

Assets and Corporate Services Sub-Committee



Due to Scottish Government Guidance relating to Covid-19, this meeting will be held remotely.

Thursday, 22nd April, 2021 - 10.00 a.m.

AGENDA

Page Nos.

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** – In terms of Section 5 of the Code of Conduct Members of the Committee are asked to declare any interest(s) in particular items on the agenda and the nature of the interest(s) at this stage.
3. **MINUTE** - Minute of the Assets and Corporate Services Sub Committee of 4th March, 2021. 3 – 5
4. **SECURITY ARRANGEMENTS FOR VACANT PROPERTY** – Report by the Head of Assets, Transportation and Environment 6 – 13
5. **ASSETS AND CORPORATE SERVICES SUB COMMITTEE FORWARD WORK PROGRAMME** 14 – 15
6. **DUNFERMLINE LEARNING CAMPUS (PUBLIC REPORT)** – Report by the Head of Assets, Transportation and Environment 16 – 19

The Committee is asked to resolve, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, as amended, to exclude the public and press from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 6 and 9 of Part 1 of Schedule 7A of the Act.
7. **DUNFERMLINE LEARNING CAMPUS (PRIVATE REPORT)** – Report by the Head of Assets, Transportation and Environment 20 – 26

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Morag Ferguson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
Glenrothes
Fife, KY7 5LT

15 April, 2021

If telephoning, please ask for:

Michelle Hyslop, Committee Officer, Fife House

Telephone: 03451 555555, ext. 445279; email: Michelle.Hyslop@fife.gov.uk

Agendas and papers for all Committee meetings can be accessed on
www.fife.gov.uk/committees

**THE FIFE COUNCIL - ASSETS AND CORPORATE SERVICES SUB-COMMITTEE –
REMOTE MEETING**

4th March, 2021

2.02 p.m. – 2.45 p.m.

PRESENT: Councillors David Barratt (Convener), David Alexander, Alistair Bain, Alistair Cameron, Alex Campbell, Mick Green, Garry Haldane, Kathleen Leslie, David MacDiarmid, John OBrien, Ross Paterson, Bill Porteous and Graham Ritchie.

ATTENDING: Keith Winter, Executive Director, Enterprise and Environment; Ken Gourlay, Head of Assets, Transportation and Environment, Michael O’Gorman, Service Manager (Estates), Alan Paul, Senior Manager (Property Services), Assets Transportation and Environment and Michelle Hyslop, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Gary Guichan and Andrew Verrecchia.

172. DECLARATIONS OF INTEREST

No declarations of interest were submitted in terms of Standing Order No. 7.1.

173. MINUTE

The Committee considered the minute of the meeting of the Assets and Corporate Services Sub-Committee of 14th January, 2021.

Decision

The Committee agreed to approve the minute.

174. CHANGE TO MEMBERSHIP

The Committee noted that Councillor Jean Hall Muir had replaced Councillor Craig Walker as a member of the Assets and Corporate Services Sub-Committee.

175. DUNFERMLINE FLOOD PREVENTION SCHEME –COMPENSATION CLAIMS

The Committee considered a report by the Head of Assets, Transportation and Environment providing an update on the current position regarding the remaining compensation claims relating to the Dunfermline Flood Prevention Scheme.

Decision

The Committee considered and commented on the content of the report.

176./

176. THE FIFE COUNCIL (GLENWOOD CENTRE, GLENROTHES) COMPULSORY PURCHASE ORDER 2021

The Committee considered a joint report by the Head of Assets, Transportation and Environment and the Head of Legal and Democratic Services seeking reaffirmation on the decision taking at the meeting on 13th October, 2019 making "The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2019", to rename it " The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021" and to update the list of properties to be acquired.

Decision

The Committee, using the powers conferred by the Land Clauses (Consolidation) (Scotland) Act 1845. The Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 and the Town and Country Planning (Scotland) Act 1947 agreed to:

- (1) reaffirm the decision of the Assets and Corporate Services Committee of 13th October, 2019 to make a compulsory purchase order to acquire all properties not already owned by the Council at the Glenwood Centre, Glenrothes;
- (2) rename the compulsory purchase order 'The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021'; and
- (3) replace the Appendix attached to the original report submitted to the Committee of 13th October, 2019, with a new list which excluded the properties which had been acquired by the Council on a voluntary basis and updated the ownership and tenancy details based on the latest available information.

