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**Report To:** Education and Lifelong Learning  
Committee

**Date:**  
10 May 2011

**Report By:** Corporate Director Education and  
Communities

**Report  
No:** EDUC/26/11/AG

**Contact Officer:** Andrew Gerrard

**Contact No:** 01475  
712456

**Subject:** Inverkip Primary School – Provision of Nursery Accommodation

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## 1.0 PURPOSE

- 1.1 To advise the Committee of issues arising from development of the extension to Inverkip Primary School and propose an alternative option for the nursery

## 2.0 SUMMARY

- 2.1 The School Estate Strategy includes for the extension of Inverkip Primary School and the completion of the refurbishment of the school. The extension comprises two new classrooms with associated toilets and circulation space. The project is on the Education Capital Programme and is due on site in Summer 2011. Proposals have been drawn up.
- 2.2 The proposals raise issues in respect of the impact of the increased footprint of the building on the site which is becoming very cramped. As a result other options have been considered. The best option would be to take the library out of the school which would provide space for the nursery to expand. This would release the nursery's current accommodation and the extension would not be needed.
- 2.3 Inverkip library currently operates from the school. It is an inadequate size for a community library, has limited opening hours and is consequently not well used. It is considered that this is due more to location and opening hours than a lack of demand
- 2.4 Proposals are currently being developed for a new Community Facility in Inverkip. Putting the library with the Community Facility would result in a significantly improved service and would be a good fit.

## 3.0 RECOMMENDATIONS

- 3.1 The Committee approve the omission of the extension from the current project at Inverkip Primary School and remit to the Regeneration Committee to consider revised proposals for the library; and
- 3.2 The Committee grant approval to proceed to tender for the refurbishment of Inverkip Primary School

Andrew Gerrard  
Head of Property Assets & Facilities Management

## **4.0 BACKGROUND**

- 4.1 The School Estate Strategy includes for the extension of Inverkip Primary School and the completion of the refurbishment of the school. The extension comprises two new classrooms with associated toilets and circulation space. The project is on the Education Capital Programme and is due on site in Summer 2011. Initial proposals have been drawn up. This is proposed as the final extension, following several previous extensions and an increasingly larger area of site has been taken up, resulting in a significant loss of playground. This extension is required because the school now has to house a nursery class, following the closure of the Kipnippers private nursery. The nursery currently operates as a 20/20 nursery but needs to expand. It currently operates from one classroom however expansion of the school roll, peaking at 274 in 2015 from the current 247, means that the classroom is required by the school. A site plan showing the area which would be taken up by the extension is attached as Appendix A
- 4.2 Part of the existing building is taken up by Inverkip library which is open to the public. This facility is not well used because it is an inadequate size and has restricted opening hours. There is however demand for a library facility in Inverkip if more appropriate premises were found. Removing the library from the school would allow the area freed up to be used for the nursery. This would allow it to expand to a 30/30 nursery and would release the classroom currently occupied for use by the school. A plan of the building indicating the area occupied by the library is attached as Appendix B. A more detailed feasibility study is required in order to confirm the feasibility of converting the area for a nursery. It may be possible to introduce a small extension which would allow the Nursery to be expanded to 40/40 capacity.
- 4.3 Proposals are currently being developed for a new Community Facility in Inverkip. Putting the library with the Community Facility would result in a significantly improved service and would be a good fit with the Community Facility. Details of the proposals for the Community Facility and the current status of the project are given by the Head of Regeneration and Planning in Section 6. Approving proposals for the Library falls within the remit of the Regeneration Committee and any proposal to include the Library within the new Community Centre would require to be approved by both the Regeneration Committee and the Community Group managing the Community Centre Project. If Committee approve the recommendations of this report then discussions will be entered into with the Community Group and a report submitted to the next meeting of the Regeneration Committee.
- 4.4 The original project was for a two classroom extension and refurbishment of four classrooms and pupil toilets. Design work on the refurbishment element has been ongoing and it is still proposed to proceed with this in the summer. If relocation of the Library does not proceed then it would be possible to proceed with the extension next year.

