
New Schools Redevelopment Project – Oban High School Update

1. Purpose

To update members of the OLI Area Community Planning Group on the schools redevelopment project to build a new Oban High School.

2. Recommendations

It is recommended that Members note the position in regard to the:

- Overall project programme;
- Appointment of Morrison Construction as Tier 1 Building Contractor;
- Site layouts and floor plans;
- Pre-Application Consultation (PAC); and
- Project communication strategy.

3. Background

3.1 This report provides an update to the Community Planning Group on the schools redevelopment project to build a new Oban High School. The New Project Request (NPR) in respect of Oban High was approved by the Board of hubnorth Scotland (hubNorth) in August 2014 and this project has now progressed into the Stage 1 development period.

3.2 The expectation is that hubNorth should be able to provide the new school facilities in Oban within the Scottish Futures Trust (SFT) programme metric, with exception of any abnormal general and site costs. The Council needs to progress the project to ensure completion of construction of the schools by the Scottish Government's end date of March 2018.

The Council's school redevelopment project team continue to challenge hubNorth, with support from the SFT, to:

- Deliver the school according to the project programme;
- Meet the requirements of the project brief for the school; and
- Deliver the school within the affordability cap as set out within the NPR for Oban High.

4. Detail

4.1 Schools Redevelopment Project – Programme

Following acceptance of the NPR for the new Oban High School by the hubNorth Board on 11 August 2014 an updated programme has been issued by hubNorth. The key dates for the Oban school project are:

Date	Description	Comment
11 August 2014	Acceptance of the New Project Request (NPR) by hubNorth Board	
18 August 2014	Stage 1 commenced	
December 2014	Stage 1 approval by Council	Policy and Resources Committee (P&R) to approve Stage 1 submission report which is likely to be reported to the December P&R committee. It is likely that hubNorth will submit the Stage 1 submission for review by the Council on or around 21 November 2014.
December 2014 – Early January 2015	Stage 1 Key Stage Review conducted by SFT	
December 2014 – June 2015	Stage 2 commences	It is intended that Stage 1 and Stage 2 will overlap to shorten overall programme length. Detail of Stage 2

		programme is awaited from hubNorth.
July – September 2015	Stage 2 approval, including development of Full Business Case (FBC)	P&R to approve FBC
	Stage 2 approval and SFT Key Stage Review (KSR)	Overlap period within Council approval of FBC
August – September 2015	Construction mobilisation	
September 2015	Financial close	
October 2015	Construction start	
July 2017	Construction end	

4.2 Oban High School Project Programme – Stage 1

4.2.1 The Stage 1 submission document is likely to be reported to the December meeting of the Council's Policy and Resources (P&R) committee. The submission document will include information on key deliverables such as:

- Planning Pre-Application Consultation (PAC);
- Contractor appointments;
- Financial Information - initial development of the project financial model; funder engagement; and pricing report; and
- Building design.

4.2.2 Following the P&R Committee approval of the Stage 1 submission report, the report will require approval also through the SFT's Key Stage Review (KSR) for Stage 1.

4.2.3 During the Stage 1 approval period it is the intention that the hubNorth design team continues to develop the detailed design work, preparing and issuing of work packages for tender, pricing and financial modelling as required for Stage 2. This will assist in maintaining momentum to reach Financial Close by September 2015.

4.2.3 It should be noted that there is a further impetus on reaching Financial Close by September 2015 as the Scottish Futures Trust (SFT) has confirmed that funding will be indexed to Q3 2015. Any delay past this indexation date will result in the Council having to meet the full cost of any additional inflation. This risk will be continuously monitored as the Programme progresses.

4.3 Value for Money – Appointment of Tier 1 Building Contractor

As part of the Stage 1 programme, hubNorth recommended to the Council the appointment of Morrison Construction (formerly Miller Construction) as the Tier 1 building contractor to deliver the new schools in Campbelltown, Oban, and Kirn rather than carrying out a VfM tender exercise. The P&R committee accepted this appointment at their meeting on 30 October 2014.