177. ASSETS AND CORPORATE SERVICES SUB COMMITTEE FORWARD WORK PROGRAMME

Decision

The Committee noted the current work programme for the Assets and Corporate Services Sub-Committee.

Councillor Ross Paterson joined the meeting prior to consideration of the following item.

178. KILRYMONT CAMPUS, MADRAS COLLEGE, ST ANDREWS – PROPOSED DISPOSAL (PUBLIC REPORT)

The Committee considered a report by the Head of Assets, Transportation and Environment advising on the subsequent initial marketing and the intention to progress with the disposal of the Kilrymont Campus, Madras College, St Andrews following the closing date.

Decision/

Decision

The Committee noted the content of the report and that there followed, later on the agenda, a confidential report providing detailed commercial terms on the proposed disposal of Kilrymont Campus, Madras College, St Andrews as contained within that report's appendices.

179. KILRYMONT CAMPUS, MADRAS COLLEGE, ST ANDREWS – PROPOSED DISPOSAL (PRIVATE REPORT)

The Committee resolved, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the public and press from the meeting for this item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 6 and 9 of Part 1 of Schedule 7A to the Act.

The Committee considered a report by the Head of Assets, Transportation and Environment seeking approval to progress with the proposed disposal of the Kilrymont Campus, Madras College, St Andrews following the initial marketing period and closing date.

Decision

The Committee agreed: -

- (1) to accept the proposed recommendation to progress with the disposal of Kilrymont Campus, Madras College, St Andrews; and
- (2) to accept Bidder 4 as the preferred purchaser in progressing the disposal.

22 April 2021

Agenda Item No. 04

Security Arrangements for Vacant Property

Report by: Ken Gourlay, Head of Assets, Transportation & Environment

Wards Affected: All

Purpose

The purpose of this report is to provide a further update to Committee of the arrangements relating to the security of vacant property, further to the report submitted in 29th October 2020.

Recommendation(s)

Committee is asked to endorse the approach outlined for management of vacant properties.

Resource Implications

Costs associated with the introduction of additional security measures, demolition, staff time in managing vacant property and the financial risk arising from the changes in property insurance cover.

Legal & Risk Implications

Potential uninsured property losses creating increased financial risks due to changes in the insurance cover, along with non-compliance of stricter policy conditions.

Impact Assessment

An EqlA was not required because this report does not propose a change or revision to existing policies and practices.

Consultation

Risk Management Team, Facilities Management (FM) and Property Services.

1.0 Background

- 1.1 An initial report was submitted to Committee on the 29th October 2020, and this report is intended to bring Committee up to date with the current position.
- 1.2 Vacant properties comprise a mixture of assets which are vacant for a variety of reasons. Some are surplus being marketed for sale or lease, others are temporarily closed e.g. due to Covid, others are vacant pending reuse by other Services within Fife Council (FC).
- 1.3 During these periods of inoccupation, it is necessary to ensure that the properties are secure and protected in order to maintain the subjects in no worse condition than exists currently. There is a recognition that vacant premises are more vulnerable, consequently it is important that appropriate inspection, maintenance and security measures are in place in order to minimise the risks.

2.0 Update

- 2.1 The Council's insurer, Zurich Municipal (ZM) have advised that they will no longer provide insurance cover for the entire property portfolio for 2021/22. However the Risk Management Team have secured cover from alternative insurers from 1 April 2021 that ensures that all non-operational unoccupied buildings with a reinstatement value above £1m will be insured. As the excess is £1m per claim (previously £250 000) those assets with a reinstatement cost less than £1m will be self-insured.
- 2.2 The current vacant buildings have a combined reinstatement value of approximately £80m and maximum single sum insured of £12m. The current list of vacant properties is provided at Appendix 1. Whilst Appendix 2 provides a breakdown of the assets (as at 18th March 2021) by category.
- 2.3 The vacant property list is dynamic, and it should be noted that although there are currently 49 vacant premises compared with 41 in Oct 20, significant change has taken place within the vacant property list over the past 6 months with around 25% of the assets detailed in the October update having been re-categorised and removed from the vacant property list;
 - 4 have been sold (with a further 3 under offer)
 - 2 have been approved for transfer
 - 4 have been demolished (with a further 2 initiated)
- 2.4 Despite this activity, further properties have been added to the vacant property list resulting in an overall increase in numbers. Three properties have been acquired recently for future use by Services but are currently vacant, the remainder are assets identified through engagement with Services. Typically, these are buildings

within or adjacent to operational assets the majority of these additions are janitors' houses with relatively low values.