## **5.0 INVERKIP LIBRARY**

- 5.1 Inverkip Library is the smallest library in the Council's portfolio, with the shortest opening hours and lowest issue, visitor and PC use figures. The combined population figures of Inverkip and Wemyss Bay were 5,200 in mid 2006 (latest figures available from Council website). Given the pace of population growth in both of these areas, this figure is likely to be significantly higher in 2010. In terms of population then, Inverkip/Wemyss Bay is more than half the size of Gourock and accordingly, key performance indicators for Inverkip Library should be about 50% of Gourock's – this is clearly not the case:

2009/10 Figures	Gourock Library	Inverkip Library	Inverkip as a % of Gourock	Inverkip performance c/f Gourock
Visitors	47,372	3,914	8.25%	1/6 <sup>th</sup>
Issues	45,716	3,141	6.9%	1/7 <sup>th</sup>
PC Use	6,512	372	5.75%	1/8 <sup>th</sup>

Clearly there is a significant underperformance in Inverkip. The social make-up of the Inverkip/Wemyss bay areas contains many young families as well as many elderly people – the libraries' key demographic. Although overall, Inverkip's book issues are poor, the library's children's issues are the second highest in Inverclyde. Crucially, it is the one area of Inverclyde where population is rising rather than falling. It is far more likely that the figures are so poor for Inverkip Library due to the inadequacy of the branch and not due to a lack of demand for services.

Inverclyde Libraries last carried out a Service Review in 2008 and the results were presented to the Regeneration Committee at its meeting of 15 January 2009. As part of the Review, various user surveys were undertaken. A Community Council consultation exercise took place in August in 2007; its findings in relation to Inverkip Library were that:

- PC provision (4 PCs) was considered poor, and does not meet James Watt College's minimum number of 10 for classes. Very difficult therefore to provide lifelong learning in Inverkip Library
- Part-time opening hours at Inverkip (16 hours per week – other branches open 34) are very limited and cannot be increased due to the library's location in the school
- The size of the library is not adequate – a larger improved facility would be more appropriate for the population growth taking place in the Inverkip/Wemyss Bay area
- Lack of disabled access – Inverkip Library is accessible only by steps
- No public toilet available to library users

According to the minutes of the 15 January 2009 Regeneration Committee, Members decided that Inverkip Library should be maintained in its current location, however should there be an opportunity in the future to accommodate a small branch library in a community facility in West Inverclyde, that a new library for Inverkip/Wemyss bay should be considered.

While no consultation has been done specifically with Inverkip residents, the residents of Kilmacolm were surveyed for the KNCCC Feasibility Study for the New Community Centre in that village, and they rated the library very highly, It is likely that a consultation in Inverkip would produce a similar response.

## 6.0 INVERKIP COMMUNITY FACILITY

- 6.1 The Corporate Director – Regeneration and Environment has established the Inverkip Community Facility Working Group to look at the feasibility of the introduction of a community facility in Inverkip using the phased £600,000 resulting from planning gain. The working group have developed a scheme for a 391m<sup>2</sup> facility which was subject to wider community consultation on 26<sup>th</sup> March 2011. The concept of a library has not been introduced to the group, however this will be addressed after the public consultation exercise. Officers involved in the working group believe that the library would be welcomed by the group as the library could potentially be an income stream for the facility, however the increased infrastructure demands of the library would need to be met from the library budget.

## 7.0 CONCLUSIONS

- 7.1 As responsibility for Libraries lies with the Regeneration Committee, it is for that Committee to make the decision on whether the library should relocate or not. There are a number of advantages for both the school and the Library Service in moving the Library from the School to the proposed Community Centre

For the School

- The nursery will be better located within the school
- The existing playground area can be retained

For the Library Service/Community

- A much improved Library Service can be provided
- The inclusion of the Library will enhance the new Community Centre

**8.0 FINANCIAL IMPLICATIONS**

8.1 Capital:

This proposal will result in a significant capital saving in the Inverkip Primary School project however there would be a need to provide capital funding for the library element of the community facility. The proposed extension is 170m<sup>2</sup> and the Library in the community facility would be approximately 150m<sup>2</sup> therefore funding of £320,000 could be removed from the School project and £300,000 allocated to the Community Project for the library, comprising £250,000 for building works and £50,000 for the fit out of the library. This would allow an allocation of £20,000 to be used to refurbish the library for the nursery.