4.4 Design

At its meeting on 24 April 2014, the Council agreed that all matters in respect of the provision of the new school facilities should be delegated to the P&R committee. At the committee meeting on 30 October 2014, Members were asked to consider and agree the following Stage 1 design detail for Oban High School:

- Site layout;
- Floor plans and building use adjacencies; and
- Schedule of accommodation.

4.4.1 Site Layout

The Council agreed at its meeting in January 2014 that the site for the new Oban High school would be the existing school site with land at Tweedmill, Dalintart and Glencruitten.

The initial site analysis by hubNorth set out from their perspective the advantages and disadvantages of the agreed site.

	Advantages	Disadvantages
1	Land owned by A&B	Poor ground conditions where All Weather Pitch is proposed and cost for remediation.
2	Potential to reuse parts of existing buildings	Further investigation and repositioning of site may be required if All Weather Pitch cost prohibitive or not possible.
3	Reuse of existing services	SEPA dialogue required around area where All Weather Pitch is proposed.
4	Existing access, drop off roundabout in place	Potential for Historic Scotland liaison and approval regarding listed Dunn rock outcrop.
5	Within Oban town centre, maintaining	Potential Contamination under existing pitches

	existing links	
6	No phased demolition / decant required	Existing Rock outcrop and Oban Development Route restricts a more centralised campus layout.
7	New pitches could be built as part of enabling works meaning no loss of external fields during construction	
8	New build works relatively shielded from existing school building limiting disruption	

4.4.2 A number of site layouts have been proposed by hubNorth, and analysed against the requirements of the project brief. However, the challenges of the agreed site in Oban have restricted the range of site layout options that would be possible. The hubNorth design team have had to take into account:

- the Dun and its setting;
- the large rock outcrop to the south of the current school buildings;
- the Oban Development Road(ODR) zone into which the school development cannot encroach;
- poor ground conditions behind the Tweedmill and in particular in the land area that lies between the current Oban Saints football and Oban Lorne rugby pitches; and
- a strong desire, as expressed during the consultation period that there should be no decant of students, and the existing 3G synthetic pitch should be available for use, during the construction period.

4.4.3 From the hubNorth site analysis and the site restrictions listed above, a preferred site layout solution has been determined. The layout is included as Appendix1 hereof.

4.4.4 The design meetings with hubNorth and their supply chain have involved the Council project team, including the Head Teacher and the school's senior leadership team, Council officers in Roads and Planning, and where necessary have been followed up with discussions and advice from the Council's external advisers to the project, and external agencies such as SportScotland, and Historic Scotland.

- 4.4.5 The preferred layout has been discussed with the wider school community through the school's champions group and with a meeting of school staff on Tuesday 7 October that included an invitation to Local Members to attend.

The site layout may be subject to change as the design process continues through into Stage 2.

4.4.6 OHS – Building Floor Plans and Adjacencies

The school building is currently being designed to be 4 storeys. This compares to the existing building which is in parts 6 storeys high. As with the external site areas, the building has been designed to take account of the accommodation requirements as set out in the project brief. The building will have a range of accommodation to deliver a Curriculum for Excellence, be fully accessible, and have a range of accommodation for ASN pupils.

The preferred layout for each floor of the building are as Appendix 2 hereof. These plans may be subject to change as the design process continues through into Stage 2.

4.4.7 OHS – Accommodation Schedules

The Council's project team continues to challenge hubNorth to deliver the new Oban High school building within the SFT programme metric allowance for a school of 1300 pupils and to the affordability cap as set out in the NPR. For Oban High school, the SFT metric requires an overall metric of a gross internal floor area (GIFA) of 14,215 square metres (sqm). This overall area is to be inclusive of circulation, and plant room space required.

- 4.4.8 Early indications are that the current floor plan has a gross internal area of 13,763sqm, i.e. within the SFT area metric. There may be a requirement for additional plant space in the pitched roof void, but as yet this has not been determined by hubNorth's engineers.