- 2.5 These newly identified premises arise in part as a result of a more proactive engagement with Services, an improvement resulting from the amended management arrangements, with a designated lead within Property Services now assuming responsibility for coordination of the vacant premises portfolio.

3.0 Security Improvements

- 3.1 In the light of the insurance cover changes and in order to minimise the risk of losses, a number of changes have been introduced to improve management and security of vacant assets. Details of these changes, which will hopefully result in the improved insurance terms in the future, are outlined below.
- 3.2 **Inspections** - The frequency and recording of property inspection was identified as an area for improvement. Though improvements had been made with arrangements put in place with FM/janitorial staff to undertake a programme of external inspections, following review this activity has now been outsourced to Orbis an established security contractor.
- 3.3 The change was prompted by the significant inspection enhancements with the insurers requiring both internal and external inspections. Not only were there workload capacity issues within the FM staff, but the review highlighted concerns around risks to FC staff as lone workers. As part of Orbis's service, inspections will be undertaken either weekly or fortnightly (subject to criteria) and a comprehensive report, highlighting any potential areas of concern will be produced.
- 3.4 **Physical security** - Previously where the Council added shuttering to a building to restrict unlawful access, Plywood or Sterling board would have been utilised. Following discussion and engagement with ZM, the preferred solution in the future is to utilise perforated steel sheeting rather than timber for all accessible window and door openings. Recognising the sensitivity of environmental amenity in some locations, there is a concession that allows the use of polycarbonate sheeting to be used as an alternative eg on Listed building frontages.
- 3.5 **CCTV** - Though the introduction of CCTV to monitor vacant building protection is not new for the Council, CCTV technology is continually innovating, with costs reducing allowing greater use both through purchase and hire of equipment. Options include 24/7 monitoring with a proactive and reactive solution.
- 3.6 Rather than shuttering or ignoring the potential risk, CCTV can be deployed to limit risk where premises are to be vacant for a short period of time avoiding the cost of shuttering and other more permanent measures. Cost reductions and portability allow for increased coverage. Working with risk engineers to limit known areas of concern to protect access points to roofline, areas of multiple single-story flat roofs, blind spots from public gaze, etc.

- 3.7 **Demolition** - An approach pursued more frequently in recent years is the demolition of vacant and surplus buildings to provide cleared sites reducing holding costs and risks. Clearly a balance has to be struck between the benefits and the costs. A range of activities require to be carried out prior to demolition eg ecology surveys, with seasonal breeding also affecting timings, available budget within Services can inhibit action and result in delays.
- 3.8 Of the current vacant properties a number have provisionally been identified as assets that should be demolished, currently 10 have no funding in place to initiate a demolition project. Indicative costs are in the order of £450 000 and funding solutions are being explored with Finance Service.
- 3.9 **Centralised oversight** – though Services remain responsible for premises including costs until disposed, in order to improve; the management, the pace of decision making, reduce void timescales and generally adopt a more proactive approach, a dedicated Property Service member of staff has been given responsibility to oversee the status of the vacant assets. It is already evident that by adopting that approach; challenging, promoting and facilitating where necessary, improvements have been made in the speed of decisions. It should go some way to improving awareness of vacant underutilised assets and minimising the risk.
- 3.10 **Key safes** - the trial which was being conducted using key safes secured at each of the vacant premises provided property management improvements however the key safes are not supported by ZM. As a consequence, no more of these key safes are being rolled out. As and when property with the key safes are sold, then these will be removed.
- 3.11 Finally an area of future improvement is the out of hours response arrangements. From a practical and a Health and Safety lone worker perspective it is likely that this activity will be outsourced, resulting in reduced risks and speedier response to any incidents and where appropriate more timeous re-securing of premises following a breach.