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement	Other Comments
Education Capital programme	Inverkip Primary School	2011/12	(£300,000)	Vired to Regen Committee	
Regeneration Capital Programme	Inverkip Community Centre Grant funding	2012/13	£250,000	Vired from E&LLL Cttee	
Regeneration Capital Programme	Inverkip Library	2012/13	£50,000	Vired from E&LLL Cttee	

8.2 Revenue:

There will be additional costs associated with the new Library if it proceeds. These will require to be considered by the Regeneration Committee. In respect of the Primary School, as the floor area will not increase there will be a reduction in costs in respects of rates, cleaning and utilities. These could be vired to assist with the running costs of any facility within the Community Facility

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement	Other Comments
Inverkip Primary School	Property costs	2012/13 & future years	(£9,120)		Potential virement to libraries to meet

					short & long term costs.
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## 9.0 CONSULTATIONS

9.1 The Libraries Manager comments Feedback, both formal and informal, that we have received from Inverkip residents in recent years, indicates that the current library is inadequate in size, in location and in its restricted opening hours. Many residents do not even know that it exists or that they are able to access it, because it is located within the primary school. We would strongly support the addition of a library to a community facility in Inverkip, which would allow us to offer the same level and quality of library services that we are able to offer to residents in other areas of Inverclyde.

9.2 The Early Years Manager comments

### **Provision**

The introduction of the nursery class into Inverkip in August 2008 was in response to the closure of a voluntary provider. The accommodation identified in Inverkip Primary to house the nursery was refurbished to a high standard; however some issues remain unresolved:

1. Access to the nursery is via the main vehicular access to the school car park
2. No disabled access direct to nursery accommodation
3. No direct access to outdoor playarea

Relocating the nursery into the library accommodation would resolve these issues and thus improve the quality of the provision.

### **Capacity**

Inverkip Nursery class currently provides 40 part-time places which does not meet current demand. In the current session there are 70 children entitled to a nursery place;

- 40 children allocated places in Inverkip Nursery Class
- 12 children not allocated a place in Inverkip, allocated 2<sup>nd</sup> choice of Wemyss Bay Nursery Class
- 18 children allocated places in other parts of Inverclyde as per parental choice.

The proposed provision would provide 60 part-time placements and in the current year if all children had been allocated their 1<sup>st</sup> choice nursery 52 placements would have been required.

The allocation of places outwith Inverkip has been ongoing over a number of years with numbers remaining stable; however this is by parental choice and therefore subject to change.

Projections for 2011 – 12 show a similar trend to the current year with projections for the next 10 year period showing a small increase peaking in 2015 and then dropping off.

### **Conclusion**

It is likely that the provision would meet demand; however it is subject to the variables outlined above.

