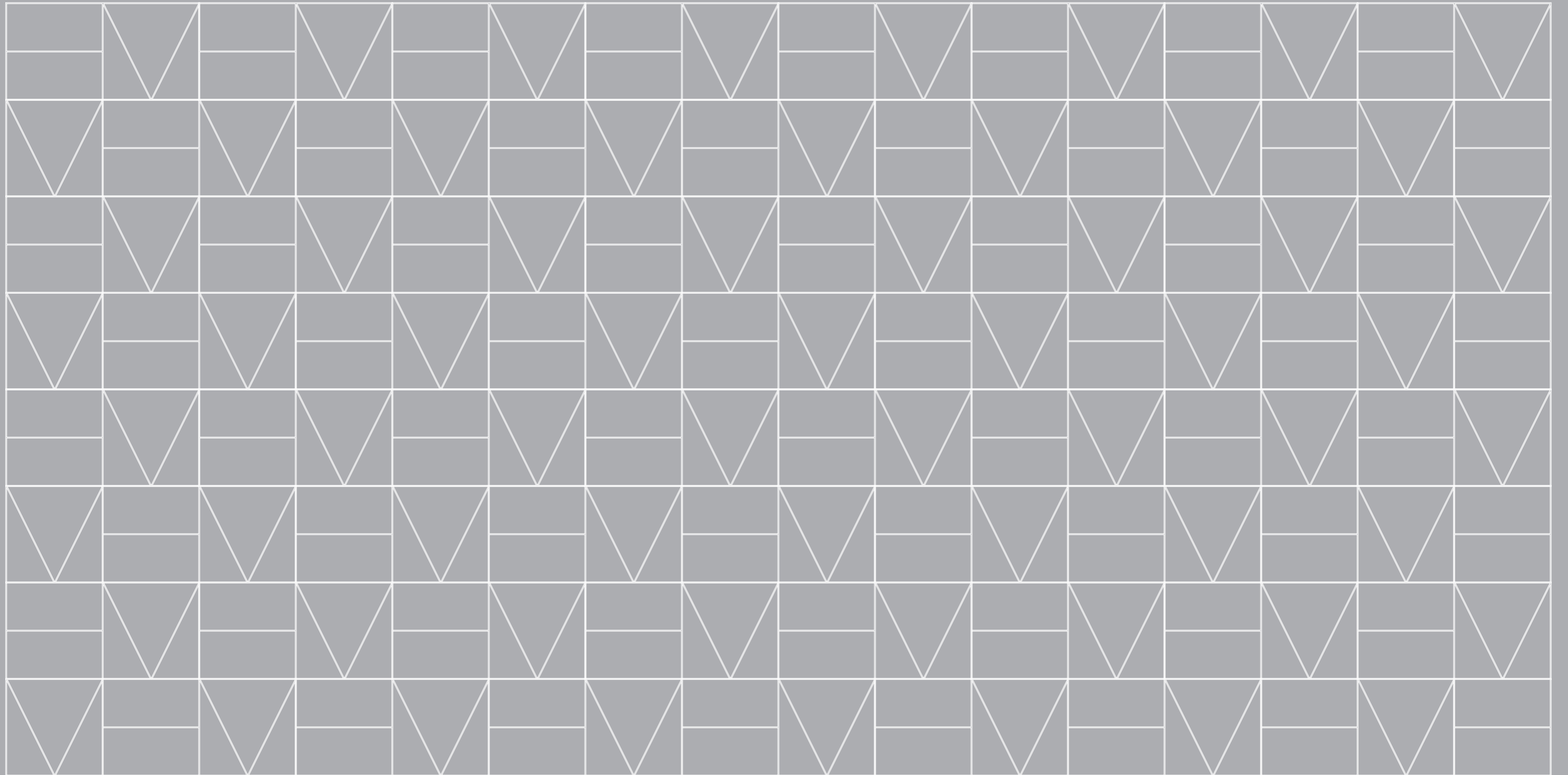
A4 : Transport of materials and products to site		
	18 kgCO ₂ e/m ²	[3%]

A5 : Construction site operations		
	6 kgCO ₂ e/m ²	[1%]

Utilising software such as One Click LCA an embodied carbon model will be developed and tracked throughout the projects development and construction to confirm the final Embodied Carbon figure for the built school. This output together with evidence gathered on all material, product, transport and contractor activity will be provided to validate the funding.



- Products/materials (A1-A3)
- Transport (A4)
- Construction (A5)
- Maintenance and replacements (B1-B5)
- End of life disposal (C1-C4)



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Learning Estate Investment Programme: Phase 3 East Renfrewshire Council Submission Cross Arthurlie Primary School: Condition



Everyone Attaining, Everyone Achieving, Through Excellent Experiences



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Cross Arthurlie Primary School and Nursery Class: Replacement School: New Build Proposal: Condition

Background: Cross Arthurlie Primary School

1. This submission by East Renfrewshire Council is for capital funding on the basis of school condition, to allow the replacement of the condition C evaluated Cross Arthurlie Primary School replacing it with a state of the art contemporary learning facility fit for the purposes of 21st century education, ensuring excellent experiences for children and young people, staff, parents/carers and the wider Barrhead community.
2. Cross Arthurlie Primary School is a 2-stream non-denominational primary school located in the Barrhead area of East Renfrewshire Council. The school's catchment area is diverse with residential properties regarded as being some of the least and most affluent in Scotland, as measured by Scottish Index of Multiple Deprivation (SIMD). The school was initially built in 1966, is in condition C status and has been regarded as such since 2020. The school is located on a challenging site in the heart of a residential area, with a significant change in height from north to south and east to west. The site is further complicated as a large proportion of the site is not developable due to the site topology on the western half, where the school meets the foot of the Fereneze and Gleniffer braes. The school's catchment area is small in geographical size and is a heavily populated area of residential properties with no alternative locations to site a school. Given the location of the school, there are difficulties regarding vehicular access at busy points in the day. Moreover there are no all-weather outdoor facilities available to the school and very few within the area which can be used by the wider community, as well as very limited outdoor covered space. The secondary associated with the school, Barrhead High School, has outdoor weather facilities which are in extremely high demand.
3. Recently a new nursery class has been create at the school to support the implementation of the increase in provision of early learning and childcare to 1140 hours; proposals for the new school ensure the ongoing and future use of the facility is not affected. Given the topology of the site and with 1960s design of the school, there are several changes in floor plates which make the school extremely difficult for service users with a physical disability to access all areas. The school has multiple entrance points but few of these are compliant with the Disability Discrimination Act, including an inability to access the school via the front entrance as a consequence of multiple steep stairs. The various components of the school are accessible only via stairs and so to accommodate any child or adult with a physical disability would require physical altering of the building or a change of approach by service users.
4. Given demands on school places in other schools in the surrounding area, there is no opportunity for the decanting of pupils to an alternative school whilst any proposed building works take place. The impact on current learners is as important to the Council as the positive impact on future learners which a new school building provides.



Proposal: Replacement of Cross Arthurlie Primary School

Vision

- The strategic objective for Cross Arthurlie Primary School is to replace the current condition C facility with a state of the art school building fit for 21st century learning. Delivering on this intent aligns with East Renfrewshire’s corporate and community objectives and the policies of the Education Department, in addition to the jointly developed Scottish Government and Local Authority School Estate Strategy, with commitment to improve the learning estate.
- The feasibility study/options appraisal for the school site demonstrates that despite the location’s challenging topology there is scope to replace the school on the current site without the need to decant children and young people in attendance to alternative schools. It shows that there is scope to provide an excellent school facility as well as outdoor sports and recreation facilities which will help realise synergies for education and benefit to the community.



- The anticipated outcomes from the replacement of the school include enhanced excellent learning experiences for all service users which leads to improved levels of attainment and closing of equity gaps; increased opportunities for learners to develop learning and skills in more varied contexts with a focus on outdoor learning; access to appropriate outdoor sporting facilities (all-weather Multi-Use Games Area (MUGA)) which will also meet the demands of the wider community; and an energy efficient Passivhaus accredited building which is accessible to all.



- The school building and its outside areas will be designed to encourage wider community use where it is expected that the facilities will be utilised extensively out of school operational hours and school holiday periods. It is anticipated that the Council’s close working with out of school care organisations who use the school estate to provide their services to support local communities, will be further extended through similar provision in a new Cross Arthurlie Primary School.



- The ambition for East Renfrewshire’s learning estate is an inclusive one, with educational facilities being at the heart of the community. High quality environments which facilitate excellent experiences for all learners and the wider community, supporting the development of skills for learning, life and work. East Renfrewshire’s educational estate should provide optimum conditions for all service users to thrive. The proposed new school should contribute effectively to: the aspirations, principles and objectives of Scotland’s Learning Estate Strategy: Connecting People, Places and Learning; the achievement of the Council’s corporate and community objectives; and the policies of the Education Department, which are exemplified in the department’s vision of Everyone Attaining, Everyone Achieving through Excellent Experiences¹.

The intent is to seek investment to continually improve East Renfrewshire’s learning estate both physically and digitally.

10. The Education Department's vision for Cross Arthurlie Primary School is of a modern inclusive facility which not only meets the needs of learners in 21st century Scotland but which also contributes to the wider Barrhead and surrounding community by providing resources accessible to all. The vision



includes the development of a physical building which is central to modern inclusive pedagogical approaches, which provides the optimum conditions for excellent joined up learning and teaching in all academic and skills based curriculums, with outdoor learning at the heart. The school should be flexible to change over time to adjust to future educational demands as evidenced by the current national discussion on educationⁱⁱ; the new school will educate children who will be in the workplace for many decades to come and so it is essential that the facility supports learners' development in the four capacities. As is the case with all East Renfrewshire schools, the vision for a new Cross Arthurlie is with

digital technology at the heart of all learning and teaching. East Renfrewshire's early learning and childcare establishments and schools are provided with the most up to date technological devices to support the aspirations of the Council's STEM and Digital Teaching and Learningⁱⁱⁱ strategies, including: robotics; digital interactive boards in all learning and teaching spaces; Virtual Reality headsets; and Green Screen room technology. However in order to ensure that the new school is able to access and utilise technology it must have appropriate digital connectivity and infrastructure, not only for now but also for future generations. This aspiration aligns with Council's Digital Transformation Strategy for 2021-2024^{iv}.



11. The Council has recently undertaken a pilot traffic reduction project at Giffnock Primary School which limited the time when vehicles could access the streets adjacent to the school in order to reduce vehicle emissions and to increase the number of children who use active travel to make their way to and from school each day. The results of the pilot were very positive. It is the department's vision that the development of a new school at Cross Arthurlie provides an ideal opportunity for a similar approach to be introduced around the vicinity of the school to support learners, staff and parents to utilise active forms of travel such as walking, cycling and wheeling.

12. As noted previously, the schools topography is challenging. Outdoor useable space is limited and space which is available is almost all concrete based; the school and nursery class is to be commended for the significant and varied outdoor activities already provided to learners in such a location. There is currently no outdoor all weather facilities for school users as well as the wider community. The vision for Cross Arthurlie Primary School is of all-weather facilities such as a Multi-Use Games Area and covered outdoor spaces, which will improve the experiences of learners and which will be accessible to a community where such resources are scarce. There will naturally be a significant focus on outdoor spaces and learning, exercise and play for children of all ages, providing invaluable experiences whilst improving the health and wellbeing of our residents.



13. Furthermore with a new modern school building with innovative resources there are further opportunities for the wider community to access resources not currently available to other groups such as amateur dramatics, the arts and senior members. Ultimately access to such a resource will provide a driver for community cohesion by providing a facility for all generations to be able to engage and support one another improving the life chances for all, supporting the work of the Council, school and other internal and external agencies to reduce any gaps in education or opportunity and will



provide the resource to improve the health and wellbeing of the wider community. The close working of the Education and Property and Technical departments and the East Renfrewshire Council Leisure Trust will ensure that the new facility would be utilised effectively and efficiently to provide wider experiences to all of the community, supported and arranged by such entities as Active Schools Co-ordinators, BookBug and local librarians, early years staff and other external groups; the new MUGA at the school would support the trust with its objectives detailed in the playing pitch strategy and action plan^v.