4.0 Costs

- 4.1 The introduction of additional security measures does result in additional costs being incurred however this is required to minimise the risk of accident, damage, or fire loss. It will also serve to demonstrate to future insurers that good practice is adopted which should result in improved insurance terms in the future. The actual costs will vary depending on the vacant premises but to give a sense of scale to the level of expenditure, since improvements were introduced the following commitments have been made;
- Inspections/survey commissions to date £22k
 - Building Clearances commissions to date £2.8k
 - Shuttering commissions to date £30k

- CCTV rental commissions to date £18k (subject to completion of sales)

5.0 Conclusions

5.1 The process of managing vacant property and the security issues arising has continued to develop over the last 6 months. Improved processes continue to be actioned to decommission and vacate subjects. Discussions will continue with Risk Management Team and the Council Insurers to determine where additional improvements can be made with the aim of securing improved insurance terms in future years.

List of Appendices

Appendix 1 – List of vacant assets
Appendix 2- Categorisation of vacant assets

Background Papers

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act, 1973:

- Vacant Property Security - Assets and Corporate Services Committee October 2020

Report Contacts

Author Name: Gordon M M Strang
Author's Job Title: Estates Surveyor
Telephone: 03451 555555 x440267
Email : Gordon.Strang@fife.gov.uk

Vacant Premises - status/ potential solution (as at 18/3/2021)

| Committee area | Property | Current Solution |
|----------------|---|------------------|
| Cowdenbeath | <u>Auchterderran Centre, Woodend Road , Cardenden</u> | On Market |
| Cowdenbeath | <u>Moray Institute, 90-92 Main Street , Kelty</u> | Under Offer |
| Cowdenbeath | <u>Town House, 123 High Street, Cowdenbeath</u> | Retain |
| Dunfermline | <u>160 Appin Crescent, Dunfermline, KY12 7TX</u> | On Market |
| Dunfermline | <u>Abbeyview Local Office</u> | Retain |
| Dunfermline | <u>Comercial PS (Janitors House) 000 Woodmill Road</u> | Demolish |
| Dunfermline | <u>Former Dunfermline Local Office, Walmer Drive, Dunfermline</u> | Under offer |
| Dunfermline | <u>Kingseat Bowling Club, Church Street, Kingseat, KY12 0WT</u> | Retain |
| Dunfermline | <u>Pittencrieff House (former Museum), Pittencrieff Street, Dunfermline, KY12 8QH</u> | Retain |
| Dunfermline | <u>St Margaret's House, 9 St Margaret St, Dunfermline, KY13 7PE</u> | Pending |
| Dunfermline | <u>The Lodge, Pittencrieff Park, Dunfermline, KY12 8QH</u> | Retain |
| Dunfermline | <u>The Schoolhouse, St Margarets PS, Woodmill Road, Dunfermline KY11 4BB</u> | Demolish |
| Glenrothes | <u>Dovecot Pavillion, Dovecot Road, Glenrothes</u> | Demolish |
| Glenrothes | <u>Forward Centre, Beaufort Drive</u> | Demolish |
| Glenrothes | <u>Glenwood Library, Glenwood Centre, Glenrothes, KY6 1PA</u> | Demolish |
| Glenrothes | <u>Jessamine Cottage, 89 Woodside Way Glenrothes KY7 5DW</u> | Pending |
| Glenrothes | <u>Kinglassie Clinic & Community Rooms, Main Street</u> | Under Offer |
| Glenrothes | <u>Kinglassie Community Centre, 53 Main Street , Kinglassie</u> | Pending |
| Glenrothes | <u>Leslie Town Hall, High Street , Leslie</u> | Under offer |
| Glenrothes | <u>Pitteuchar Tenants Meeting Room, Glenrothes</u> | Demolish |
| Glenrothes | <u>Unit 12-13 Whitehill Road Glenrothes</u> | Under Offer |
| Kirkcaldy | <u>Block 01, Cottage (Former Parks Depot), Southerton Road, Kirkcaldy</u> | Demolish |
| Kirkcaldy | <u>Block 1, Store, Dunnikier Park, Kirkcaldy</u> | Demolish |
| Kirkcaldy | <u>Block 3, East Lodge, Ravenscraig Park, Kirkcaldy</u> | Demolish |
| Kirkcaldy | <u>Burntisland Local Office,104 - 106 High Street, Burntisland, KY3 9AS</u> | Retain |
| Kirkcaldy | <u>East Bank House, Loughborough Road , Kirkcaldy</u> | On Market |
| Kirkcaldy | <u>Former Express Group Fife (WWT), Office, 110/112 Rosslyn Street , Kirkcaldy</u> | Under offer |
| Kirkcaldy | <u>Former Kirkcaldy Public Convenience, Hunter Street The Postings , Kirkcaldy</u> | Retain |
| Kirkcaldy | <u>Former Southerton Lodge Beveridge Park</u> | Retain |
| Kirkcaldy | <u>Kirkcaldy High Janitors House, Dunnikier Way, Kirkcaldy KY1 3LR</u> | Demolish |
| Kirkcaldy | <u>Pathhead Hall, Commercial Street, Kirkcaldy,</u> | Retain |
| Kirkcaldy | <u>Ravenscraig Bowling pavilion</u> | Retain |
| Kirkcaldy | <u>Regeneration Office, 45 High Street, Dysart, KY1 2UQ</u> | Retain |
| Kirkcaldy | <u>Shop, 188 High Street, Kirkcaldy, KY1 1JW</u> | On Market |
| Kirkcaldy | <u>St Clair Tavern Tavern St Clar street Kirkcaldy</u> | Retain |
| Levenmouth | <u>Former Aberhill HT House, 55 Wellesley Road, Methil KY8 3AD</u> | Demolish |
| Levenmouth | <u>Former Aberhill Janitors House, 55 Wellesley Road, Methil KY8 3AD</u> | Demolish |
| Levenmouth | <u>Former Kennoway Public Convenience (Bishops Court)</u> | Demolish |
| Levenmouth | <u>Milton of Balgonie Primary School, Main Street, Milton of Balgonie, KY7 6PX</u> | Pending |
| NE Fife | <u>Former Dunino Primary School, B9131, St Andrews, KY16 8LU</u> | Pending |
| NE Fife | <u>Gateside Primary School, Gatside</u> | On Market |
| NE Fife | <u>Moonzie Schoolhouse and School</u> | Pending |
| NE Fife | <u>Rathillet Primary School, A92 Rathillet , Cupar</u> | Pending |
| NE Fife | <u>Waid Academy plot 1 St Andrews Road , Anstruther</u> | Under offer |
| SW Fife | <u>Donisbristle The Schoolhouse, Morlich Road, Dalgety Bay KY11 9UE</u> | Demolish |
| SW Fife | <u>Outbuilding for above, Inverkeithing</u> | Demolish |
| SW Fife | <u>Roodbank Cottage, Inverkeithing</u> | Demolish |