- 4.4.9 For each of the main areas of the school as shown in Appendix 2, hubNorth has provided also an overall accommodation schedule to match the requirements of the Council's agreed project brief. This schedule has been compared with a schedule prepared by the Council's project team following a detailed analysis of the Oban High school curriculum. Where appropriate, adjustments to the hubNorth schedule have been proposed. This work has been in full discussion with the Head Teacher and his staff teams. The proposed accommodation schedule is included as Appendix 3. Any adjustments to this must be made within the context of the overall metric GIFA.

4.4.10 SportScotland has been consulted on the external and internal sports provision for school, and community use, and early indications are that these facilities meet the needs of a school with a roll of 1300 pupils.

Any changes to the site layout, floor plans or accommodation schedule would be discussed in full with the Head Teacher and their staff teams.

4.5 Planning – Pre-Application Consultation (PAC)

4.5.1 A Pre-Application Consultation (PAC) is required for Oban High school as it is classed as a major development when seeking to obtain Planning Consent. Major developments require a minimum 12 week period for public consultation between the submission of an initial Proposal of Application Notice (PAN) and the lodging of a Planning Application. The PAC process is being carried out by hubNorth with their Architects on behalf of the Council.

4.5.2 The PAN was submitted for Oban High school on the 10th October 2014 to the Council, relevant Community Councils and community groups. Consultation during the 12 week period has involved holding workshops with school Champions Groups and staff, and engagement with Community Councils. A public exhibition will be held also on Tuesday 2nd December in the Corran Halls, Oban. This will allow the public the opportunity to express their views on the proposals, with feedback being recorded and addressed where possible prior to the submission of a detailed Planning Application.

4.6 Communications Strategy

The Communications Strategy, contained as Appendix 4 hereof, co-ordinates communications activity before, during and after the schools development projects in Campbeltown, Kirn and Oban. One of its primary objectives is to ensure that stakeholders feel involved and informed throughout the development of each project. It aims to provide information, build confidence and positive perceptions of the schools' projects.

The main methods of communication will be through a dedicated web page within the Council website which will be linked to each individual school website and will contain copies of project newsletters issued through each school throughout the project, in addition to general updates on site layouts, floor plans and room layouts. Press releases will be issued following key milestones or developments in the project and dedicated features will be considered also. Success of the Communications Strategy will be evaluated throughout the project from the engagement and co-operation from stakeholders and media coverage.

4.7 Project Launch

A Project Launch event was originally scheduled for Tuesday 11th November, however this was rescheduled to Thursday 4th December as the original date was no longer suitable for HubNorth Scotland. The rescheduled date was then deemed no longer suitable due to the announcement of the Kintyre South by-election and the restrictions this places in relation to Purdah. Discussions are ongoing regarding the rescheduling of this event.

4.8 Meet the Buyer Event

“Meet the Buyer” events are being organised for January 2014 and will take place in Oban, Dunoon and Campbeltown. The Meet the Buyer event would highlight for Small and Medium Enterprises (SME’s) the business opportunities that the new school developments would bring to the whole of Argyll and Bute, in particular Oban, Dunoon, and Campbeltown.

The events will be delivered by Hub North Scotland Ltd. in association with their Tier 1 contractor, Morrison Construction. Business leaders would have the opportunity to discuss the range, scale and type of works packages that could be available through the schools’ projects. Similar events have been organised previously by hubNorth within the Northern Territory for school projects in Inverness and Wick and were attended by 120 and 56 companies respectively.

5. Conclusion

5.1 The acceptance of the NPR for the new Oban High School project has commenced the formal engagement of hubNorth to deliver the new school facilities for Oban through the Scottish Government’s Schools for the Future (SSF) programme.

5.2 The site layouts, floor plans and adjacencies, and the accommodation schedule for Oban High School have been developed through the Stage 1 design process. HubNorth are striving to deliver financial close on the project by September 2015.

5.3 A detailed communications strategy has been put in place to ensure that the school and the wider school and local communities are kept fully informed of the progress of the school project.