14. All East Renfrewshire Schools have excellent cluster and partnership working locally and beyond. The new facility would support the collaborative working of the school, its community of early years and primary schools as well as the secondary of Barrhead High School. The digital technologies which will be provided in the new school will facilitate wider digital collaboration with between learner and staff locally, nationally and internationally.



15. As is detailed later in this proposal, East Renfrewshire Council is committed to ensuring the best possible learning estate for all of its service users with significant capital and revenue commitments to the estate, but also ensuring appropriate resources are available to support learning and teaching. The Education and Environment departments work hand-in-hand to ensure all of the Council's education estate is well managed and maintained; this is essential given the very high occupancy rates of our establishments and to ensure the continuation of the excellent experiences and outcomes which East Renfrewshire has become known for. The Council ensures that the condition and suitability of our learning environments support and enhance their function.

16. East Renfrewshire has approved the development of a new Climate Change Strategy and Action Plan; and has set a target to be 'carbon neutral' by 2040, 5 years earlier than the Scottish Government target of 2045. The learning estate is the largest asset base that the Council owns and addressing energy efficiency of schools and early years facilities will be a significant contributor. The outcomes based approach related to LEIP revenue funding support includes challenging targets for energy efficiency, and taking part in the LEIP programme to renew old schools will be a key enabler to delivering East Renfrewshire's ambition to be 'carbon neutral' by 2040. The vision for Cross Arthurlie is of a school which operates in an energy efficient way in accordance with Passivhaus accredited design and Net Zero Public Sector Buildings Standards and in compliance with the requirements for LEIP 3 phase funding over an extended period of a minimum of 25 years. It is envisaged that a new school would support other departments of the Council on their journey to net carbon zero also. For example, the Council as part of its action plan and wider national guidance is working towards realising significant change in the use of light and heavy good vehicles. East Renfrewshire Council is relatively small in scale and there is limited capital and physical capacity available for such wider

projects at this time, albeit further national capital funding may become available. With this proposed development there is clearly an opportunity for future electrical charging vehicles to use charging points being implemented at the school. Discussions regarding this dual use of a new facility have already taken place with the Senior Officers Working group for Net Carbon Zero and within the Council’s Corporate Asset Management Group.



17. Finally, the overall vision for a new Cross Arthurlie Primary School is one which meets the needs of the community which it serves; in order to ensure that this is the case the local community must be at the heart of the development of the new facility.

18. Consultation has always been high on the agenda for East Renfrewshire Council and in taking forward education projects there is a belief that innovative design and change is better informed by experience. This includes improving on past projects through the evaluation process and aspiring to



add value on previous best practice. Consultation is of utmost importance in understanding needs of all users and interested parties, addressing any concerns, managing expectations, and ultimately delivering the best solution for all those concerned.

19. The design stage of the project will be an extensive exercise to provide a thorough understanding of the specific requirements for all the users of the facilities. Groups of children and young people, staff, parents, partners and community users will all be involved in informing the design of the new facilities. It will comprise of workshops to explore vision, values and ideas; charrettes to discuss and develop concept for campus

designs; and presentation and exhibition to review the preferred design. The authority considers consultation to be an on-going process to inform the ‘best fit’ solution and consultation will continue as the project progresses through to the construction period, for example consulting with finer details such as with pupils on outdoor learning and play facilities, colour schemes, furnishings, etc. utilising a participatory budgeting approach throughout.

Readiness to deliver

20. The Council is acutely aware of the link between educational outcomes and a high quality learning estate with regards to condition and suitability. Consequently, the Council has continued to highlight the need for a replacement Cross Arthurlie Primary School through its various reporting mechanisms such as the Council’s Capital Investment Strategy. From experience, the Council is aware that to be able to apply for funding through the LEIP programme, the Council must be in a state of readiness.

21. In early February 2021, the Directors of Education and Environment agreed to ask HubWest Scotland to assist the costing and feasibility of options for the renewal/refurbishment of Cross Arthurlie Primary

School to address condition and suitability grade C rating. The Education Department provided the vision for Cross Arthurlie and outlined options for this exercise at that time; HubWest was engaged to provide an options appraisal for the site. The refurbished/renewed schools would need to address the LEIP measured outcomes, as defined at the time, as well as adhere to relevant statutory / national guidance on education physical environments.

22. The initial options appraisal for the school site is contained in Appendix A. This details the four requested options for the school:
- a. new school;
 - b. refurbished and remodeled school;
 - c. refurbished, remodeled and extended school; and
 - d. refurbished, remodeled and extended school with a gym hall.



23. The Education Department considered the options and through dialogue with colleagues in the Environment Department it was determined that option A, a new build school on the current site, was the preferred option. Given the extent of works required at the school, it was advised that any benefits, such as embodied carbon savings) from a refurbishment to the school would not significantly outweigh a new build option. Furthermore the schools current layout is not one which is optimum for educational purposes.

24. Following the publication of the LEIP 3 programme of funding in July 2022, the Council re-engaged HubWest to request an updated costing profile for the preferred option on account of the new additional funding outcomes for this phase, extended terms and conditions and the current market conditions. This new costing proposal which addresses the previous and additional criteria is provided in Appendix B.
25. Consequently, the Council is seeking Phase 3 capital funding to support the projected construction capital costs of £31.2 million pounds and additional projected costs of £2.7million associated with the project for such areas as IT and furniture, fixtures and equipment, totaling £33.9million.
26. At a meeting of the Council on 26 October 2022, the Council committed politically and financially to the proposal which will now be included in the Council's 10-year Capital Plan for 2023/24 and beyond, financially committing the Council to the project. The project is ready to proceed on the basis that an equivalent revenue funding stream covering 50% (in accordance with LEIP metrics) of the investment in the new school facilities will be made available from the Scottish Government which will improve learning and wellbeing and support sustainable and inclusive economic growth.
27. East Renfrewshire Council agrees to implement the LEIP metrics, Terms and Conditions and Funding Outcomes as updated in June 2022, within the LEIP3 project. The initial feasibility study and cost estimate for our chosen project was updated from March 22 to September 22 to include all of the updated requirements. The construction of Neilston Learning Campus which was successful in its bid for Phase 1 LEIP funding, commenced in June 2022 and is making good progress on site; it incorporates all of the requirements of the LEIP1 funding round as outlined in the presentation attached as appendix C. This presentation was delivered during the pre-construction meeting held with East Renfrewshire Council, the design team and project managers, Scottish Government and

Scottish Futures Trust, at which the entirety of the planned project was considered including ensuring a quality project in terms of briefing, design and construction, the Council's plans to maintain the condition of the building throughout its life (see also education estate strategy) and the Council's readiness to deliver on the project.

28. Achieving a quality project outcome starts with the project vision, strategic outcomes and objectives which are embodied within the project brief and will be prominent in the selection criteria for the design team and contractor. East Renfrewshire Council will prepare and share their Quality Assurance and Management Plan for our chosen project with the Scottish Futures Trust as part of the funding evidence. The plan will be prepared during Royal Institute of British Architects (RIBA) Stage 1 methodology and will address all stages in the delivery process from project initiation through to post occupancy evaluation. East Renfrewshire Council has evidenced its approach to quality management through our LEIP1 project, Neilston Learning Campus, where there are two clerk of works, one for structure and one for mechanical and electrical installations, along with an independent specialist commissioning consultant and a retained architect as design champion. Our approach to quality planning is further evidenced within the slides as attached at appendix C.
29. East Renfrewshire Council is aware that the Scottish Government's funding model is on an outcomes based approach. Our commitment is to retain the schools condition within the set parameters of condition A or B, by setting aside an appropriate annual budget specifically for repair and maintenance. This will be aligned to the whole life costing exercise and a planned preventative maintenance plan enabled and assisted by our proposed Building Information Modelling (Standard Information Management Plan v2) information management processes which will be embedded within our property team. An annual report on condition will be presented to our Corporate Asset Management Group for oversight and governance.
30. The initial feasibility study dated March 2022 attached as appendix A demonstrates our intention to progress with a phased tandem build adjacent to the existing school. The updated options appraisal (appendix B) focusses on inclusion of the Scottish Futures Trust June 22 additional criteria and updates the costs for only our preferred option namely Option A. From the feasibility study it can be seen that the initial concept has been established, appropriately costed and approved with programme and risks investigated appropriately for this stage. However, it is our intention to refine our requirements, develop the design and incorporate the lessons learned from previous projects. Programmes have been developed that set occupation at August 2026 and August 2027 for costing purposes. We believe we will be able to meet the August 2026 date should funding be confirmed in January 2023. In terms of key risks, the site is in Council ownership and although planning and roads consents have not been progressed at this stage, the use is established and the site is capable of accommodating our proposed development. Initial limited site investigation work has been carried out and utility services are available. An appropriate procurement strategy will be developed for the construction contract that responds to the market conditions at the time. However, our current costings assume a level of inflation and a procurement method for the purposes of council approval.



31. East Renfrewshire Council has a proven track record of development, and shows that each project evolves from the previous project with an aspiration for betterment with each new facility. East Renfrewshire Council promotes engagement with stakeholders and can evidence that stakeholders' requirements are met. East Renfrewshire Council has a strong management and delivery team who work well in tandem to deliver each new campus. A variety of lessons have been

learned across the following areas:

- Authority Construction Requirements (ACR) - it is our intention to revise our ACR document to make changes in some areas, these changes will be implemented during design development. This will involve recent learning around monitoring of internal air, roof and gutter design, external landscape etc. along with inclusion of LEIP3 requirement;
 - Internal stakeholder engagement – Although East Renfrewshire Council has engaged well with external stakeholders, and our projects have benefited greatly from this interaction, there is scope to improve our consultation and engagement with internal Council stakeholders/departments, for example we may be able to modify our external grounds design to ensure maintenance aligns with current approaches, whilst not compromising on the enhanced outdoor learning experiences which East Renfrewshire developments have been renowned for. We have made great progress with Building Information Modelling (BIM), and are piloting Standard Information Management Plan (SIMP) v2 on behalf of Scottish Futures Trust; use of the outcome is being embedded within our property team and ongoing engagement is required.
 - We will give consideration to procuring specialist design input at an earlier stage for example include sprinklers system pre-tender.
32. The Council has a record of delivering efficient school designs, making buildings work hard and delivering inspirational settings for learners to achieve their very best and the community to engage and use. East Renfrewshire has always, and continues, to welcome the ongoing opportunity to work collaboratively with Scottish Government, Scottish Futures Trust and other local authorities to share learning from previous and current LEIP projects. The Council has experience of delivering new school estate within the previous Pathfinder Project of the Schools Investment Programme, and worked closely with Midlothian Council to develop Eastwood High School and Lasswade High School in Midlothian. Furthermore the Council has worked collaboratively with many councils over the years in the development of new educational facilities so as to share learning and to be better informed of innovative approaches which will support our learners.

East Renfrewshire Council: Learning Estate Strategy

33. The following sections provide details of the Council's wider education estate vision, strategy and desired outcomes and objectives. The ambition for East Renfrewshire's learning estate is that the physical environment is fully inclusive for all learners and supports communities to thrive. The council's estate should support and facilitate excellent joined up learning and teaching for all learners, with new school designs incorporating open multifunctional spaces which support integrated approaches, enhancing inclusion and supporting transitions between stages and sectors. The estate should contribute effectively to the national aspirations as defined within Scotland's Learning Estate Strategy Connecting Places People and Learning^{vi}, and more recently the objectives defined within the Net Zero Public Sector Standards and the more specific LEIP Phase 3 expectations.
34. The wellbeing for all learners and staff is paramount and the educational estate is key in providing optimum conditions for all to excel. The use of materials which are easy-clean and well-designed leading to less likelihood of the spread of infections is a core consideration within the Council's strategy. Furthermore the Council' strategy includes investment in smart technologies across the entirety of the education estate to allow the monitoring of CO2 and heat conditions through the use of intelligent sensors aligned with automatic window opening actuators, to ensure optimum conditions for learning and teaching. The Council's approach to this allows on going real time data gathering analysis using the Internet of Things technology.
35. Maximising opportunities for outdoor learning is a key objective for the learning estate with many developments in this area in recent times, most obviously with new school developments. Most recently the development of directly accessible outdoor learning space at Uplawmoor Primary School, funded from developer contributions, facilitates easy outdoor access, allows pupil to lead their learning and supports playful pedagogy. Furthermore, the Council has invested almost £2m on a new sports


facility consisting of running track and all weather sports pitch at Mearns Castle High School to support the delivery of the curriculum given the increasing school roll, and to address somewhat the condition and suitability of the school's sporting resources. The Council strategy is focusing on opportunities to reduce vehicular traffic around school estates and has recently piloted street closures around schools at peak times. These approaches ensure that the learning environment is greener, more sustainable, and allows safe and accessible routes for walking, cycling and wheeling.