Vacant Property categorisation

- 2.1 As the table illustrates currently there are 49 vacant buildings, of those 18% (a fall from 27% 6 months ago) are under offer with a further 8% (7% 6 months ago) available on the market. A significant proportion, 57% (an increase from 44% 6 months ago) are to be retained and reused by Fife Council Services (including following demolition, for example a raft of newly added Janitor Houses) following receipt of necessary approvals, project funding or completion of other preparatory activities.
- 2.2 The table below summarises the position;

| | Buildings | | Comments |
|--|-----------|----------|--|
| | Oct 20 | March 21 | |
| Total number | 41 | 49 | Despite sales, transfers & demolitions, some additional assets added, eg Janitors Houses |
| Number under offer | 11 | 9 | Pending conclusion of missives and resolution of conditions |
| Number on the market | 3 | 4 | Including 2 for lease (160 Appin Cres, Dunfermline & 188 High St, Kirkcaldy). |
| Not on market - To be retained/reused (incl demolitions) | 18 | 28 | Retained to support corporate priorities such as the Affordable Housing Programme or for Early Years Nursery Provision. Also includes the newly added Janitors houses in programme for demolition. |
| Not on market – Premarketing, Pending Service decision, resolution of legal issue | 8 | 8 | Services may be undertaking feasibility or exploring funding. In other instances, legal aspects require to be resolved prior to marketing. |
| Not on market - Subject of CAT /community bid | 1 | 0 | Interests expressed by community groups are managed through the CAT process led by Communities & Neighbourhoods Service. |