9.3 The Head of Regeneration and Planning's comments are given in section 6.1

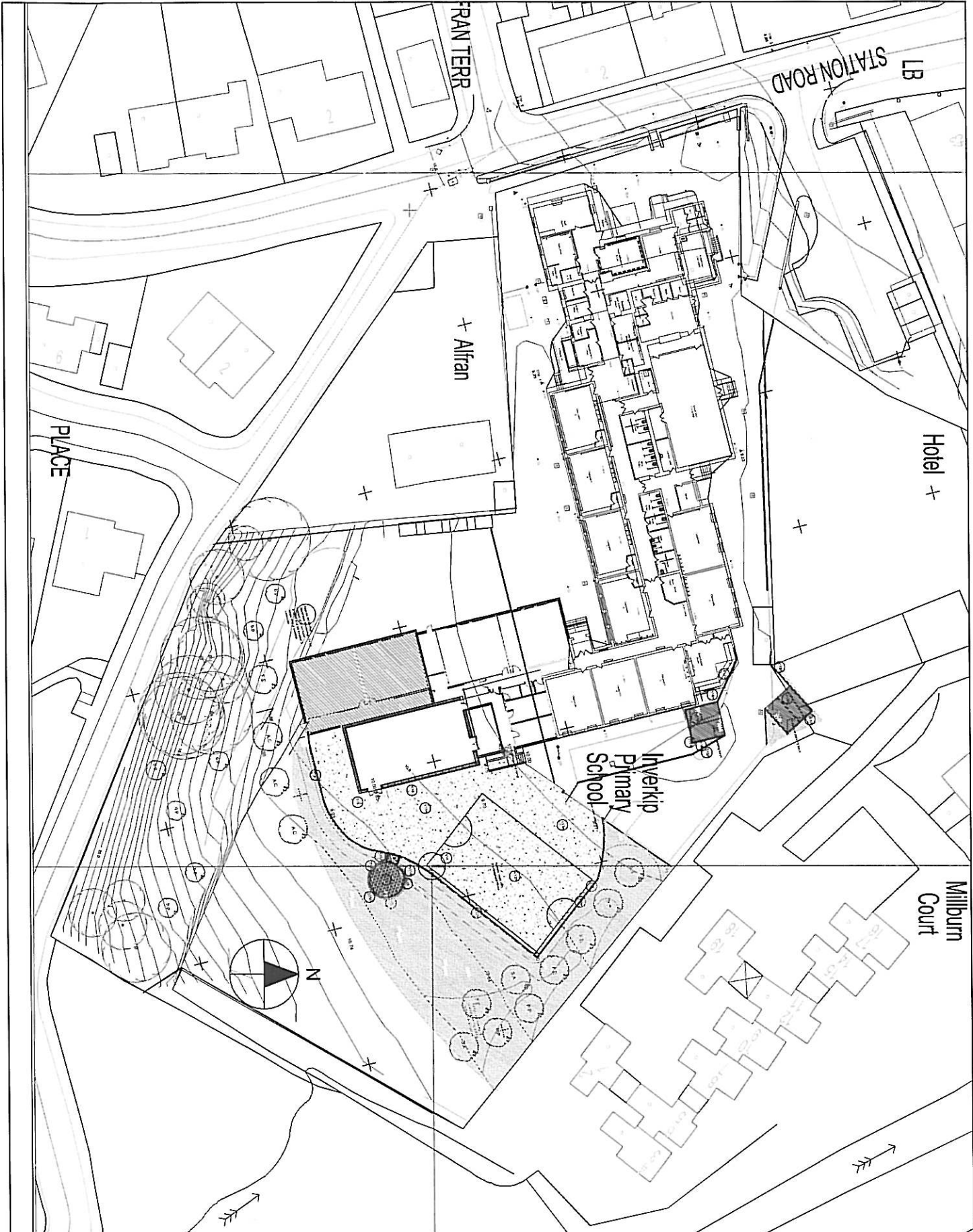
9.4 There are no legal implications and therefore the Head of Legal and Democratic Services has not been asked for comments

9.5 The Chief Financial Officer comments that the revenue implications arising from the proposals will be extra costs to the Council and as they are below the De Minimus level of £50k would need to be contained by the relevant Committee/Directorate. It would need to be very clear where funding is coming from to fund any proposed increased costs.

9.6 There are no HR implications and therefore the Head of Organisational Development, HR & Performance has not been asked for comments.