36. The Council's vision is to be a 'modern, ambitious Council, creating a fairer future with all' with the ultimate goal to 'make people's lives better'. The Council has a clear strategy consisting of 5 outcomes to local residents, two of which are: *All children in East Renfrewshire experience a stable and secure childhood and succeed*; and *East Renfrewshire residents are healthy and active and have the skills for learning, life and work*. In order to attain these objectives the Council has identified 5 capabilities which align with the aspirations of Scotland's Learning Estate Strategy in Prevention, Empowering Communities, Data, Modernisation and Digital.


37. East Renfrewshire Council is renowned for the excellent educational experiences and outcomes which it supports our children and young people to achieve. The Council has a clear and relentless focus on closing the poverty related attainment gap whilst raising the bar for all learners and the Council sees the educational estate as being central to these objectives, by working towards providing modern fit for purpose learning environments for the 21st century which lead to improved learning outcomes and sustainable and inclusive economic growth.


38. Within this context the Education Department's vision is supported by providing quality educational environments that are also designed with and available to residents, to help enrich the communities they serve and the lives of learners and families. The Council recognises that a quality built environment, internal and external, based on an inclusive learning estate at the heart of the community signals the value it places on learning from early years through school and beyond, and the experiences of all who use the facilities for personal development and to support economic growth. Internal and external partners make good use of the school estate, serving the wider community and supporting delivery of other public services in line with the place principle.

- 100% of ELC establishments and Primary School have achieved Family Friendly Status at Bronze level


- 100% of ELC establishments and 61% of primary schools have achieved Family Centred Status at Silver level (up from 52% in 2019)


- Two ELC establishments maintained accreditation as Family Focused at Gold level


- One Primary school has achieved Gold Family Focused Status.



39. The Council's Local Development Plans^{vii} (LDP1 & LDP2) are the Council's key strategic land use planning documents, which with our Capital Investment Strategy^{viii} and associated capital plans^{ix} directly supports East Renfrewshire's Community Plan^x and the Council's corporate plan entitled, Vision for the Future^{xi}.

40. The Chief Executive's report to Council in December 2019, Influencing the Future of East Renfrewshire, included key area 4 about funding investment in school buildings to address condition and suitability:

'The Council needs to improve the following schools building, given their current poor condition (and suitability):

- *Carolside Primary school, Clarkston*
- *Cross Arthurlie Primary School*
- *Woodfarm High School (original building)*
- *Mearns Castle High School (original building)*

It is recognised that these schools are currently the most in need of major new build replacement/refurbishment. There is also the intent to replace/renew other school buildings in the future to ensure all our young people learn in fit for purpose physical environments, with decisions based on ensuring condition (and suitability) ratings of C or below are prioritised. This need will be reflected in future Capital Investment Strategies.'

41. More recently, the Council re-iterated its intention to address the condition of the primary schools it regards as being highest priority as a consequence of their condition, in the Capital Investment Strategy in March 2022:

'Carolside and Cross Arthurlie are currently the primary school buildings with the highest priority where their suitability and condition are in need of investment. The Council is intent on addressing these priorities as soon as it is able to do so and is currently progressing feasibility and options appraisal studies for the redevelopment of both schools so that the Council is well placed to submit further submissions for the third phase of the Learning Estate Improvement Programme when this funding contribution is announced by the Scottish Government and local financial conditions permit. As noted, the Council will continue to explore funding opportunities to lever in additional investment to improve the condition and suitability of its learning environments.'



42. The Council's Corporate Asset Management Group of Senior Officers is responsible for oversight of all Council assets and the strategies associated to them. The educational estate is a strategic priority for the group, ensuring the optimum condition and suitability of all educational establishments is maintained and championing the cause of education for capital investment.

Investment in New Early Learning and Childcare and School Estate

School Condition

43. Given the considerable investment to meet demand for places, to date East Renfrewshire has perhaps not had the same opportunity as in other councils to modernise and refurbish existing school buildings, albeit investment to increase places also improves the condition and suitability of those schools and early years centres. The need to ensure that all educational buildings are 'fit for purpose' is an active driver in developing and maintaining the learning estate and in achieving the policy aims of excellence and equity for all.



44. More recently the Council's focus has diverged to take greater consideration of the condition of the school estate; there is a real intent to improve the condition of our most poorly rated establishments and to increase the number of learners who are educated in condition A buildings. Within the Council's Capital Investment Strategy, the Education Department identifies schools of most concern with regards to their current condition and need for replacement/refurbishment, thus ensuring that the school estate is at the heart of all considerations regarding capital investment. Recently the Council has undertaken major school refurbishment projects. Barrhead and Eastwood high schools and Crookfur primary schools have benefited from new build replacements with support investment released by the Scottish Government to improve the condition of schools. These schools were in the worst condition at that time.

45. In July 2022, on-site work commenced at Neilston Primary School to develop a new Learning and Leisure Campus approach in the village of Neilston which will not only address the replacement of condition C rated Neilston Primary School, but will also bring condition C rated St Thomas' Primary School and Madras Family Centre together in the one modern learning estate, fit for the 21st century. The



The new school is being built in accordance with all conditions set for LEIP phase 1 and will be an energy efficient building in keeping with LEIP 1 conditions and criteria.

From the outset all stakeholders were consulted in the development of the new campus, including a full public consultation on the campus approach, and will continue to be consulted as the project progresses to ensure their needs and

experiences are considered, and that they are involved in the decision making processes, leading to better outcomes for all. The wider regeneration of the village of Neilston is being developed with a planned new leisure facility and library with all being at the heart of the community.

46. The Neilston development was possible following a successful bid to Scottish Future Trust in Phase 1 of the Learning Estate Improvement Programme. Despite the impact of Covid the new campus will be built within the planned capital budget with an expected completion of October 2023.

School Capacity & Sufficiency of School Places

47. East Renfrewshire Council ensures that it manages its school estate effectively to ensure that facilities are well maintained, managed and make best use of existing resources, maximizing occupancy levels and ensuring flexibility of use by the establishment and wider community; in East Renfrewshire we make our school buildings work hard for their communities ensuring best value. East Renfrewshire facilities are widely used and accessible to other internal and external partners such as the Council's Leisure Trust and external organisations such as the NHS and childcare groups, allowing greater support and opportunity for our communities, in their community.

48. Across East Renfrewshire Council 75% of educational establishments in the primary and secondary sectors are operating at in excess of 75% of school capacity with 31% operating at in excess of 90% of school planning capacity. The number of East Renfrewshire resident pupils has risen by 15% from 2011 to 2021; and based on the National Records of Scotland projections the school age population within East Renfrewshire is expected to continue grow in coming years which is contrary to the national expectation. Accordingly, many educational establishments already have high occupancy levels and others are increasingly starting to face pressure. New build housing is in part facilitating this increase; however pupil numbers are also increasing in more established residential areas with families attracted by the education and the local environment.

49. Providing sufficient pupil places for East Renfrewshire residents has accorded high priority over recent years and is continuously under close monitoring and review with close partnership working between the Education Department and the Council's Planning Department. Ensuring the sufficiency of school places, in the main, has historically been the driver for change in the school estate since the inception of the Council.



50. It is evident with new schools and extended provision that the educational estate has been developed to date to ensure there is sufficient school capacity in accordance with residential developments within East Renfrewshire's current and previous Local Plans. The new Maidenhill Primary School and Nursery Class (£15.3m) was planned as part of the infrastructure requirement of Local Development Plan (LDP1) and opened in August 2019. The school was purpose built to accommodate the projected

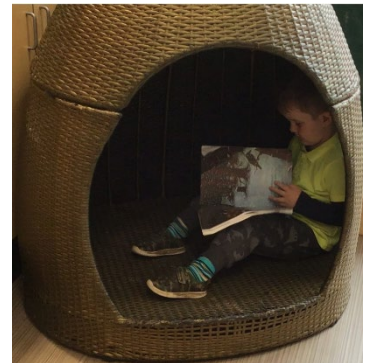


number of new pupils from residential areas developed as part of a masterplan, with the school's roll continually increasing over the years as new properties have developed. East Renfrewshire Council's new educational estate developments are highly acclaimed for quality, innovation and supporting excellent learning experiences, winning the Architectural Excellence Award for Public Use award as well as Scotland's national architecture awards by the Royal Incorporation of Architects in Scotland (RIAS).

51. Likewise St Clare's Primary School opened in August 2017 as part of the faith schools' joint campus also comprising a new build replacement for Calderwood Lodge Primary School and Nursery Class (£17.3m). St Claire's Primary School was developed in order to accommodate new children taking up residence in LDP1 masterplan area and in order to reduce the increasing capacity pressures on other denominational schools.

52. The Council has also increased school capacities to cope with the increasing school age population in other schools such as a £2.2m investment at St Ninian's High School to accommodate an increase in pupils as a consequence of the implementation of a new school admissions policy. Furthermore through the Council's Capital Investment Strategy other schools have been prioritised and planned for extension to ensure sufficiency of school places.

53. The increase in East Renfrewshire pupil numbers at primary and secondary schools has also been experienced at nursery, where the number of 3 and 4 year olds in East Renfrewshire attending Council and funded (partnership) provider early learning and childcare facilities over the past 10 years, has increased by 20%. The Council has invested to meet this need opening in 2017 a larger new build replacement for Arthurlie Family Centre.



54. East Renfrewshire's ambitious plans to build new and extend some existing early year's establishments in readiness for the introduction of 1140 hours by August 2020 were fulfilled with all establishments being opened as planned. East Renfrewshire Council was one of a few councils which managed to open its establishments in 2020, regardless of the extension to the implementation of 1140 hours as a

consequence of Covid. In total 8 new/replacement/extended facilities were created across the Council with enhancements at further establishments.



55. A funding package of investment by the Council of some £25.4m, supplemented by Scottish Government capital contribution of £12.27m, was provided towards the expansion. This financial commitment to the introduction of 1140 hours across East Renfrewshire by the Council, further demonstrates the Council's commitment to education and the education estate.

Council Commitment to the Education Estate: Current Capital Provision

56. The Council's General Capital Plan allows for planned capital works to take place over a ten year period and is an indicator of the priority of the school estate for the Council and that the learning estate is being well-managed and maintained, that the Council is making the best use of existing resources, is maximising occupancy and representing and delivering best value. Furthermore such a focus and investment in the estate demonstrates the council's desire to ensure that the condition and suitability of learning environments support and enhance their function.

	2021-22 to 2020-31 General Capital Plan (includes previous years spend for Maidenhill and ELC)
ELC Expansion	£25.4m
Maidenhill PS & NC	£22m
St Ninian's Extension	£2.5m
Learning & Leisure in Neilston	£30m
Major Estate Maintenance	£9.5m
Improving Learning	£2m
Crookfur PS Extension	£2.3
Mearns Castle HS Sports Facility	£1.9m
Other Education Capital Plans	£1.2m
	£96.8m

Table 1

57. As consequence of the impact of Covid the Council has committed £3.7m pounds to ventilation works. A significant proportion of this will be dedicated to the education estate, providing additional mechanical ventilation or implementing actions to increase natural ventilation. The Council's approach to the monitoring of air quality and temperature of learning spaces has been highlighted by Capita as one of the most innovative and comprehensive in the country.
58. In addition to capital investment, each year revenue provision of £1.3m is made for general repairs and maintenance of the education estate, together with total annual revenue payments of almost £15m in respect of the provision and maintenance of our 7 PFI/PPP/hub funded schools

Emerging Council Priorities for the Education Estate (Outwith Current Capital Plan)

59. The Education Department and colleagues from the Council's Environment departments work closely to monitor condition and suitability of the education estate to identify schools for development as well as ongoing residential property developments (housing land supply audit) and the pupil product ratio from these, to project new pupil intake and to allow planning for sufficiency of places.
60. Given high occupancy of many existing schools in East Renfrewshire, we need to build new provision to meet population growth related to inward migration and new residential development in accordance with the LDP process.
61. Any new residential development will require significant new education infrastructure and the Council owns little land in the areas where school capacity is most pressurised. For example, the scale of proposed residential developments contained in the LDP2 proposals (and projected pupil product from these) could not have been accommodated within the current educational estate capacity. Should the initial proposals in LDP2 have gone ahead, there would have been the need for 2 new primary schools and a new secondary school to accommodate projected children from these properties, and the required land would have required to be acquired. The extent of developer contributions alone from the proposed LDP would not have been sufficient to meet the costs of such new educational estate and so the Council would welcome any future new schools investment programme as a means to help augment resources; this will be invaluable when taking forward

infrastructure to meet demands from population growth associated with any plans for Local Development Plan 3.

