

Neilston Joint School Campus (Neilston Primary, St Thomas' Primary), Madras Family Centre and New Leisure Facilities

Posted by RM64 - 19 Sep 2019 11:12

Published East Renfrewshire Council Website -

Council welcomes Scottish Government investment programme.

Plans to improve facilities for learning and leisure in Neilston have taken an important step forward with the welcome announcement that the council is to receive support funding as part of the first phase of a Â£1billion Scottish Government investment programme.

The site of Neilston Primary and Madras Family Centre will provide the cornerstone of the learning campus development comprising a new Neilston Primary, St Thomas' Primary, Madras Family Centre and new library, with the village to also benefit from improved leisure facilities.

Having received approval following a statutory education consultation and inclusion of investment within the Council's capital plan at an estimated build of Â£30million, the project development is already well advanced.

Now that support funding has been confirmed, the next stage is to design a campus approach in Neilston village involving all stakeholders to ensure it meets local needs for learning and wellbeing now and in the future.

Councillor Paul O'Kane, Convener for Education and Equalities at East Renfrewshire Council -

â€˜This investment is fantastic news for the pupils, parents and residents of Neilston and beyond. Having received such positive feedback from the consultation reassures me that this will be welcomed by the community. We can now start developing our phase 1 plans for the new learning campus as soon as possible. It's extremely exciting for Neilston and will give our residents modern, fit-for-purpose facilities in the village. We will continue to work closely with the community as these plans progress and I look forward to being involved in this work. â€™

The learning campus will retain the unique identities of both schools, with each having its own head teacher and Parent Councils, and while of a similar size to the Faith Schools' Joint Campus (St Clare's

Primary and Calderwood Lodge Primary and Nursery Class) which opened in Newton Mearns in August 2017, will be designed as part of the community of Neilston village.

It will also be designed in full consultation with pupils, parents, staff, the Catholic Church and other local stakeholders to ensure it best meet the needs of children, staff, parents and the community.

A number of additional homes are planned for the area in the coming years, which will lead to a steady but moderate rise in school rolls, so this new campus will ensure the educational provision in the area meets the growing needs of the community.

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**Re: Neilston Joint School Campus (Neilston Primary, St Thomas' Primary),
Madras Family Centre and New Leisure Facilities**

Posted by RM64 - 20 Mar 2020 08:17

Published Barrhead News On Line -

20/3/2020

News

19th March

Plans to build Â£30m leisure and learning campus in Neilston seeks public opinion

THE views of the public will be sought on the design of a new Â£30 million leisure and learning campus in Neilston.

East Renfrewshire councillors agreed to move to the design stage of the scheme, subject to a final agreement on funding from the Scottish Futures Trust.

Details of the design consultation process are expected to be announced shortly, with plans for the new schools and family centre to open from August 2022.

The campus will see both Neilston and St Thomas's primary schools, and the Madras Family Centre, on a joint site, which will include a library managed by the East Renfrewshire Culture and Leisure Trust.

The first phase would include the building of the learning campus, in the vicinity of the current Neilston Primary School, for both schools, the family centre and the library.

A second phase would include a new swimming pool as the foundation of a potential community hub on the current site of the St Thomas's Primary School.

The second phase would be implemented following the demolition of St Thomas's primary school, in Broadlie Road.

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Re: Neilston Joint School Campus (Neilston Primary, St Thomas' Primary), Madras Family Centre and New Leisure Facilities

Posted by RM64 - 20 Mar 2020 16:17

Published the Extra On Line -

Drew Sandelands

Published: 08:17 Friday 20 March 2020

Have your say on Neilston campus design

The views of the public will be sought on the design of a new £30m leisure and learning campus in Neilston.

East Renfrewshire councillors agreed to move to the design stage of the scheme, subject to a final agreement on funding from the Scottish Futures Trust.

Details of the design consultation process are expected to be announced shortly, with plans for the new schools and family centre to open from August 2022.

The campus will see both Neilston and St Thomas's primary schools, and the Madras Family Centre, on a joint site, which will include a library managed by the East Renfrewshire Culture and Leisure Trust.