- 2.4 Specific properties where sales have completed or gone under offer since last report in October 2020 table include:

| | |
|---------------------------------|---|
| SALES (as at 18/03/2021) | Former Logie School, By Balmullo |
| | Sinclairtown Library, Kirkcaldy |
| | Unit 55 Whitehill Industrial Estate, Glenrothes |
| | 38 Hunter St, Kirkcaldy |

| | |
|---------------------------------------|--|
| UNDER OFFER (as at 18/03/2021) | Former Clinic, 34 Main St, Kinglassie |
| | 110/112 Roslyn St, Kirkcaldy (after first sale fell through) |
| | Unit 12/13 Whitehill Industrial Estate, Glenrothes |
| | Stephen Memorial Hall (after first sale fell through) |

- 2.5 Other changes to the vacant property list from October 2020 are reflected in transfers to other departments and demolitions:

| | |
|---------------------|--|
| TRANSFERS | |
| To Education | Pittencrieff Lodge, Dunfermline |
| | Ravensraig Bowling Pavilion, Kirkcaldy |

| | |
|---------------------|---|
| DEMOLITIONS | Bellyeoman Depot, Dunfermline – on site |
| | Milesmark Depot, Dunfermline – complete |
| | Elgin Street Depot, Dunfermline - complete |
| | Former Viewforth High School, Kirkcaldy – on site |
| CLIENT DEMOS | Forward Centre, Glenrothes – pre tender |
| | Glenwood Library, Glenrothes – pre tender |

| Unallocated | | | |
|--|--|------------------------------|-----------------|
| Title | Service(s) | Contact(s) | Comments |
| Greenspace Strategy | Communities and Neighbourhoods Service | Paul Vaughan | |
| Dunfermline Flood Prevention Scheme - Compensation Claims | Assets, Transportation and Environment | Michael Mcardle | |
| Area Property Plans | Assets, Transportation and Environment | Alan Paul | |
| Headstones & Crematoria - Briefing Note | Assets, Transportation and Environment | Alan Paul | |
| Review of CAT Transfer Process | Communities | Tim Kendrick | |
| Briefing Note - School Estate Strategy | Assets, Transportation and Environment | Bill Lindsay | |
| Building Value Programme (inc. Halls Review) | Communities | Paul Vaughan | |
| Annual Health and Safety Report 2020/21 | Human Resources | Barbara Cooper, Susan Harris | |
| Capital Projected Outturn - Finance and Corporate Services Directorate | Finance and Corporate Services | Tracy Hirst | |
| Revenue Projected Outturn - Finance and Corporate Services Directorate | Finance and Corporate Services | Tracy Hirst | |
| Capital Projected Outturn - Enterprise and Environment Directorate | Enterprise and Environment, Finance and Corporate Services | Ashleigh Allan | |
| Revenue Projected Outturn - Enterprise and Environment Directorate | Enterprise and Environment, Finance and Corporate Services | Tracy Hirst | |

| Unallocated | | | |
|--|---|-------------------|-----------------|
| Title | Service(s) | Contact(s) | Comments |
| Refurbishment of property on Queensway Industrial Estate, Glenrothes | Enterprise and Environment | Ronnie Hair | |
| Property Asset Strategy Annual Update | Assets, Transportation and Environment | | |
| Community Asset Transfers Annual Report | Assets, Transportation and Environment and Communities and Neighbourhoods | Tim Kendrick | |
| Assets Workshop for Members | Assets, Transportation and Environment | | |

22 April 2021
Agenda Item No. 06

Dunfermline Learning Campus (Public Report)

Report by: Ken Gourlay, Head of Assets, Transportation & Environment

Wards Affected: 3

Purpose

The purpose of this report is to advise Committee of the intention to acquire and dispose of land in order to create the Dunfermline Learning Campus (DLC), a campus which could house replacement Woodmill and St Columba's High schools together with Fife College.

Initial land option agreements would be put in place conditional on the outcome of the statutory education consultation and the Council as Education Authority approving the relocation. On completion of the consultation, a report will be taken to the Education and Children's Services Committee and in the event the proposed replacements are approved the land transactions would be progressed to conclusion.

Recommendation(s)

Committee is asked to note the contents of this report and note that a private paper detailing the commercial terms are to be considered later in the agenda.