62. The Council has plans within its estate planning strategy for further extensions and remodeling of educational establishments to increase the sufficiency of school places.
63. Having undertaken a full assessment of the demand for Gaelic Medium Education within East Renfrewshire Council, and determining the demand for such provision exists, the Council is currently undertaking a full public consultation on the location of this provision. It is proposed that this service will be located at Thornliebank Primary School. The Council is working with colleagues at the Scottish Government's Gaelic and Scots Team of the Learning Directorate in order to progress plans to submit a request for capital in order to ready the school estate for this new school. The Council is the first in Scotland to consult on the location of GMPE and is working to tight timescales with colleagues in the Council's property and technical department in order to ensure the school is in place for August 2023.



64. In accordance with the Education Scotland Act 1980, parents/carers of children aged 4 when their child is due to commence primary education, have the right to defer their child's commencement of primary school education for one more year. Currently, parents/carers of children who do not become 5 years of age until January or February are entitled to another year of fully funded early learning and childcare; for those born between August and December, parents/carers can request another fully funded year of early learning and childcare, however where this is not approved, parents/carers are required to meet the cost of the additional year. As a consequence of changes to legislation coming into effect from August 2023, parents/carers of children who are four years of age when commencing primary school will be entitled to a fully funded year of early learning and childcare, regardless of when the child is due to become 5 years of age. The Council has identified concerns over its ability to meet the expected additional demand for places in the Barrhead and Lavern Valley and is progressing with plans to repurpose areas of an existing school, St John's Primary School, (areas currently used by Education Department staff), to become an early learning and childcare establishment. This will be primarily funded via developer contributions gathered from new residential property developments but will also require part funding by the Council. The repurposing of the school building has become possible as a consequence of changes to the way Education Department staff work and subsequent rationalisation and more efficient and effective use of school and wider council estate.

65. Half of the Council's education estate is currently regarded as being in B (14 establishments) or C condition (2 establishments). It will be vital for the Council to make the most effective use of the annual school capital and revenue maintenance budgets in order to maintain these condition levels. Many of these schools have been in B condition for some time and with some being circa 50 years old, these are the most likely to enter C condition. Consequently the Council would welcome future investment in the school estate with regards to improving school conditions and ensuring that as many children as possible are educated in buildings fit for purpose.

66. In October 2021, the Council declared a climate emergency and consequently a strategy and action plan to address the Council's climate change ambitions is being finalised. The education estate makes up a significant part of Council buildings and will be at the centre of plans to reduce carbon use and support the Council's objectives of net carbon zero by 2040. This submission for the development of a new school building for Cross Arthurlie Primary School will help drive the Council's ambitions in this area by means of an energy efficient facility which will also be inclusive of other net carbon zero aspirations such as electrical charging vehicle points.



67. The planned expansion of free school meal provision within the primary sector to be inclusive of P6 and P7 pupils is an area of planning and development for the council's school estate strategy. With

school estate being 'worked hard' in terms of school roll as a proportion of school planning capacity, communal areas within schools are also utilised extensively. In many schools this means that school catering and dining experiences have to be well planned in order to ensure that all learners are able to experience a healthy nutritious lunch as well as appropriate dining experience, in an appropriately timely fashion. With the expansion of free school meal provision to P1 to P5 pupils, several schools in East Renfrewshire Council are already operating at (and in some cases beyond) catering and dining capacity, with impact on catering and teaching staff as well as pupil experience. Previously the Education Department met with Scottish Futures Trust to discuss the plans for extension works to dining and catering facilities in identified schools. The position at that time, as a consequence of wider school estate factors, is likely to have changed and so the Council would welcome the opportunity to reconsider the demands of P6 and P7 free school meal extension in the current climate. In any case, in order for the Council to provide free meals to all pupils in the primary sector it will be essential for additional capital funding to be provided in order to implement catering and dining works.

68. Table 2 below provides some details of future education estate projects as part of the education estate strategy:

Project	Sufficiency of places / Condition	Anticipated Year
Crookfur PS Extension	Sufficiency of places	2023/24
Introduction of Gaelic Medium Primary Education	Sufficiency of places	2023/24
Repurpose of current Education Estate to support ELC legislation	Sufficiency of places	2023/24
St Luke's HS Reconfiguration	Sufficiency of places	2023/24
Busby PS Extension	Sufficiency of places	2025/26
Eaglesham PS Extension	Sufficiency of places	2026/27
Cross Arthurlie Primary School	Condition	Commence when future funding
Mearns Castle HS	Condition	Commence when future funding
Woodfarm HS	Condition	Commence when future funding

Table 2

Summary

69. As evidenced, East Renfrewshire Council has a strong track record of investing in its educational estate and delivering quality projects on time and within allocated budgets; and we have both the need and the ambitions to do more as we develop the learning estate.

70. In so doing we ensure that there are sufficient educational places offering modern curricular experiences in inclusive and digitally enabled settings that are flexible to adapt to future changes, are safe, secure, efficient to operate and maintain, energy efficient, comfortable and healthy.

71. The Council has a record of delivering efficient school designs, making buildings work hard and delivering inspirational settings for learners to achieve their very best and the community to engage and use. East Renfrewshire welcomes the opportunity to submit a bid for LEIP Phase 3 funding and has experience of delivering multiple similar previous projects such as the new Eastwood and Barrhead high schools, Maidenhill, St Clare's and Calderwood Lodge primary schools, and the current LEIP 1 phase bid for the Neilston Learning Campus.

72. The Council has identified Cross Arthurlie Primary School as its top priority for replacement and would welcome the opportunity to continue with the strong relationships developed with Scottish Futures

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Trust and Scottish Government to realise the transformation of another school for our local communities. The project is in a state of readiness to proceed having received political commitment and provision to be made within the Council's Capital Plan. The development is in keeping with the national objectives and principles attached to the Learning Estate Strategy supporting excellence and equity for all.

Appendix A: Cross Arthurlie Primary School Options Appraisal March 2022

Appendix B: Cross Arthurlie Primary School Options Appraisal September 2022

Appendix C: Pre-Construction Presentation

Appendix D: Bibliography/References

ⁱ ERC Everyone Attaining Everyone Achieving Through Excellent Experiences:

<https://blogs.glowscotland.org.uk/er/public/meetinglearnerneeds/uploads/sites/16100/2018/08/Advancing-Excellence-and-Equity-in-Education-in-East-Renfrewshire.pdf>

ⁱⁱ Scottish Government's National Discussion on Education: <https://www.gov.scot/news/national-discussion-on-education/>

ⁱⁱⁱ Digital Learning and teaching Strategy: <https://sites.google.com/er.glow.scot/digihub/staff-clpl/professional-reading#h.wgplkvb2chmy>

^{iv} East Renfrewshire Council's Digital Transformation Strategy for 2021-2024:

https://eastrenfrewshire.gov.uk/media/5063/Cabinet-Item-04-03-June-2021/pdf/Cabinet_Item_04_-_03_June_2021.pdf?m=637571921549370000

^v East Renfrewshire playing pitch strategy and action plan: https://www.eastrenfrewshire.gov.uk/media/2624/Cabinet-Item-10-30-August-2018/pdf/Cabinet_Item_10_-_30_August_2018.pdf?m=637353368906070000

^{vi} Scotland's Learning Estate Strategy: <https://www.gov.scot/publications/scotlands-learning-estate-strategy-connecting-people-places-learning/>

^{vii} East Renfrewshire Council's Local Development Plan 2: <https://www.eastrenfrewshire.gov.uk/ldp2>

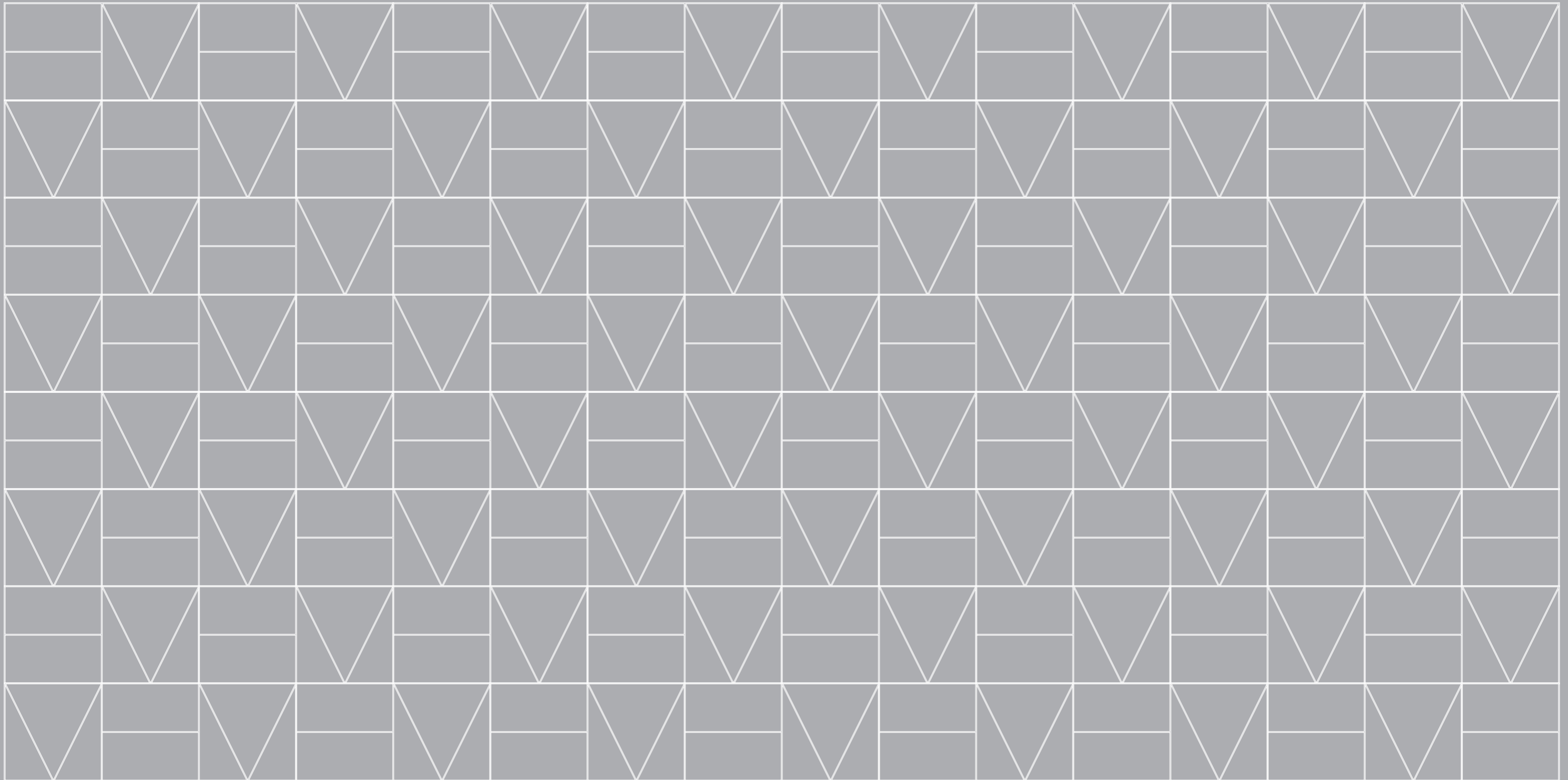
^{viii} East Renfrewshire Council's Capital Investment Strategy: https://eastrenfrewshire.gov.uk/media/7406/Council-Item-12-03-March-2022/pdf/Council_Item_12_-_03_March_2022.pdf?m=637813801444530000