6.0 SOA Outcomes

This project relates to the following SOA outcomes:

3. Education, skills and training maximises opportunities for all.
4. Children and young people have the best possible start.

Malcolm MacFadyen

Head of Facility Services, Customer Services, Argyll and Bute Council

Tel: 01546 604 412.

For further information please contact:

Helen MacLeod

Executive Support Officer, Community Services, Argyll and Bute Council

Tel: 01546 604 127.

OBAN HIGH SCHOOL

Please refer to the A3 handout for the following:

Appendix1 - Proposed Site Layout

Appendix 2 - Proposed Ground Floor Plan and Adjacencies

Appendix 2 (Continued) - Proposed First Floor Plan and Adjacencies

Appendix 2 (Continued) - Proposed Second Floor Plan and Adjacencies

Appendix 2 (Continued) - Proposed Third Floor Plan and Adjacencies

Appendix 3

Oban High School - Proposed Accommodation Schedule

Oban High School - Accommodation Schedule	
Accommodation Area	Area (sqm)
Faculty of English	491
Faculty of Mathematics	486
Faculty of Languages	371
Faculty of Social Studies	751
Faculty of Science	936
Faculty of Business Design & Technologies	1181
Faculty of Expressive Arts	1169
Faculty of Health & Wellbeing	2741
Pupil Support	719
Vocational Areas	210
Whole School Areas	1657
Administration	533
Facilities Management	77
Net Internal Floor Area (sqm)	11322
Circulation/plant room/partitions estimated @ 21.56% (sqm)	2441
Total Gross Internal Floor Area (GIFA) (sqm)	13763

Appendix 3 (continued) Oban High School – Accommodation Schedule

Type	No	Area (sqm)	Total (sqm)	Area Total (sqm)	
Faculty of English					
Classrooms	7	60	420		
Storage	1	30	30		
Staff Base	1	30	30		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5		491
Faculty of Mathematics					
Classrooms	7	60	420		
Storage	1	30	30		
Staff Base	1	25	25		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5		486
Faculty of Languages					
Classrooms	4	60	240		
Project/Seminar Room	2	30	60		
Recording Room	1	15	15		
Storage	1	20	20		
Staff Base	1	25	25		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5		371
Faculty of Social Studies					
Classrooms – Social	7	60	420		
Classrooms – RMPS/Social Educ.	4	60	240		
Storage	1	45	45		
Staff Base	1	35	35		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5		751
Faculty of Science					
Laboratories	9	80	720		
Classroom Areas	1	40	40		
Project/Seminar Lab	1	20	20		
Greenhouse	1	20	20		
Technician Prep/Base/Storage	1	80	80		
Chemical Store	1	10	10		
Staff Base	1	35	35		
Male Toilet	1	3	3		

Female Toilet	1	3	3		
DDA Toilet	1	5	5		936
Faculty of Business Design & Technologies					
Staff Base	1	45	45		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5	56	
Business St/Computing					
Classrooms	7	70	490		
Storage	1	20	20		
ICT Technicians	1	20	20		
Computer Store	1	20	20		
Server/Comms Room	1	20	20	570	
Technologies/Graphics					
Craft Rooms	2	110	220		
Craft Prep/Storage	1	70	70		
Craft 3D Store	1	20	20		
Craft Tool Store	1	15	15		
Craft General Store	1	10	10		
Graph Com/Engineering Science	3	70	210		
Graph Com General Store	1	10	10	555	1181
Faculty of Expressive Arts					
Staff Base	1	40	40		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5	51	
Art & Design					
Classrooms	2	70	140		
3D Classroom	1	80	80		
Kiln Room	1	20	20		
Project/Seminar Room	1	20	20		
Storage	1	20	20		
3D Storage	1	20	20		
Clay Store	1	15	15		
General Store	1	10	10	325	
Music					
Classrooms	3	70	210		
Recording Room	1	20	20		
Practice Rooms	4	12	48		
Instrument Store	1	20	20		
Pipe Band Drum Store	1	20	20		
Pupil Instrument Store	1	20	20		