## **10.0 EQUALITIES**

10.1 The proposals will improve access to the Library



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REV	Description	Date

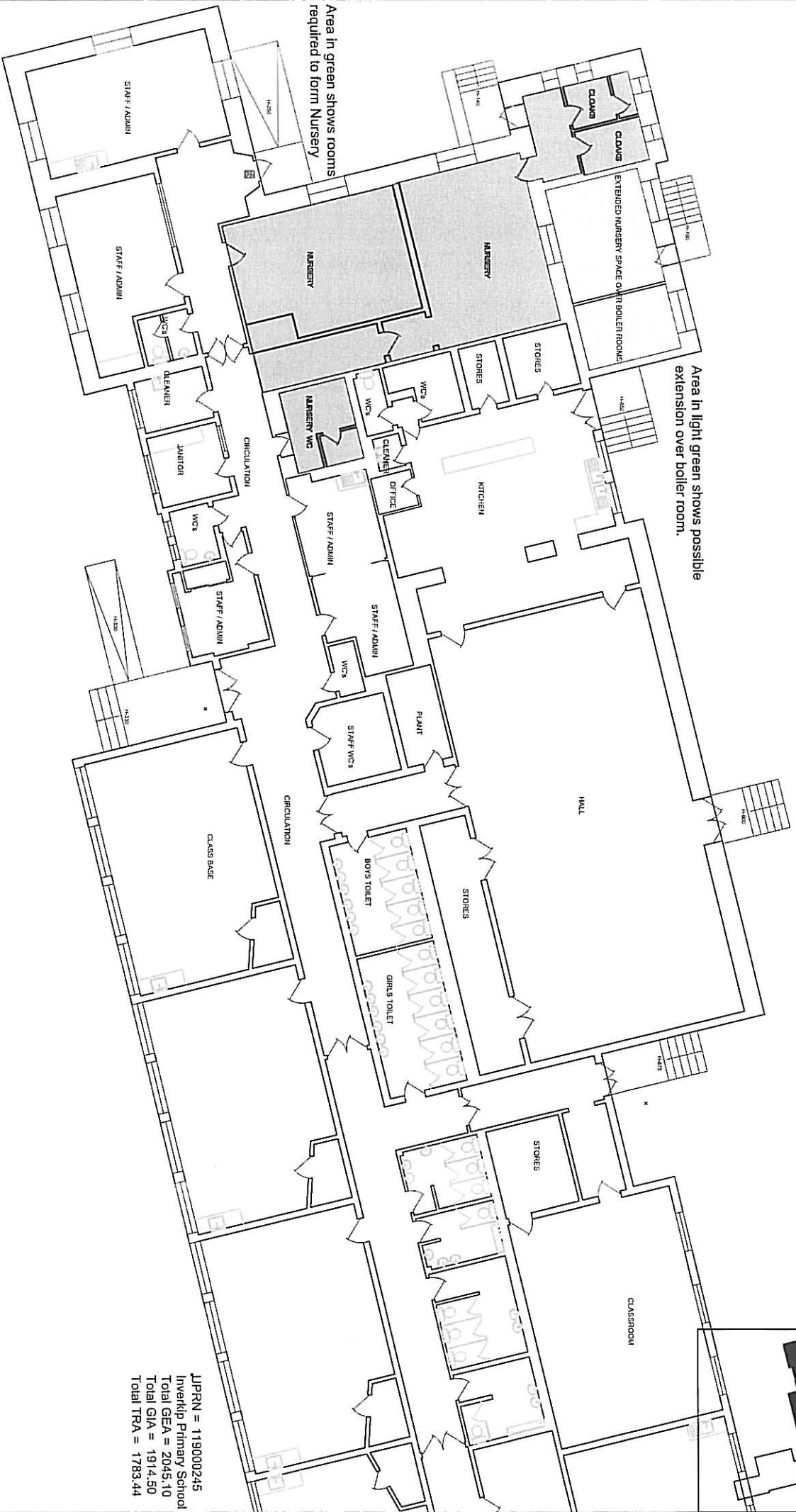
**Inverclyde**  
 council  
 ROSEBERG URBAN AND ENVIRONMENTAL  
 SERVICES  
 Head of Property, Assets and Facilities Management  
 Cabinet Officer  
 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**JOB**  
 Inverkip Primary School  
 Extension

DWG. No.	REV.
10-091	101

**DWG. TITLE**  
 Location Plan

Drawn	HM	Scale
Checked		1:500
Date	Sep '10	



JPRN = 119000245  
 Inverkip Primary School  
 Total GEA = 2045.10  
 Total GIA = 1914.50  
 Total TRA = 1783.44

# Ground Floor

<p>North Direction</p>	<p><b>Inverclyde Council</b></p> <p><small>This plan and associated data has been produced by Spatial Intelligence on behalf of Inverclyde Council. The copyright remains the property of Inverclyde Council. The copyright in any drawings or associated data shall remain the property of Inverclyde Council.</small></p>	<p>Revision: <b>A</b></p> <p>Description: <b>Updated</b></p> <p>Date Surveyed: <b>30/07/2008</b></p>	<p>Scale: <b>1:200 @ A3</b></p> <p>Drawn: <b>SP/NT</b></p> <p>Project: <b>119000245 - Inverkip Primary School.dwg</b></p>	<p>Date Contact: <b>01/09/2008</b></p> <p>Accepted: <b>Physical Investment Team</b></p> <p>Uprate: <b>119000245</b></p>	<p><b>Inverkip Primary School</b>          Station Road, Inverkip, PA16 0AY</p> <p><b>ROOMS AS PROPOSED</b></p>
	<p><b>Inverclyde</b> council</p>				