The first phase would include the building of the learning campus, in the vicinity of the current Neilston Primary School, for both schools, the family centre and the library.

A second phase would include a new swimming pool as the foundation of a potential community hub on the current site of the St Thomas's Primary School.

Design development is about to start on the learning campus.

A council report states: "This design development will be an extensive exercise to provide a thorough understanding of the specific requirements for all the users of the facilities with groups of children and young people, staff, parents, partners and community users all involved in informing the design of the new facilities."

The second phase would be implemented following the demolition of St Thomas's primary school, with design proposals worked up and agreed well beforehand.

In September last year, it was announced the council would receive funding towards the project as part of a £1bn Scottish Government investment programme.

Discussions are currently being held with the Scottish Futures Trust, a government quango, on the actual level of support being provided.

Initially, the swimming pool was going to be included in the schools campus.

The report adds: “Subsequent developments have emerged which make the new location of the swimming pool at the current St Thomas’ Primary School site a better solution as part of wider regeneration of the village.”

Councillor Paul O’Kane said it was essential people were involved in the regeneration of Neilston.

“I know parents, pupils and staff are excited for the project to move forward,” he said. “Really what we’re doing out of an education project is bringing in a wholesale regeneration of Neilston.”

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Re: Neilston Joint School Campus (Neilston Primary, St Thomas' Primary), Madras Family Centre and New Leisure Facilities

Posted by RM64 - 19 Jun 2020 15:12

MINUTE of CABINET

Minute of Meeting held at 10.00am in the Council Chamber, Council Headquarters, Giffnock on 12 March 2020.

NEILSTON LEARNING AND LEISURE CAMPUS AND WIDER REGENERATION

Under reference to the Minute of the meeting of the Education Committee of 4 October 2018 (Page 572, Item 632 refers) when it was agreed to approve the education statutory consultation report on Learning in Neilston, the Cabinet considered a report by the Director of Environment, seeking approval for proposals in relation to learning in Neilston and providing details of the possibilities and opportunities for the wider regeneration of the Neilston area.

The report highlighted that an indicative provision of Â£30.4m had been made within the Council’s General Fund Capital Programme to support the Neilston Learning and Leisure Campus and wider regeneration.

The financial provision was a marker to take forward a Learning and Leisure campus approach in Neilston renewing both Neilston and St Thomas’ Primary Schools and Madras Family Centre on a joint site in the locale of Neilston Primary School and Madras Family Centre.

Whilst noting that in September 2019, the Council had been advised that it would receive revenue funding for the project as part of the first phase of a Â£1billion Scottish Government investment programme, the report indicated that discussions were currently being held with Scottish Futures Trust with regard to the actual level of support.

Given that statutory education approval had been given to the new build replacement of Neilston and St Thomasâ€™ Primary Schools and Madras Family Centre as a campus in the locale of Neilston and Madras, the report highlighted that the inclusion of a new library and swimming pool was also initially planned as part of this campus.

However, subsequent developments had emerged which made the new location of the swimming pool at the current St Thomasâ€™ Primary School site a better solution as part of the wider regeneration of the village it being noted that the library would remain part of the learning campus.

The report proposed that the Learning and Leisure campus would take a two stage two site approach whereby the first phase would include the building of a learning campus (in the immediate vicinity of the current Neilston Primary School) comprising the two schools, family centre and library.

The second phase would include a new swimming pool as the foundation of a potential community hub on the current site of the St Thomasâ€™ Primary School.

Furthermore, it was expected that the detail of the design consultation process would be announced shortly and that it was anticipated that the new schools and family centre would be opened for the August 2022 school session.

The second phase would be implemented following the demolition of St Thomasâ€™ Primary School with design proposals worked up and agreed well beforehand.

The Cabinet:-

(a) agreed to proceed to design stage for the learning campus, subject to final agreement on funding from Scottish Futures Trust;

(b) noted the timescales involved as detailed in the report; and

(c)noted that further work would be done to develop proposals for the leisure campus taking into consideration the opportunity to regenerate Neilston.