General Store	1	10	10	348	
Drama					
Teaching Studio	2	70	140		
Musical Theatre Room	1	100	100		
Design Room	1	20	20		
Make up Area	1	15	15		
Male Changing	1	15	15		
Female Changing	1	15	15		
Furniture Store	1	40	40		
Recording Room	2	15	30		
Editing Suite	2	10	20		
Prop/Costume Store	1	40	40		
General Store	1	10	10	445	1169
Faculty of Health & Wellbeing					
Home Economics					
Food Rooms	2	85	170		
Classroom Area	1	40	40		
Multi-purpose area	1	50	50		
Central Food Store	1	15	15		
Chilled Storage Area	1	15	15		
Food Preparation Area	1	20	20		
General Store	1	10	10		
Laundry	1	10	10		
Staff Base	1	10	10	340	
Physical Education					
Sports Hall	1	646	646		
Sports Hall Store	1	95	95		
Gymnasium	2	216	432		
Gymnasium Store	1	70	70		
Dance Studio	2	216	432		
Dance Studio Store	1	70	70		
Fitness Room	1	105	105		
Fitness Studio Store	1	40	40		
Classroom	1	60	60		
Changing Rooms	6	40	240		
Laundry	1	10	10		
Outdoor Activities Store	1	50	50		
Outdoor Education Area	1	30	30		
Community Use Storage	1	25	25		
PE Staff Base/Changing	1	60	60		
Male Toilet	1	3	3		
Female Toilet	1	3	3		
DDA Toilet	1	5	5		

Sports Coordinators Staff Base	1	25	25	2401	2741
Pupil Support					
Learning Arena	1	50	50		
Classrooms	4	40	160		
Tutorial Rooms	3	20	60		
Quiet Rooms	4	10	40		
Lifeskills Flat	1	35	35		
Lifeskills Kitchen	1	50	50		
High Sensory Room	1	15	15		
Low Sensory Room	1	15	15		
Physiotherapy Room	1	20	20		
Medical Room	1	15	15		
Personal Care Room	1	12	12		
Laundry	1	10	10		
General Store	1	15	15		
Furniture Store	1	35	35		
Equipment Store	1	35	35		
Meeting Room	1	25	25		
Visiting Services Room	1	20	20		
Guidance/Pupil Support Office	1	40	40		
Staff Base	1	50	50		
Male Toilet	2	3	6		
Female Toilet	2	3	6		
DDA Toilet	1	5	5		719
Vocational Areas					
Hairdressing Salon	1	30	30		
Cosmetology Suite	1	30	30		
Craft Skills Area	1	150	150		210
Whole School Areas					
Learning Arena	1	70	70		
Library/Resource Centre	1	250	250		
Librarian Office	1	15	15		
Careers Office	1	12	12		
Library Store	1	20	20		
Assembly Hall	1	400	400		
Sound/Lighting Control Room	1	15	15		
Exam Desk Store	1	40	40		
Dining Area	1	250	250		
Dining Furniture/Mobile Store	1	50	50		
External Mobile Store	1	20	20		
Kitchen/Servery	1	130	130		
Social Space	1	150	150		
Breakout Spaces	0	75	75		

Pupil Toilets Male	0	80	80		
Pupil Toilets Female	0	80	80		1657
Administration					
Entrance/Foyer	1	30	30		
Waiting Area/Cafeteria	1	50	50		
School Office/Reception	1	50	50		
Admin Staff Kitchen/Rest Room	1	15	15		
AFA Office	1	10	10		
Reprographics Room	1	30	30		
Office General Store	1	20	20		
Exam Store	1	20	20		
Office Archives (Pupil/Financial) Store	2	15	30		
Medical Room	1	15	15		
DDA Toilet	1	5	5		
First Aid Room	1	15	15		
Medical Waiting Area	1	10	10		
Head Teacher Office/Meeting	1	40	40		
Head Teacher PA Office	1	10	10		
DHT Offices	4	15	60		
Reception/Welfare Officer	4	10	40		
Interview Rooms	1	10	10		
Conference Room	1	50	50		
Chaplain's Office	1	12	12		
Visitor Toilets	3	3/5	11		533
Facilities Management					
FM Office	1	15	15		
FM Store/Workshop	1	20	20		
FM Cleaner Cupboards	6	7	42		77
Net Internal Floor Area (sqm)					11322

Additional to the net internal floor area will be space required for:

- Plant room;
- Circulation; and
- Partitions.

