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Building Fife's Future – Madras College Progress Update

1. Purpose

The proposed replacement of Madras College forms part of the first phase of investment agreed by the Council as part of the Building Fife's Future programme of work.

The purpose of this paper is to provide a background to the work that has been undertaken, highlighting key issues, decisions and next steps.

2. Work to Date

As part of the process in assessing the Madras College project's feasibility and viability a project business case must be sanctioned by Fife Council.

In preparing the business case an assessment of possible development sites was undertaken. Of the numerous sites and options considered three options were agreed to be taken forward.

Option 1	Status Quo
Option 2	Renewal of Kilrymont Campus
Option 3	New Build School within the University of St Andrews campus, known as Langlands

The business case has been produced on the agreed maximum projected roll.

3. Development Options

3.1 Option 1: Status-Quo

The status quo option is provided as a means of benchmarking the other options under consideration.

3.2 Option 2: Renewal of Kilrymont Campus

This option would involve major renewal and substantial refurbishment of the existing Kilrymont Campus through which approximately 30% of the building would be new build with the remainder being subject to substantial refurbishment.

3.3 Option 3: New Build at University St Andrews

This option would involve construction of a new build school on a green-field site, known as Langlands, located adjacent to the current University Sports Centre to the western edge of the existing St Andrews settlement and accessed from a new distributor road.

This option is predicated on the assumption that there would be advantages in co-locating a new Madras College within the campus of the University of St Andrews.

Key areas for academic development from the co-location focussing on the Sciences, Arts and Social Sciences, with opportunities for;

- Increased sharing of best practice in teaching and learning across sectors;
- Enhancement of school-university transition;
- Provision of an authority-wide and national focus for science learning;
- Support for pupils and students with additional support needs;
- Sharing of research projects and outcomes;
- Integration of sports and conference facilities; and
- Continuing professional development (CPD) in science.

This relationship between a University and a secondary school would be almost unique in Scotland and could serve as a model for further collaborations of this kind between schools, universities, colleges and industry.

Discussions with the University have also identified opportunities for possible shared facilities, in particular shared sports facilities within which a range of options have been identified. Work is ongoing to consider the development of the sporting opportunities.

4. Other Considerations

4.1 Kilrymont Campus

The following issues have been identified for renewal of Kilrymont;

- The location of the site, particularly for buses;
- The impact renewal / refurbishment would have on operation of the school and local residents during construction;
- The potential cost risk associated with refurbishment of a listed building.

4.1.1 Location

Since a large proportion of pupils are bussed to school, indicative design proposals for Kilrymont reflect the need to improve on the current site logistics by accommodating a purpose built dedicated bus park.

4.1.2 Educational and Social Disturbance

It is inevitable that renewal of Kilrymont would result in some disruption to the operation of the school, albeit that the Council has considerable experience in successfully mitigating the effect of construction activity through for example careful phasing of work. In addition to the

affect on education and given the location of the site within a residential area social disturbance would also be a factor.

A detailed plan for mitigating the impact of work (to include use of South Street) would be agreed as an early deliverable under this option.

4.1.3 Listed Building

The Kilrymont School is currently Grade B listed. Such status does not prevent a refurbishment being undertaken and preliminary discussion has taken place with Historic Scotland on the possibilities and extent of refurbishment and remodelling considered appropriate. If this option is chosen, further discussion and close working would be necessary.

In the event that renewal of Kilrymont is not identified as the preferred option, the Council would be faced with the challenge of either utilising this facility in the context of other Council activity, disposing (selling) of the building or arranging for its demolition prior to disposal of the cleared site.

- Selling a bespoke school building is often problematic as alternative uses are limited;
- Consent to demolish a listed building would require agreement from Historic Scotland. This is likely to take a number of years to achieve consent. During this time the Council would require meet the holding and security costs associated with a vacant building,
- Consideration of alternative use requires detailed consultation with Council partners and stakeholders.

4.2 New Build at University of St Andrews

The following issues have been identified for new build on the University campus;

- Site access arrangements;
- Consideration of a gateway site and;

4.2.1 Site Access Arrangements

Vehicular access to the proposed site is currently by way of a narrow service road shared with the University Sports Centre and Andrew Melville Hall of Residence. Various options have been considered for accessing the site, all of which will have a financial impact on the overall project cost, to include;

- Upgrading the existing service road serving the University sports centre and running to the rear of Andrew Melville Hall
- Upgrade the unadopted service road serving North Haugh and create a new service road from North Haugh to Langlands.

- Create a new access road required, on the basis of a left in left out junction to A91.

4.2.2 Gateway Site

Historic Scotland has identified Langlands as a key gateway location to St Andrews, requiring a high quality of design and building finishes. The impact of this high quality will be at additional cost to the project and will require detailed discussion with Historic Scotland throughout design development.

5. Project Programme

Both the refurbishment and new build options are currently being programmed for an anticipated date of completion and occupation as Summer 2013.

To enable this date to be achieved confirmation of the preferred site option must be reached in 2009.

6. Next Steps / Summary

There are challenges and risks associated with both build options for Madras.

The new build proposal at Langlands offers an exciting and possibly a unique opportunity to co-locate Madras with the University and further leverage both academic links and opportunities to share sports and other facilities.

Langlands has been identified by Historic Scotland as a key gateway location requiring a high quality of design and building finishes and this will require consideration throughout detailed design stages. A new access will be required, the cost of which will be accommodated within the overall funding envelope.

In addition discussion would also continue on sharing opportunities with the University and further clarity on the timing and sequencing of the most appropriate access arrangements to the site.

The renewal of Kilrymont (30% new build with the rest of the building substantially refurbished) presents a different series of challenges.

The site is owned by the Council therefore more immediately deliverable if time is a key driver. However as the building is Grade B listed, Historic Scotland will be heavily involved and need satisfaction that the proposed scheme would not compromise the integrity of the listed building.

It is inevitable that renewal of Kilrymont would result in disruption to the operation school and require the creation of temporary school accommodation at Kilrymont and creative use/adaptation of South Street throughout the construction. Albeit that the Council has considerable experience in successfully mitigating the effect of construction activity, there is a cost associated with this and a detailed plan for mitigating the impact of work would need to be agreed early.

7. Conclusion

The Council are considering two options for investment which would deliver a single site school for St Andrews.

Option 2: Renewal of Kilrymont

Option 3: New Build at University of St Andrews

In the circumstances it is considered further discussion should take place with the University before a decision is taken and that In the meantime both options continue to be developed.

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