You can read Cabinet Agendas/Minutes/Papers here -

www.eastrenfrewshire.gov.uk/index.aspx?articleid=2350&go=Go

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Re: Neilston Joint School Campus (Neilston Primary, St Thomas' Primary), Madras Family Centre and New Leisure Facilities

Posted by RM64 - 16 Dec 2020 13:41

Published The Extra On Line -

Neilston campus project costs rise by nearly Â£10m

An extra Â£9.6m could be needed to deliver a new learning and leisure campus in Neilston “ which was initially estimated to cost around Â£30m.

By Drew Sandelands, Local Democracy Reporter

Wednesday, 16th December 2020, 11:25 am

Councillors will be asked to approve prioritising phase one of the project, the learning facilities, when they meet tonight (Wednesday, December 16) “ at an estimated cost of Â£28m.

The money would be taken from Â£30.4m allocated for the overall scheme in February this year.

Phase two “ the leisure facilities and wider regeneration work “ is now predicted to cost Â£12m, leaving a potential Â£9.6m shortfall once the unallocated Â£2.4m is deducted.

The campus will include new-build replacements for Neilston Primary, St Thomas's™ Primary, the Madras Family Centre, a new library and an improved leisure offering.

A project management team was appointed in June for the learning campus and design consultation is under way, with children, staff and parent councils involved.

The target start date for construction is in November next year, with work to be completed by June 2023.

New energy efficiency targets and the 'challenging' topography of the site have led to additional costs.

The £28m, outlined in a report to councillors, is not 'final' and 'until the contract is tendered and let the cost may vary'.

Phase two proposals including a new swimming pool, changing village, gym, office, meeting room and car park.

A full feasibility study is yet to be completed but costs have been estimated at around £8.5m.

Another £3.5m would be required for other regeneration work in the area, which could include a new civic square on Main Street, a pedestrian crossing review in the village and a shopfront signage and painting initiative.

The council report states: 'A transformational opportunity exists to better shape some of this infrastructure to meet the needs of residents and to ensure that Neilston continues as a thriving village that is both fit for a modern future but retains its village charm.'

The combined costs for the leisure campus and regeneration projects would be around £12m, reduce to £9.6m by the unallocated £2.4m remaining from the initial £30.4m.

The approved £30.4m was solely based on the learning and leisure campus, not wider regeneration plans.

A further report on potential costs will be prepared ahead of the budget setting process in February, with the council report adding that there may be an opportunity to generate capital receipts to offset the shortfall.

All predicted costings could change due to the impact of Covid-19 and Brexit.

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Re: Neilston Joint School Campus (Neilston Primary, St Thomas' Primary), Madras Family Centre and New Leisure Facilities

Posted by RM64 - 16 Dec 2020 14:18

EAST RENFREWSHIRE COUNCIL

16 December 2020

Report by Director of Environment and Director of Education NEILSTON LEARNING AND LEISURE
CAMPUS AND WIDER REGENERATION UPDATE REPORT

PURPOSE OF REPORT

1. The purpose of this report is to provide the Council with an update in relation to the progress of the project to deliver the Neilston Learning and Leisure Campus, Leisure and Well-Being Centre and wider regeneration proposals.

RECOMMENDATIONS

2. It is recommended that the Council:-

(a) notes that despite working practices being impacted by the Covid pandemic, to date the project team has undertaken much development work to progress the Learning Campus, including design consultation

(b) notes the existing provision of £30.4 million within the General Fund Capital Programme;

(c) approves the proposal that phase one of the project to provide the new Learning Campus (Neilston and St Thomas primary schools, Madras Family Centre and library) at an estimated cost of £28 million is prioritised in terms of the available £30.4 million and is progressed as set out in the report;

(d)notes the shortfall of potentially around Â£9.6 million for the remaining elements of the project relating to improvements in leisure, well-being and wider regeneration and that a further report regarding these remaining elements will be submitted to the Council for consideration in February 2021.

BACKGROUND AND REPORT

3.The current Capital Plan approved on 27 February 2020 makes provision of Â£30.4mfor Learning and Leisure in Neilston.