Resource Implications

The potential creation of two new High Schools will require considerable internal staff resource with additional external professional and technical consultancies engaged to create the design team capacity and expertise necessary to deliver the project.

The cost of the proposed land acquisitions forms part of the overall project budget.

Legal & Risk Implications

Appropriate legal conveyancing documentation will be required to secure the Council's position and minimise risks.

Members of this Sub-Committee should refrain from expressing any view which may be construed as pre-determining any future planning application(s) in which the Council, as Planning Authority, may require to consider and determine in respect of the development of the Campus.

Members should not express any view suggesting that the Council as Education Authority has agreed to the relocation prior to a decision being made following the consideration of the report of the statutory education consultation.

Impact Assessment

An EqlA has not been completed and is not necessary for the following reason: the item in this report does not propose a change or revision to existing policies and practices.

Consultation

Councillors Law, Glen, Haldane, Hall-Muir and Leishman in respect of the land transactions. Full consultation on the education aspects in accordance with legislation will be undertaken separately.

1.0 Background

- 1.1 In March 2019, the Education & Children's Services Committee determined that a proposal for the creation of a joint Learning Campus should be progressed. The proposed learning campus would bring together pupils, students and staff at Woodmill High, St Columba's High School and Fife College in modern, fit for purpose and low carbon facility buildings. The new campus could be ready for occupation during academic session 2024/2025.
- 1.2 The co-location on site with Fife College provides an opportunity to collaborate with the College and potentially enable increased integration of the learning provision for students aged 15+. This would enable young people to access a wider range of courses, wider experiences and opportunities on a single campus.
- 1.3 Agreement to proceed with a site other than the existing school sites triggers a formal consultation under the terms of the Schools (Consultation) (Scotland) Act 2010. Consent to initiate that process was provided by the Education & Children's Services Sub-committee on 16th March 2021 and will commence during April and conclude in September 2021.
- 1.4 Following the Education Committee decisions and Government support, a project design team has been formed and preparatory design feasibility undertaken to scope out the project and determine the suitability of the Halbeath site as a location for the schools.

2.0 Planning context

- 2.1 The proposed site of the DLC is the former Hyundai/Motorola site to the east of Dunfermline. Since Shepherd Offshore acquired the site in 2011, they have submitted a series of planning applications and secured a mixed use consent with part of the site disposed to residential developers.

- 2.2 Though part of the site was zoned for education use and would accommodate the College proposals, a revised Planning Permission in Principle application (PPP) is currently under consideration seeking further adjustment to accommodate the proposed DLC and address the latest preferred uses for the balance of the Shepherd Offshore landholding, a decision is anticipated during May.
- 2.3 A detailed planning application for the schools will be submitted after the PPP has been determined however to meet the programme this is likely to be submitted over summer. Enabling works for the development will potentially commence in Autumn 2021 depending on the outcome of the education consultation and the Education Children Services Committee project decision.
- 2.4 Following completion of the campus the existing schools will be surplus to requirements. It is envisaged that a planning Design and Development Brief will be prepared in conjunction the Planning Officers to ensure that prospective purchasers are given a clear guide on acceptable development proposals. This approach was successfully adopted recently in respect of the Madras College, Kilrymont campus in St Andrews. That exercise will also serve to address the extent of legacy community facilities to be retained on the former school sites. Community and Member consultation will be undertaken as part of that process with the Development Brief ultimately considered by Planning Committee.

3.0 Conclusion

- 3.1 The Committee are invited to note the proposed transactions and that confidential financial elements of the transaction are detailed in private paper later in the agenda.

Background Papers

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act, 1973:

1. Education and Children's Services Sub committee – 16th March 2021 -Proposed statutory consultation to relocate St Columba's RC High School from the existing school site and to relocate Woodmill High School from the existing school site, to a new single site
2. Education and Children's Services Committee 29th October 2019 - Building Fife's Future - Woodmill and St Columba's RC High Schools update
3. Education and Children's Services Committee 19th March 2019 Building Fife Future- Strategy for expansion of Secondary School infrastructure in the West Fife area.

Report Contact

Michael O’Gorman
Service Manager Estates
Bankhead Central
michael.ogorman@fife.gov.uk