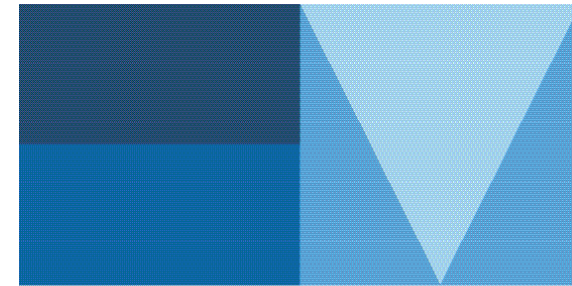
^{ix} East Renfrewshire Council's Capital Plan 2022-23 to 2031-32: https://eastrenfrewshire.gov.uk/media/7407/Council-Item-13-03-March-2022/pdf/Council_Item_13_-_03_March_2022.pdf?m=637813801450370000

^x East Renfrewshire Council's Community Plan 2017 to 2027: <https://www.eastrenfrewshire.gov.uk/media/233/Community-plan-2017-to-2027/pdf/community-plan.pdf?m=637539164354170000>

^{xi} East Renfrewshire Council's Vision for the Future: <http://intranet.erc.insider/CHttpHandler.ashx?id=10024&p=0>

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- Section 1** Executive Summary
- Section 2** Selected Design Option
- Section 3** LEIP3 Funding Criteria

Client / End User:

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1

Executive Summary

An opportunity to create an optimised centre for learning, and a sustainable, and inclusive community asset



//Executive Summary

East Renfrewshire Council are looking to secure Scottish Governments Learning Estate Investment Programme (LEIP 3) funding for the delivery of a new enhanced educational facility at Cross Arthurlie Primary School.

The new facility will represent a significant investment by the Council in the area and improve educational facilities for the local people of Barrhead. It will significantly reduce ongoing maintenance and running costs of the existing facilities and will respond to the Scottish Governments Climate Change Bill to target net-zero carbon emissions by cutting greenhouse gas emissions by 2045. There are also significant educational benefits that a new school can bring to the learning environment, such as the development of STEM rooms to enhance learning experiences and enhanced outdoor learning resources such as pitches etc.

The most recent evaluation of the condition and suitability of Cross Arthurlie Primary School has graded the school as 'C' for condition and grade 'C' for suitability for learning and teaching. A 'C' grade suitability rating indicates that the building is not operating optimally and that the delivery of some activities for children and the community are being impeded. The condition and suitability evaluations indicate that the school is regarded as being in generally poor condition and that the school has less than 50% service life remaining before major repair or replacement is required.

An earlier Feasibility Study prepared in March 2022 investigated and considered multiple options including a mixture of new build and retrofit solutions. In all options consideration was given to maintaining a live school environment on site whilst the works are undertaken via either a phased construction process and/or a decant school facility. Options also sought

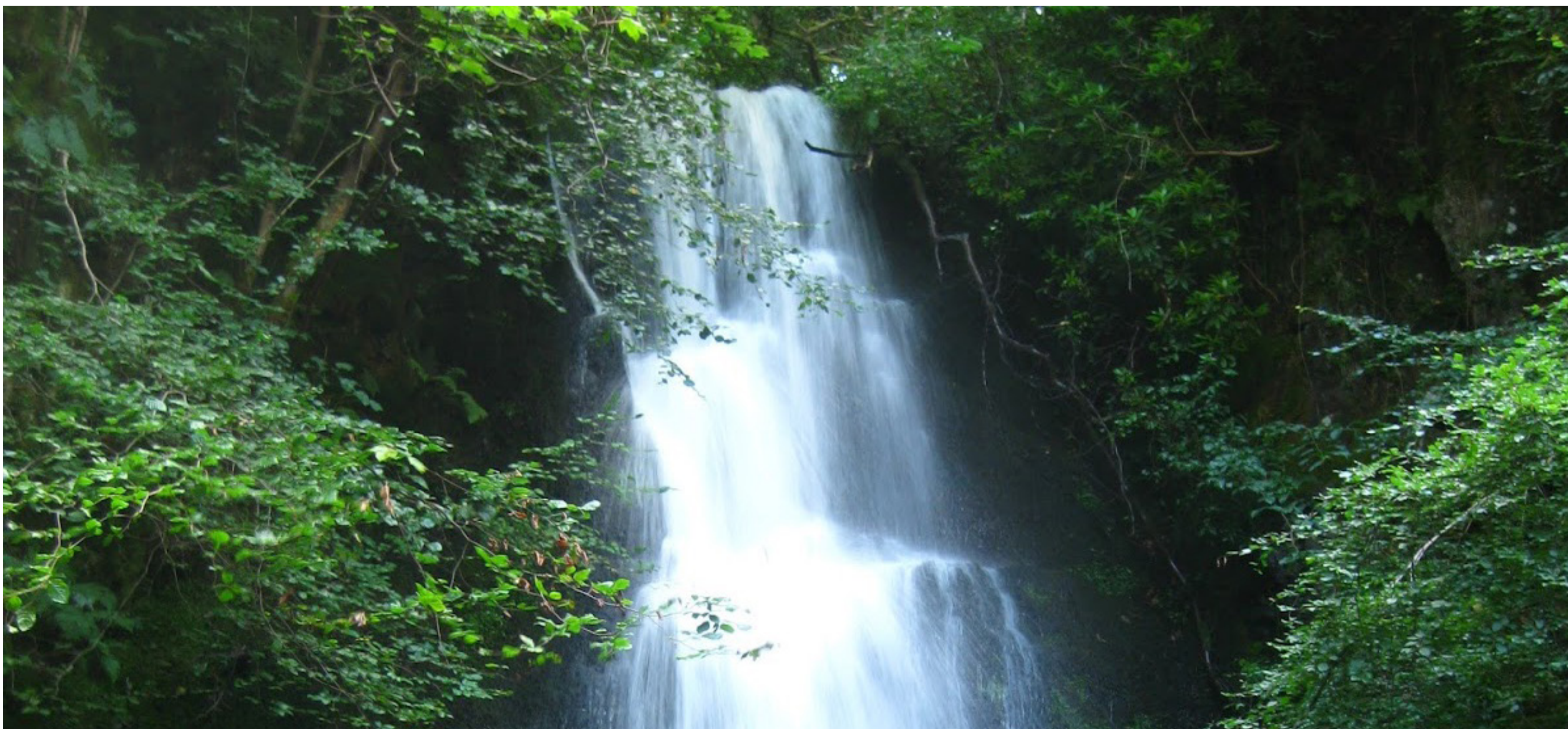
to address minimising impact on neighbouring housing whilst maximising orientation and form factor that will be crucial in achieving design principles that deliver an energy efficient solution that better LEIP3 funding requirements and delivers on the aspirations of the SFT Net Zero Carbon Public Sector Building Standard.

Following detail consideration of the options contained within the earlier Feasibility Report, East Renfrewshire Council has taken the decision to progress with a phased new build solution on the site of the existing Cross Arthurlie Primary School - Option referenced 'A'.

This report is designed to address the specific requirements set out in the LEIP Phase 3 'Guiding Principles, Programme Metrics, Terms and Conditions, and Funding Outcomes', updated June 2022.

The report also includes updated costs for the selected option, prepared in September 2022, which considers the development and construction programme based on completion in the summer of 2026 and 2027 respectively.

A more detailed response how the new facility will respond to other key LEIP criteria including Low Carbon Design, NZPSBS, Digital, Quality and Outdoor Learning is contained within the earlier Feasibility Report, dated March 2022.



2

Selected Design Option

//Education Requirements

Cross Arthurlie Primary School

Cross Arthurlie Primary School, established in 1966, is situated in the Boylestone community of Barrhead, East Renfrewshire. It is a co-educational school which caters for children from Nursery to Primary 7.

The school is a community resource, used most weekday evenings to support local clubs and groups, with a high demand due to the complete lack of outdoor facilities within the area.

The existing school is generally in a poor condition with limited opportunities to offer an appropriate environment for learning and working without significant investment. The split levels across the building floor plate with no passenger lifts or hoists means it is difficult to deliver a fully inclusive environment in accordance with DDA legislation

Aligned with the Scottish Governments Net Zero ambitions the intent is to create a low-carbon efficient building which will reduce future running costs and demands on Council revenue budgets.

The ambition of this project will be the creation of an accessible and inclusive community hub, fully integrated as part of the local community, and drawing together key support services within a single location.

Feasibility Report [March 2022]

This report should be read in conjunction with the earlier Feasibility Report prepared in March 2022.

This report considered the following development options for Cross Arthurlie Primary:

- Option A New build school - ERC Model
- Option B New build school - SFT Model
- Option C Refurbishment Option
- Option D1 Refurb | Hybrid Option
- Option D2 Refurb | Hybrid Option 2

Each option considered the appropriate solution to meet the client brief, site constraints whilst also embracing the requirements of the Net Zero Public Sector Building Standard and LEIP funding criteria.

Selected Design Option

Following detail review of the options, East Renfrewshire Council have selected 'Option A' as their preferred solution for the redevelopment of Cross Arthurlie Primary School.

This option will deliver a total new build construction which will be built in two phases to enable the existing school to remain operational throughout and minimise disruption and costs associated with temporary decant facilities.

The selected design option will:

- provide a two storey compact and efficient building form with accommodation based on a comparable area/facilities provision per pupil as that provided at the recently completed Maidenhill Primary School.
- deliver enhanced area for hard and soft playspace on site with improvements to general playground and traffic management.
- incorporate and enhance the existing Nursery provision on the site.
- provide a solution that has embraced the NZPSBS and Passivhaus principles of design to meet and better Operational and Embodied Carbon targets.
- provide external covered areas to support play, learning and dining.
- provide appropriate digital infrastructure.
- provide on-site EV charging points, together with infrastructure for future expansion.
- Providing an aspiring learning environment, comparable to the standard of other recent new build schools across the ERC Estate.

Design Metrics:

In the absence of defined school rolls, this feasibility study has used the following metrics:

Area is calculated based on a defined metric per pupil with an uplift in area to accommodate enhanced school and community facilities comparable with other ERC facilities to provide parity of learning environment across the school estate.

Pupils - 14 classrooms of 33 pupils = 462 pupils
Area per Pupil = 7.5m2 [SFT allowance]

Area = 426x7.5 = 3,465m2

Utilising 'Maidenhill Primary School' as the benchmark, the area has been increased by a further 378m2

Total Area = 3,843m2 m2

Early Year Centre:

Existing new facility to be retained.

Schedule of Accommodation

The attached draft Schedule of Accommodation illustrates the facilities to be provided within the replacement Cross Arthurlie Primary School.

Specific accommodation schedule will need to be prepared and agreed with ERC Education Department before further development is undertaken.