This was to take forward a campus development comprising new build replacements for Neilston Primary, St Thomas' Primary, Madras Family Centre, a new Library and improved Leisure facilities.

4.Capital costs were developed based on the feasibility study undertaken at the time of the schoolsâ€™ consultation (results approved in October 2018), for the preferred option site with around Â£25m for the new learning facilities and around Â£5m for the new leisure facilities (pool and possibly a gym and associated leisure facilities) and library on the same site at Neilston Primary/Madras Family Centre.

Currently, the main phasing is Â£1 million in 2020/21, Â£11million in 2021/22, Â£15 million in 2022/23 and Â£3 million in 2023/24.

5. As noted in a report to Cabinet in March 2020, the Learning and Leisure campus is now being developed as a two stage two site approach.

The first phase is the building of a Learning Campus on the Neilston Primary/Madras site comprising the two schools, family centre and library.

The second phase developed on the site of St Thomasâ€™ Primary when it is vacated after the new Learning Campus is open is to provide a Leisure and Well being Centre focused around a new swimming pool, gym and associated leisure/community facilities.

Regeneration projects will also be developed.

6. As advised in the Cabinet report the two site approach provides a less cramped more open solution for learning and the community with associated wider regeneration benefits including the potential

to attract appropriate health/therapy services at a later date.

7. The March 2020 Cabinet report noted that the provision of Â£30.4M is likely to be insufficient for the full extent of the revised development.

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Re: Neilston Joint School Campus (Neilston Primary, St Thomas' Primary), Madras Family Centre and New Leisure Facilities

Posted by RM64 - 16 Dec 2020 14:19

PHASE ONE –THE LEARNING CAMPUS– 8.

East Renfrewshire is recognised throughout Scotland for the quality of its education provision and the high performance of its schools and such success has contributed to a subsequent growth in the number of pupils in schools and children in Early Learning and Childcare (ELC) establishments.

The quality of Education provided within East Renfrewshire is also a significant factor in its desirability as a place to live and is important to economic growth and the development and sustainability of communities.

9. In developing the educational estate the Council has recognised that a quality built environment 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.

Such investment has helped deliver the national and local priority of excellence and equity for all learners, and supports staff to excel and communities to thrive.

10. The project management and design team was appointed in June 2020 with project managers Currie and Brown leading the team which incorporates architect BDP, the designers of the most recent East Renfrewshire schools.

Despite working practices being impacted by the Covid pandemic, to date the team has undertaken much development work to progress the Learning Campus, including design consultation, which is already well underway with children, staff and the Parent Councils and is informing the design

the architects are developing.

11. The current indicative programme for the Learning Campus targets November 2021 for construction start with completion in June 2023.

This target completion date is dependent upon an absence of unforeseen complications and an assumption that Covid will not significantly continue to hamper development.

12. Given construction work is due to start on site in November 2021 it is expected that by this time the virus will be under some control and in any event contractors will have adapted building methods to enable them to better manage onsite operations.

However, there remains the risk of a further construction industry shutdown if the situation deteriorates either nationally or locally.

In addition there are risks associated with materials supply and labour efficiency which could impact on construction programme and costs.

13. Energy efficiency is a key driver in maximising the available contribution from the Scottish Futures Trust's (SFT).

This is a new requirement and involves meeting very ambitious energy targets, which necessitates specific design input and introduces additional costs unknown at the time of the original cost estimate.

14. The topography of the site is challenging and initial investigations have shown a need to allow for additional costs over the original estimate for this aspect of the development.

15. Recognising these additional costs, the team undertook a value engineering exercise.

Whilst still meeting the integrity of the project, including maintaining the quality built environments that our communities want and have come to expect as they value the whole East Renfrewshire experience, the team have reduced the briefed campus floor area and external provision delivering

efficiencies.

Throughout the process the team will continue to look for further opportunities to derive further efficiencies.

However, the net effect, taking into account further recent independent advice from Hub West Scotland on a range of options has resulted in a likely indicative cost of around Â£28M (including contingencies) for the Learning Campus (phase one).