Appendix 4

Schools Redevelopment Project Communications Strategy

Project details

As part of the Scottish Government's Schools for the Future (SSF) initiative, Argyll and Bute Council has three approved projects in the SSF programme – a new Campbeltown Grammar school, a new Oban High school and a new Kirn Primary school.

Aim of communications plan

To co-ordinate Argyll and Bute Council communications activity before, during and after the Schools Development Project – Campbeltown Grammar, Oban High and Kirn Primary schools.

Objectives

- To ensure that key stakeholders – pupils, parents, staff – feel **involved** and **informed** through the development of each project
- To provide information to key audiences
- To build confidence in, and positive perceptions of, the three school projects
- To manage expectations where required about timescales and outcomes
- To inform people about timescales - when work will start, what happens in the meantime, what their new schools will look like, when they will be open

Key messages

- The council is making a significant investment in good quality schools for the future which meet the needs of 21st century education
- Argyll and Bute as a whole will benefit from this investment as well as each area
- The schools and the best interests of each area are at the heart of the process
- The school communities are involved in the design process
- Young people will have modern, well equipped new schools to learn in
- Good quality schools will help the council in its work to grow the population

Target audiences

- Pupils
- Parents
- School staff
- The local community
- Local media
- Elected members

Communications activity

1 Council website – for all audiences

- A dedicated web page for the whole project to highlight the council's significant investment in education in Argyll and Bute.
- Clearly signposted links to pages for each school project, providing background information, plans when appropriate, regular progress updates.
- Copies of newsletters (see below) to download.

- Links to existing school websites.

2 School websites – for pupils, parents, staff

- Links to the main council website pages.
- PDF copies of newsletters to download.

3 Social media – all audiences

- Updates to be published on council and schools' social media channels – Facebook and Twitter.
- *Note: We are looking at expanding our use of YouTube and similar – where possible, utilise these – recording foundation building, etc.*

4 Newsletters – pupils, parents, staff, local community

- Produced centrally and distributed to schools for issue as a school bag drop. PDF copies can be available for download on council and school websites.

5 Email updates – head teachers, elected members

- To be issued to announce and to follow up on key milestones or developments in the project

6 Press releases – media, local community

- To be issued to announce and to follow key milestones or developments in the project. Also consider dedicated features, working with local newspapers in the area – interviews with head teacher, Policy Lead, etc.

7 Launch event

- Originally scheduled for the afternoon of Thursday 4th December 2014 in the Council Chambers, Kilmory – this has been postponed.

Risks

- Timescale slippage
- Quality problems
- Disruption to education
- Disruption to community life

Managing risks

Refer to key messages. If disruption is likely, early communication is key.

Evaluation

- Key stakeholders will engage and co-operate with the process – they will **be** and **get involved**
- Positive media coverage
- Positive elected member engagement

Action plan – some details still to be confirmed

Activity	Details	Timescale	Lead
Initial press release	Ahead of launch event	TBC	Communications
Launch event	Council Chambers, Kilmory, Lochgilphead	Postponed - TBC	All
Web page live	PAC Page live.	Completed.	Communications and Web Team
First newsletter	At launch event or close after	Postponed - TBC	All
Newsletters	Keeping pupils etc up to date	Quarterly	All
Email updates	Keeping staff and members up to date	Coincide with newsletters and with key milestones	TBC
Press releases	Keep community up to date through local media	Key milestones	Communications
Press features/interviews	Generate positive perceptions	At significant events	Communications