Cross Arthurlie Primary 2 Stream School - Accommodation Schedule				
	No of Rooms	Room Area (m2)	Total Area (m2)	Sub-Total (m2)
Primary Classes & School Staff Social Bases				1137
Classroom P1	1	130	130	
Classroom P2-P7	12	60	720	
Joint Flexible Space	4	17.5	70	
Joint Flexible Space P5-P7	3	20	60	
Support for Learning	2	18	36	
Staff Social Base	1	90	90	
Staff Work Base	1	15	15	
Staff Toilet	2	8	16	
Curricular Specialist Rooms				300
E-Library Zone	1	90	90	
Technology Classroom	1	70	70	
Creative Art Classroom	1	70	70	
Creative Art Store	1	10	10	
Music Practice (Small)	2	10	20	
Music Practice (Large)	1	20	20	
Music Store	1	20	20	
PE Dance				647
Games Hall	1	360	360	
Changing	2	32	64	
GH Storage	2	18	36	
Dance & Drama Studio	1	100	100	
DD Storage	1	18	18	
Bleacher Storage	1	19	19	
Feature Stair	1	50	50	
Medical & Therapy				60
Medical Office	1	10	10	
Multi Sensory Room	1	15	15	
Hygiene Room	1	20	20	
Accessible Toilet	1	5	5	
Laundry Room	1	10	10	
Street				604.5
Assembly Dining	1	350	350	
Kitchen	1	100	100	
Dining Furniture Store	1	30	30	
School Entrance foyer	1	20	20	
Male Pupil Toilets	1	50	50	
Female Pupil Toilets	1	50	50	
Accessible Toilet	1	4.5	4.5	
Management				99
HT Office	1	20	20	
Conference/Meeting Room	1	35	35	
SMT Group Office	1	25	25	
SMT Interview Room	1	10	10	
Staff Toilets	2	4.5	9	
Administration				105.5
Office	1	33	33	
Interview Room	1	10	10	
Central Store	1	10	10	
Reprographics	1	15	15	
Sick Bay Waiting	1	8	8	
Secure Store	1	10	10	
Staff Toilets	1	4.5	4.5	
Accessible Toilet	1	5	5	
Kitchen Cloak Room	1	10	10	
Facilities Management				159
FM Office	1	10	10	
FM Store	1	20	20	
Cleaners Large Store	1	15	15	
Cleaners Small Store	2	2	4	
ICT Hub 1	1	10	10	
Plant	1	100	100	
NIFA				3112
Circulation				731
GIFA				3843
Sprinkler Tank + Pump Compound	1	94	94	
External Plant	1	130	130	

//Site Plan

Option A

Development of the Cross Arthurlie Primary School has carefully adopted a split level school to optimise the site topography and orientation whilst considering neighbouring properties and retention of the existing school building as a tandem build.

The new school will be constructed on the southern portion of the site on existing level terraces currently providing sports pitch and playground area. To provide sufficient construction area a portion of the existing 2-storey classroom block will require to be demolished in advance and temporary modular classrooms brought onto the site. This will allow the school to remain operational throughout, working with the appointed contractor to carefully consider H&S phasing and logistics.

The stepped floor plan allows the building to work with the natural site levels, optimising the cut and fill. Building plan is a fully enclosed doughnut with accommodation radiating around a central atrium space that connects the three levels with a centrally located lift providing full DDA access. Perimeter teaching spaces are orientated north and south to maximise solar gain, whilst also providing direct access to adjacent external and internal learning environment. Existing mature tree belt along the southern boundary will be retained to provide natural shading to the south facing classrooms to prevent overheating in the summer months.

External covered areas for dining, play and learning have been provided at both the main and upper playground levels to optimise use and participation from all school cohorts.

Associated playgrounds, landscaping, sports pitch and parking (with designated EV parking and infrastructure) will be constructed as a second phase following demolition of the existing school. Slopes between the terraced playgrounds to be designed as part of the learning environment by integrating climbing walls, slides, planters, insect hotels, and external classrooms etc. which utilise natural materials including gabion walls, timber sleepers and wild meadow grass to create a vibrant setting for the school.

The existing Cross Arthurlie Early Years Centre (EYC) was built in 2019. Rather than demolish and replace this facility it is to be retained on-site, upgraded and wrapped with a new external skin. The skin will provide safe and secure external covered play area whilst also allowing the two buildings to provide a unified site aesthetic.

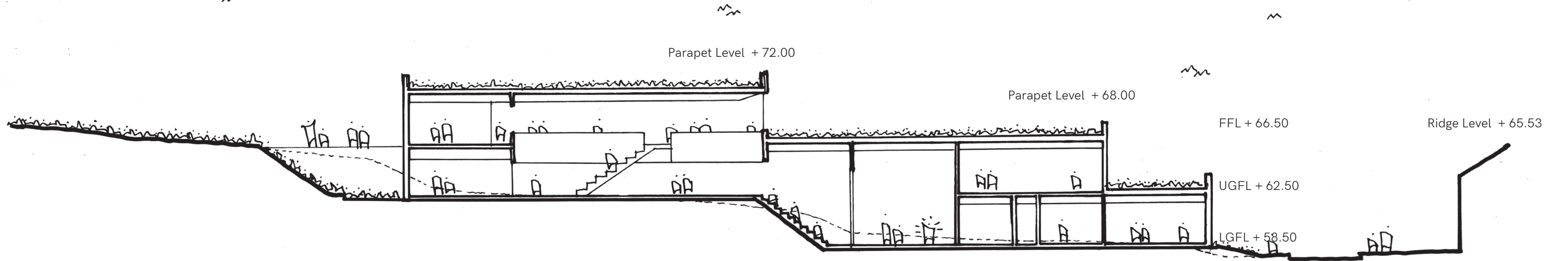


- SQUARE CONED TENSILE FABRIC UMBRELLA WITH OFFSET COLUMN.
- EV CHARGING POINT
- DISABLED PARKING
- EV PARKING INFRASTRUCTURE
- 1 CROSS ARTHURLIE PRIMARY SCHOOL
- 2 CROSS ARTHURLIE EARLY YEARS CENTRE
- 3 36 x 18m MUGA
- 4 PLAYGROUND
- 5 NEW CAR PARK
- 6 EXISTING EYC CARPARK
- 7 SERVICE ACCESS

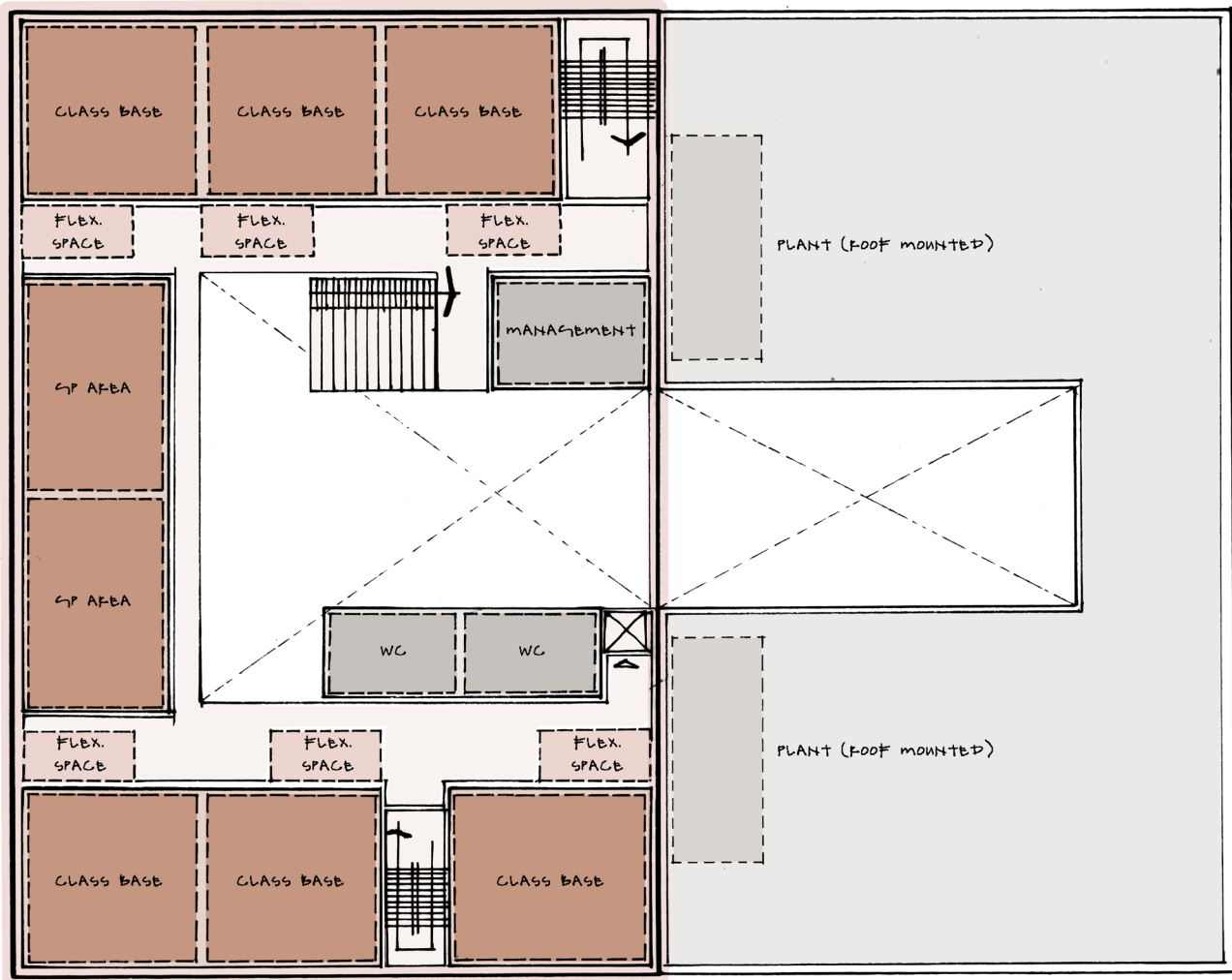
//Pros & Cons

Pros *	Cons *
Buildability:	
Single phase construction of school [following partial demolition] allowing existing school to remain operational throughout.	Retaining /revetment wall required along the western edge of the school to hold slope away from the building and to create upper terraced playground with direct access from First Floor level.
Stepped section within the building footprint aligns with the existing terraced steps in the landscape to optimise the existing topography and minimise cut and fill.	Partial demolition of existing school building to provide sufficient development platform for new-build school. Six temporary modular classrooms required for the duration of the works.
Single storey entrance block fronting Quarry Road minimises height impact of the new school on the neighbouring residential properties.	Disruption to EYC during demolition of the existing school, encapsulation under 'Big Barn' structure and Ph 2 completion works.
Inclusion:	
<ul style="list-style-type: none"> Fully DDA compliant building with level floor plate and lift access between floors. Separate EYC and School carparks with designated accessible parking bays and level access to main entrance. 	<ul style="list-style-type: none"> Large, sloped grass area to the west which can be utilised for free play by the school will have no DDA access for full inclusion. Terraced site will require external staircases/ramps to navigate to the different levels.
Carbon	
Operational: Design should follow a fabric first approach and the following PH Principles, which will validate compliance of the LEIP operational energy requirements: <ul style="list-style-type: none"> good form factor classrooms orientated north and south to optimise solar heat gain. triple glazed windows <ul style="list-style-type: none"> MVHR system 	Embodied: Whilst design and specification of new build will deliver a low embodied carbon solution, the demolition and construction of a new school will always lead to greater carbon pollution.
Digital:	
New build school with new infrastructure can fully meet the Scottish Government 'Digital Strategy for Scotland' and SFT LEIP funding criteria require all school buildings to achieve a data speed of 1GBps	
Quality:	
Utilisation of a 'soft landings' approach, including a programme of POE will ensure rigorous design and construction validation.	
Outdoor Learning:	
<ul style="list-style-type: none"> New 36x18mm all-weather MUGA. Direct access available from each level to external play spaces. Enhanced EYC south facing play space connected to main school playground allowing for interaction with infant years. Site topography with slopes utilised to generate a series of different external learning and play environments 	Depth and usability of playground to south is compromised by site constraints
MEP	
<ul style="list-style-type: none"> New building services all electric solution providing a building energy use of 67 kWh/m2/annum. Optimised classroom daylight/lighting design in accordance with 'Daylight Design - Design Bulletin 90' Optimised classroom ventilation design in accordance with 'Ventilation Design - Design Bulletin 101:2018' New electric vehicle infrastructure. 	<ul style="list-style-type: none"> Standalone new Plant required for Early Years Centre following demolition of existing school. Removal and replacement of existing gas fired Early Years Nursery
Utilities	
Upgrade of all incoming utility network connections to serve new build all electric school including new 1GBps digital IT service.	Diversion of existing services to accommodate new build school and to maintain operation of existing school.
C+S	
<ul style="list-style-type: none"> New building school - anticipated hybrid Glulam CLT frame, timber infill and high GGBFS concrete floor for ease/speed of build. Shallow bedrock - anticipate standard foundations / trench fill / vibro 	<ul style="list-style-type: none"> Potential breaking out of very shallow bedrock for services Retaining walls to form new platform for school Underbuilding to work with terracing

//Floor Plans + Section



Indicative cross section through site and proposed building



First Floor Plan



Upper Ground Floor Plan



Lower Ground Floor Plan

//Order of Cost

Introduction

HubWest Scotland approached Faithful+Gould (F+G), on behalf of East Renfrewshire Council (ERC) to carry out Quantity Surveying Services for new-build Cross Arthurlie Primary School project.