This is not the final cost and until the contract is tendered and let the cost may vary.

16. It is important to recognise that this element of the project is time dependent in relation to SFT revenue incentives and has to be delivered by 2024 at the latest.

17. For that reason it is proposed that this element of the project is prioritised within the existing available capital provision of Â£30.4 million.

PHASE TWO – THE LEISURE AND WELL BEING CENTRE and Further – TOWN CENTRE REGENERATION

18. Phase two has been labelled the – Leisure and Wellbeing Centre – focused around the new swimming facilities and located on the site of St Thomas – primary school.

19. The current proposal envisages a modern pool comprising a new four lane pool and small learner pool replacing the existing old 6 lane pool, changing village, gym, office, reception and foyer area along with a flexible sub-divisible community meeting room and a new car park.

The pool provision will be both more efficient than the existing provision and present better opportunities to generate income.

However, these proposals are currently being developed further.

20. No on-site investigations have been undertaken at St Thomas's into sub-surface bearing capacity, drainage or utilities at this stage but design work is ongoing and preliminary layouts and budget cost options for the facilities described above will be available in due course.

21. A floor plan was prepared and a cost generated in house to provide a guide. This is not a full feasibility study and on-site investigations as noted above are being undertaken to get a fuller picture.

However, recent feasibility calculations suggest this phase could cost around Â£8.5M.

22. Originally consideration was given to including a health element within this phase including new local health and social care facilities.

However, the NHS has not made any provision in its capital plan and therefore it is proposed that this element will not proceed at this time, albeit given the timing of this element of the project, there may be an opportunity to factor this in at a later date, offering opportunity to realise the more holistic approach envisaged.

23. Between the sites of St Thomas's and Neilston Primary schools sits the village centre.

This comprises a number of public and historic buildings, areas of open land and essential street infrastructure such as street crossings.

A transformational opportunity exists to better shape some of this infrastructure to meet the needs of residents and to ensure that Neilston continues as a thriving village that is both fit for a modern future but retains its village charm.

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4. The full list of potential regeneration activities could possibly include

civic realm access between Pig Square and the new Leisure and Wellbeing Centre linking the Learning Campus through to this part of the village;

a new civic square on main street,

a pedestrian crossing review across the village,

main street shopfront signage & painting initiative,

planter improvement scheme throughout the village centre and using some of the current buildings such as Glen Halls in a different way such as, for example,

sheltered or affordable accommodation.

In addition, there are opportunities to explore how the site of the existing library and swimming pool could be used.

25. It should be noted that the sum within the approved capital plan of Â£30.4M was based on the original Learning and Leisure in Neilston project and did not include for wider regeneration.

26. The regeneration aspects will be developed in partnership with the Council's Economic Development team, Education Department and East Renfrewshire Culture and Leisure Trust and in collaboration with residents, local community groups, Community Councils, Trusts and local businesses to ensure the projects are a true reflection of the needs and wishes of the community and to ensure local support, buy-in and success.

27. Initial financial provision of Â£3.5M would permit the Council to progress these regeneration ambitions.

It should be noted that such financial provision will also potentially enable the Council to secure match funding from a range of external sources and thus increase the scope and outcomes from the regeneration opportunities available.

In turn this could lever in further private sector investment into the village.

As such this represents a once in a generation opportunity to continue the transformation of Neilston into a thriving village.

28.The potential additional cost for both the leisure and well-being centre and additional regeneration projects is currently estimated at around Â£12 million (Â£8.5 million plus Â£3.5 million as outlined above).

29.If the Learning Campus could be delivered for Â£28 million within the existing provision of Â£30.4 million this would leave an unallocated balance of Â£2.4 million.

If that balance could be redirected towards the well-being centre and further regeneration proposals estimated at Â£12 million then that would reduce the potential shortfall to Â£9.6 million.

In addition there may be an opportunity to generate capital receipts to offset the shortfall.

30.Work is ongoing with regard to the well-being and additional regeneration elements.

It is proposed that a further report will be submitted on these elements to the Council for consideration in February 2021.

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