The design team Feasibility Report, has captured all the engagement to date with all key stakeholders for the project.

The project has been designed to align with the Terms and Conditions and Objectives of the Scottish Government’s Learning Estate Investment Programme Phase 3 (LEIP3) funding package.

LEIP Phase 3 Objectives

The LEIP3 funding includes the original LEIP1 and 2 Terms and Conditions and Objectives + the following additional objectives:

Proposal 1 - Require Zero Emissions Heating

Proposal 2 - Including Electric Vehicle Charging Infrastructure

Proposal 3 - Introduce an Embodied Carbon Target

Proposal 4 - Enhance Infection Resilience

Proposal 5 - Provide Covered Outdoor Spaces

Proposal 6 - Smart Building Sensors in all Habitable Spaces

Proposal 7 - Enhance Digital Infrastructure to Achieve 11Gbps

Methodology

The estimates are based on the Holmes Miller’s area schedule contained within the feasibility report. These areas have been developed in conjunction with ERC education department. The total Gross Internal Floor Area (GIFA) for Cross Arthurlie Primary School is 3,834 m². Additionally, as the school has recently upgraded the nursery provision, the cost includes for the associated works to this structure.

The budget has been assembled using benchmarking other similar facilities (as part of the exercise carried out with Scottish Future’s Trust) and making appropriate adjustments based on information provided by the project team. Allowances have been made for risk in accordance with the New Rules of Measurement guidance based on the stage and the complexity of the project, this allowance is included at 10%. The main contractors’ preliminaries are based on previous project experiences. No allowance has been included for the participant direct costs. This is to be developed with council input.

Site Specific Abnormals

Considerations have been made to ensuring the continuity of maintaining a live school environment whilst the works are undertaken. The delivery methodology that has been agreed to maintain this tandem build environment is a phased construction approach. We have accounted for this specific requirement within our abnormals. Allowances have also been made for the demolition of existing school, decanting facilities for 6Nr classrooms, works to existing nurseries, site works and recent industry knowledge of Passivhaus Certification uplift (lack of supply, lack of capacity, lack of competition, etc).

2026 Completion Date

Cross Arthurlie	LEIP 3 - Current		
	Area m2	Rate £/m2	Cost (£)
Prime Cost	3,834		
Order of cost - Main Campus	3,834	3,111	£11,928,000
Order of cost - Nursery Portal Frame			£1,277,403
Order of cost - Nursery M&E Plant Structure			£100,000
Prime Cost Sub-Total		3,470	£13,305,403
Site Specific Abnormals			£3,609,900
Abnormal Cost Sub-Total		942	£3,609,900
Prime + Abnormal Cost Total		4,412	£16,915,303
Risk			
Risk at this early stage of design process	10%		£1,691,530
Risk Sub-Total		441	£1,691,530
Inflation on Prime Cost & Risk			
4Q 2019 - 3Q 2022 (current day uplift)	9.91%	481	£1,843,920
3Q 2022 - 2Q 2025 (inflation forecast to FC)	14.75%	787	£3,017,324
2Q 2025 - 1Q 2026 (mid point Construction)	2.14%	131	£502,887
Inflation Sub-Total		1,399	£5,364,132
Overall Prime Cost Total	3,834	6,252	£23,970,966
Preliminaries	11.5%		£2,756,661
Prime & Prelims Total	3,834	6,971	£26,727,627
Project Fees	16.81%		£4,493,206
Total Participation Costs		8,143	£31,220,833

2027 Completion Date

Cross Arthurlie	LEIP 3 - Current		
	Area m2	Rate £/m2	Cost (£)
Prime Cost	3,834		
Order of cost - Main Campus	3,834	3,111	£11,928,000
Order of cost - Nursery Portal Frame			£1,277,403
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Risk			
Risk at this early stage of design process	10%		£1,691,530
Risk Sub-Total		441	£1,691,530
Inflation on Prime Cost & Risk			
4Q 2019 - 3Q 2022 (current day uplift)	9.91%	481	£1,843,920
3Q 2022 - 2Q 2026 (inflation forecast to FC)	17.76%	947	£3,631,965
2Q 2026 - 1Q 2027 (mid point Construction)	1.86%	117	£447,011
Inflation Sub-Total		1,545	£5,922,896
Overall Prime Cost Total	3,834	6,398	£24,529,730
Prelims	11.5%		£2,820,919
Prime & Prelims Total	3,834	7,134	£27,350,649
Project Fees	16.81%		£4,597,943
Total Participation Costs		8,333	£31,948,591



3

LEIP 3 Funding Criteria

- Section 1 | Guiding Principles
- Section 2 | Programme Metrics
- Section 3 | Terms & Conditions
- Section 4 | Funding Outcomes

// Section 1 | Guiding Principles

Guiding Principles for Programme

East Renfrewshire Council confirm that a pre-construction review workshop for Cross Arthurlie Primary School will be held with Scottish Government and SFT representatives to evidence how the project responds to the following ten guiding principles of the Learning Estate Strategy:

1. Learning environments should support and facilitate excellent joined up learning and teaching to meet the needs of all learners
2. Learning environments should support the wellbeing of all learners, meet varying needs to support inclusion and support transitions for all learners
3. The learning estate should be well-managed and maintained, making the best of existing resources, maximising occupancy and representing and delivering best value
4. The condition and suitability of learning environments should support and enhance their function
5. Learning environments should serve the wider community and where appropriate be integrated with the delivery of other public services in line with the place principle
6. Learning environments should be greener, more sustainable, allow safe and accessible routes for walking, cycling and wheeling and be digitally enabled
7. Outdoor learning and the use of outdoor learning environments should be maximised
8. Good consultation about learning environments, direct engagement with learners and communities about their needs and experiences, and an involvement in decision making processes should lead to better outcomes for all
9. Collaboration across the learning estate, and collaboration with partners in localities, should support maximising its full potential
10. Investment in Scotland's learning estate should contribute towards improving learning outcomes and support sustainable and inclusive economic growth



//Section 2 | Programme Metrics

Cross Arthurlie Primary School is a new-build replacement 2-stream Primary School which will have a maximum capacity of 462 pupils. In addition, on-site there is a 60 place Early Years Centre which comprises partial re-use and part new-build to provide an enhanced facility.

Whilst Area Metric allows for a Primary School of 3,465m² (462x7.5), it is proposed that the new Cross Arthurlie Primary School will be circa 3,834m². The increased area supports enhanced community use and standardises school provision/facilities across the East Renfrewshire school estate.

External environment has included the provision of at least 462m² of external covered area to support a range of activities including social/dining and outdoor learning.

East Renfrewshire Council acknowledge that the LEIP3 cost metric will be utilised to fund Cross Arthurlie Primary School if selected as part of the programme.

Area per Pupil:

Primary Capacity (Pupils)	Internal Sqm/Pupil	External covered Sqm/Pupil
232 - 462	7.5	1.0

Cost per Square Metre

School Type	Cost Metric/sqm £	Base Index	
Primary (inc. co-located ELC)	4,200	333 (Q4 2019)	Base index based on All-in-TPI published on 10 th June 2022.

// Section 3 | Terms & Conditions

Internal Environmental Quality

Internal environmental quality analysis will be undertaken to assess and achieving thermal comfort and indoor air quality standards.

To assess performance against these requirements, dynamic thermal modelling in accordance with BB101: 2018 and CIBSE TM52 will be completed.

This will include optimising the design of the façade and modelling of the natural and mechanical (mixed mode) ventilation strategies to inform the building design and ventilation flow rates required to achieve compliant operative temperatures and indoor CO2 concentrations.

Internal Monitoring

During the COVID-19 pandemic, the Scottish Government guidance required CO2 monitoring within the learning estate to ensure that good ventilation and air quality is provided. To improve and monitor this work, and allow local authorities to ensure the highest quality internal environment is delivered within their learning estate, the programme requires the installation of sensors in all internal habitable spaces to record the following for each Teaching Space:

- Internal Thermal Environment Performance
- Heat Energy Use
- Ventilation System Status

This would be achieved at Cross Arthurlie Primary School by installing sensors in each Teaching Space linked to the Building Energy Management System (BEMS) providing a graphical output on the BMS Front End. This graphical output could be reviewed and integrated to record the performance of the internal teaching environment. The performance of each Teaching Space could also monitored with the occupancy recorded by East Renfrewshire Council.

Within each Teaching Space, there will be a display indicator panel to confirm the internal performance during the occupied day. This will allow the Teaching Staff to have an element of control of the Teaching Space by the opening windows for example.



Typical BEMS Graphical Output



Teaching Display Indicator Panel

Quality Agenda

East Renfrewshire Council will prepare and share their Quality Assurance and Management Plan for Cross Arthurlie Primary School with the Scottish Futures Trust as part of the funding evidence.

Plan will be prepared during RIBA Stage 1 and will address all stages in the delivery process from project initiation through to post occupancy evaluation and will be kept up to date as the project progresses.

The Quality Plan will address and consider the following:

- Project Vision and Ethos for Quality
- Governance, Roles and Responsibilities
- Information Management and Technology
- Briefing & Procurement
- Design & Construction
- Commissioning and Handover
- In Operation
- Other Considerations

Baseline Skillsets

East Renfrewshire Council will utilise the Baseline Skillset Toolkit at the outset of the project to determine and any resource gaps and to identify how these will be addressed to ensure the appropriate resources are in place for Cross Arthurlie Primary School.

Zero Emissions Heating

East Renfrewshire Council support the UK’s Climate Change Committee and the Scottish Government’s commitment to decarbonisation of heat to new and existing buildings in the public sector estate and confirm that fossil fuels will not be utilised as the primary heat source on the new Carolside Primary School.

It is currently proposed that Cross Arthurlie Primary will be an all-electric school. This approach puts the school on a trajectory of ever improving carbon performance as the national grid becomes decarbonised over the next 25 years in tandem with on-site photovoltaics powering Air Source Heat Pumps.

Electric Vehicle Charging

In line with the Scottish and UK Governments plans to phase out the sale of petrol and diesel cars in 2035, the Cross Arthurlie Primary School project has proposed a provision of 4 (10%) EV Charging Points together with ducting to a further 13 (40%) spaces to facilitate future EV installation expansion.



// Section 3 | Terms & Conditions

Healthier Learning Environments

The new Cross Arthurlie Primary School will be designed with a real focus on providing the best Learning Environment that promotes health, wellbeing and attainment.

Recognising lessons learnt from the Covid-19 pandemic the following measures have been incorporated within budget cost plan to minimise infection spread within the school.

Specification - all finishes and products have been specified to be robust, long lasting and easily cleaned. This favours materials such as low carbon resilient flooring (vinyl, rubber, timber) over carpet, and HPL finish to all doors, FF&E and toilet cubicles. Softer fabric-based materials will be required to provide absorption within the school but will be specified as cleanable and sited where there is less frequent contact.

Touch Points - wherever possible systems will be automated to minimise multiple user contact. An integrated Biophilic Design with Passivhaus Standards, utilising localised MVHR systems, optimises the internal environment (temperature, ventilation, daylighting etc.) which naturally requires less need for user control. Openable windows are not required to control the environment, but are provided to allow building users a sense of control which allows a significant reduction in the number of openable lights to limit touch points. Sensor taps have been proposed in all wet areas but careful consideration is required to assess the increased energy load of these taps on the overall operational energy. Desire for schools to be open and flexible means that we will seek to eliminate doors wherever possible

and/or use hold open devices and/or use automatic control doors at final entry and exit points to minimise barriers, obstructions and frequent touch points.

Improved Hygiene - An additional seven number hand washing/ sanitation stations points have been proposed at Carolside Primary School in addition to toilet areas. Stations have been evenly distributed around the building at key activity spaces including flexible break-out, sports hall and dining areas.



Infrastructure Technology

East Renfrewshire Council will appoint a client-side Information Manager for Cross Arthurlie Primary School to manage the specification, delivery and management of information throughout the project lifecycle utilising the SFT Standard Information Management Plan (SIMP v2).

The active deployment and adoption of BIM shall be undertaken by the design and contracting team to help deliver the project.

BIM activities shall be developed in accordance with the RIBA Workplan Stages and the associated deliverables in way of Level of Detail (LOD) and Level of Information (LOI), all as indicated and agreed within the BIM Execution Plan (BEP) to meet the SFT SIMP.

Project Data

East Renfrewshire Council confirm that they will submit project data for Cross Arthurlie Primary School to the 'Community Benchmark Database' at contract close and at the agreement of the final account.

Information will follow principles currently being provided for the Neilston Community Campus.

Project Evaluation

East Renfrewshire Council support post occupancy reviews to capture lessons learned to inform current and future and decisions about their school estate.

To support the continuous improvement of existing and future investment programmes, East Renfrewshire Council will undertake the following for Cross Arthurlie Primary School:

- Post Project Review (PPR) within 3 months of construction completion. The PPR will measure and evaluate the achievement of project success criteria at the point of handover and will focus on the process to reach that key milestone.
- Post Occupancy Evaluations (POEs) within 12-18 months after construction completion. The POE will measure and evaluate if the completed project has responded successfully to the project success criteria as defined at the project outset. The POE will focus on in-use outcomes and build on lessons learned through the PPR.

// Section 4 | Funding Outcomes

East Renfrewshire Council are aware that Scottish Government (SG) funding will be available through the Outcomes Based Funding (OBF) model with funding released in line with evidencing achievement of the following agreed outcomes.

Condition

East Renfrewshire Council will provide evidence, through their annual returns that the new Cross Arthurlie Primary School is kept in condition A or B for a period of 25 years.

Energy Efficiency

East Renfrewshire Council are proposing to utilise Passivhaus Certification to monitor and validate the design and construction to deliver an Operational Carbon performance of >67/kWh/sqm/p.a for core hours of 2,000 p.a. and core facilities is achieved at the new Cross Arthurlie Primary School.

Evidence of the in-use energy will be provided at the end of year 2 to allow for an initial period to optimise systems and behaviours. Future figures will be provided in years 7, 12, 17 and 22 to validate ongoing performance and/or refinements required.

Digitally Enabled Learning

The East Renfrewshire Council vision is that everyone will be given relevant, engaging and meaningful opportunities to develop their digital skills and capabilities in order to ensure that they have the necessary skills for learning, life and work.

Working with the utility infrastructure, and any restrictions, that surround the Cross Arthurlie Primary School site, East Renfrewshire Council are committed to provide and evidence that the underlying digital infrastructure of the new school is capable of supporting 11Gbps and will extend to at least one point within every learning and teaching space throughout the facility.

Economic Growth

East Renfrewshire Council (ERC) fully support job creation through their programme of investment in public buildings.

Utilising the CITB published benchmarks for how many new jobs should be supported from investment in the education sector, the new Cross Arthurlie Primary School (budget between £30.1-40m) should support 14 jobs.

ERC will work with our Procurement Partner and their Supply Team, including Designers, Contractors, and Sub-contractors to realise and evidence that the minimum number of jobs has been provided, and exceeded. Measure will also include the provision of training places and that learner engagement is embedded in the design and construction process through site visits and work experience placements.

Construction Embodied Carbon

East Renfrewshire Council (ERC) fully supply a Whole Life Carbon approach recognising that Embodied Carbon can account for as much as 70% of the total emissions over a building's lifecycle.

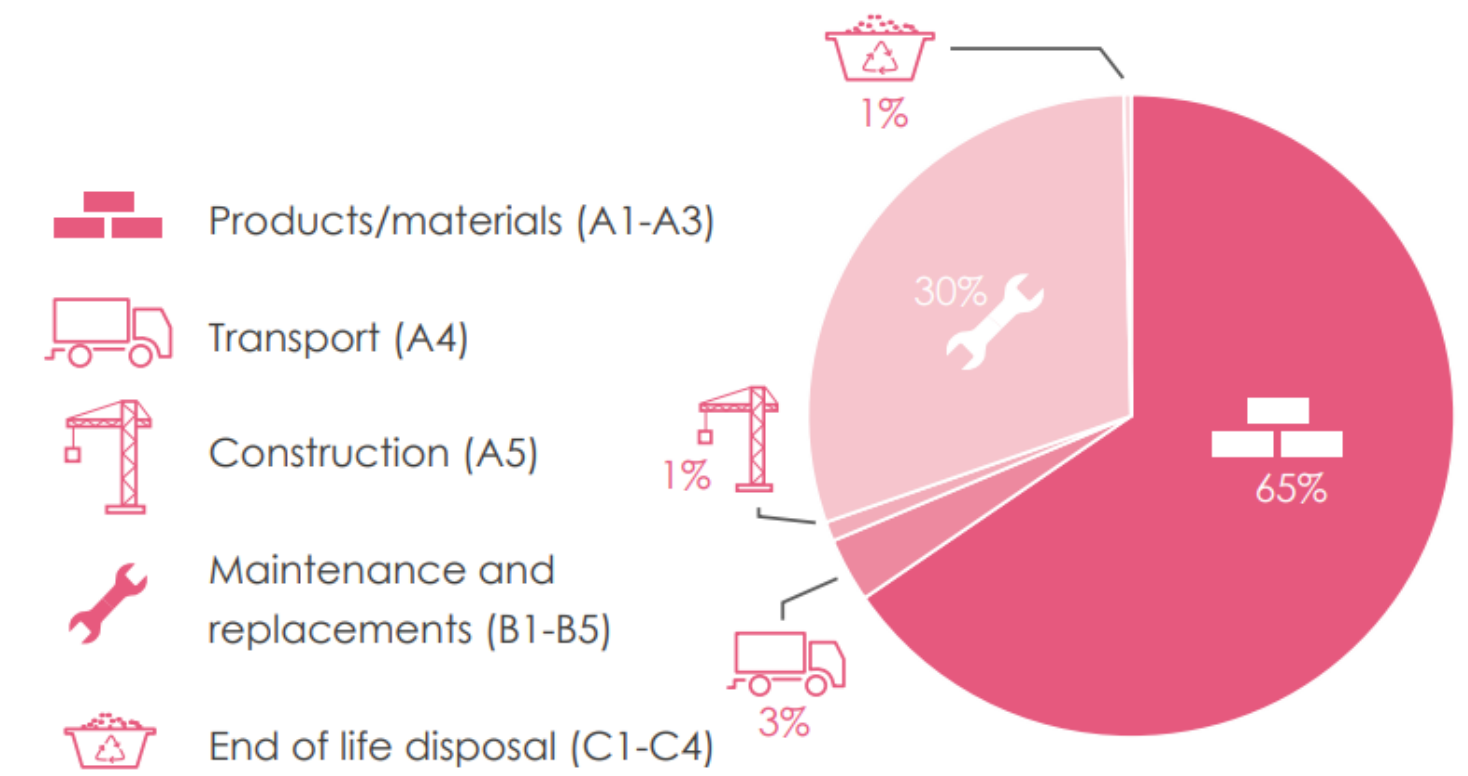
ERC are targeting an embodied carbon target of >600kgCO₂e/m² for Cross Arthurlie Primary School core facilities. At the outset of the project a Net Zero Consultant will be appointed to work with the Design Team and the Contractor to set and monitor A1-A5 Embodied carbon targets. From experience, on similar scaled education projects, a typical split between A1-A5 would equate to:






A1-A3 : Products/Materials		
Substructure	95 kgCO ₂ e/m ²	[16%]
Superstructure	180 kgCO ₂ e/m ²	[30%]
Façade	95 kgCO ₂ e/m ²	[16%]
Internal Finishes	125 kgCO ₂ e/m ²	[21%]
MEP	80 kgCO ₂ e/m ²	[13%]

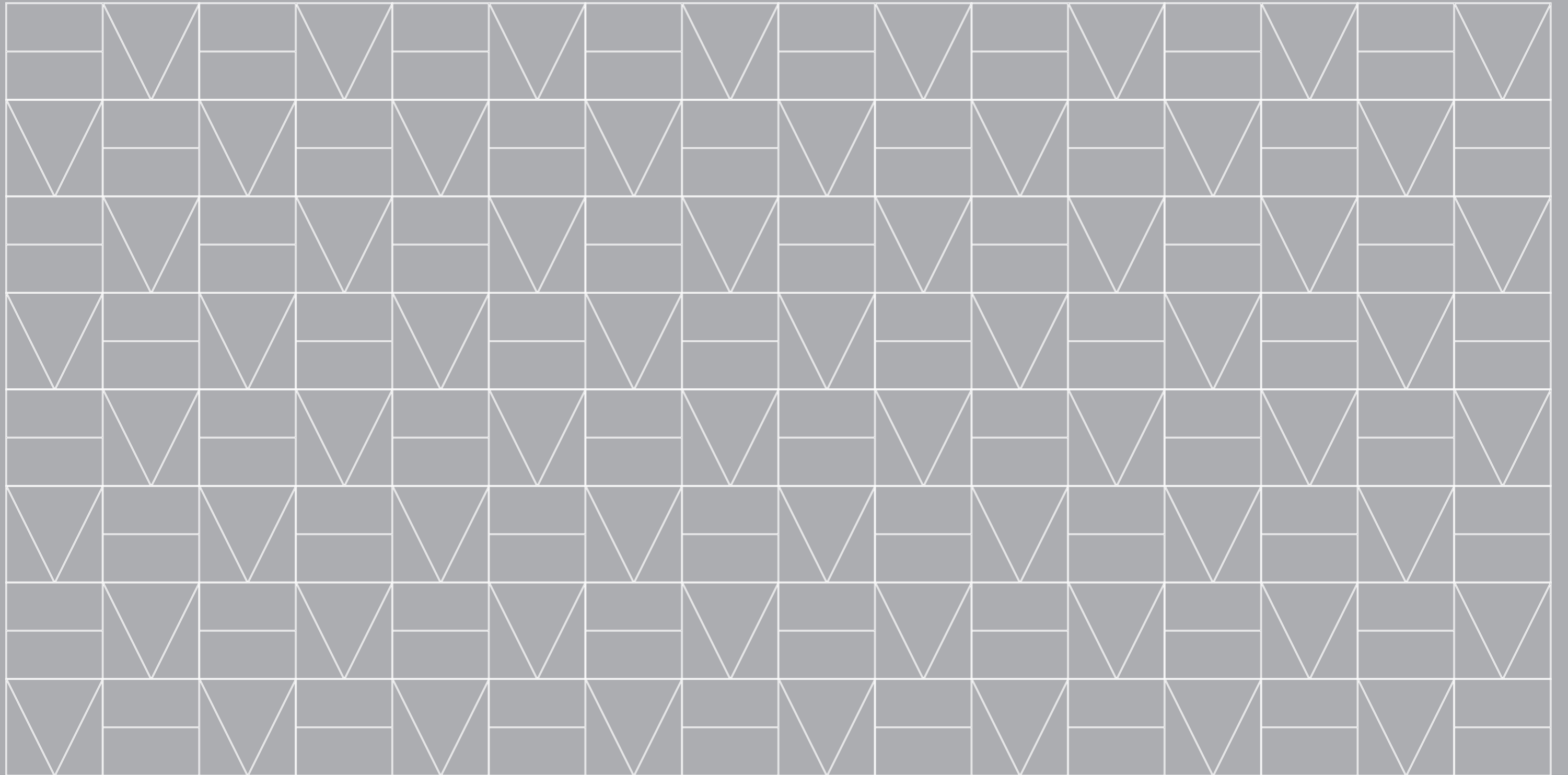
A4 : Transport of materials and products to site		
	18 kgCO ₂ e/m ²	[3%]

A5 : Construction site operations		
	6 kgCO ₂ e/m ²	[1%]

Utilising software such as One Click LCA an embodied carbon model will be developed and tracked throughout the projects development and construction to confirm the final Embodied Carbon figure for the built school. This output together with evidence gathered on all material, product, transport and contractor activity will be provided to validate the funding.



-  Products/materials (A1-A3)
-  Transport (A4)
-  Construction (A5)
-  Maintenance and replacements (B1-B5)
-  End of life disposal (C1-C4)



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