

Appendix 1

The brief for the La Mare de Carteret Schools site

Description, purpose, area and construction cost

High School and Primary School

Replacement five-form entry High School facilities for up to 600 11-16 age pupils, with scope for expansion to eight-form entry for 960 pupils and replacement two-form entry Primary School facilities for up to 420 4-11 age pupils.

Purpose: to enhance the opportunities for pupils in both schools to receive excellent teaching and learning. The planned scope for the schools will meet the SED's educational drivers of curriculum and organisation, teaching and pedagogy, behaviour and pastoral care, special educational needs and disabilities and health and well-being. At its most fundamental level, replacement is essential because the condition of the present buildings renders them no longer fit for purpose and because there will be a continuing "basic need" for pupil places to be met. Appendix 5 provides more detail on the condition of the buildings and why they are now unfit for purpose.

Area and cost: the High School will have a gross internal area of 6547m², which has been calculated using the States approved Education area standards as applied for St. Sampson's High School and Les Beaucamps High School. The construction cost of the High School is estimated to be £20,170,000. The Primary School will have a gross internal area of 2565m². This area has been calculated by applying the same locational uplift standards approved for the Guernsey secondary schools, and cross referenced with the area per pupil standards in the other States' Primary Schools in Guernsey (see Appendix 10a). The construction cost of the Primary School is estimated to be £8,539,000.

Pre-school Nursery

A replacement pre-school nursery adjacent to the LMDC Primary school, to replace the Happy Days Nursery currently funded by the Social Security Department, for approximately 30 children aged 3-4 on a part-time attendance basis, allowing for groups of up to 16 children at any one time.

Purpose: to be part of the strategic provision of pre-school services described in the Education Department's States Report "The Introduction of a Universal Entitlement to Pre-school Education" May 2014. The Education Department's report to the States was to support pre-school education by making available States funding for up to 15 hours per week of attendance for 3 and 4 year olds within a pre-school setting generally provided by the private sector or other agencies. A part of these proposals was to provide accommodation within two or three primary school sites for pre-school facilities for up to 30 children on a maximum 16 per session part time attendance in partnership with other agencies. LMDC Primary currently provides such facilities for the Happy Days Nursery on its site in association with Social Security and other agencies, and these new replacement facilities are intended to improve on this accommodation and to contribute to the development of the use of the LMDC facilities as an "all through" education environment.

Area and cost: the nursery will have a gross internal area of 130m². The construction cost is estimated at £416,000.

Sports Facilities

Club competition level indoor sports facilities within the schools' new Sports Building allowing provision of a larger sports hall with spectator seating for school and inter-school tournaments, club league level indoor sports tournaments, and utilising shared access to an integral community suite of rooms (see below) and relevant associated schools facilities such as the High School's cafeteria, reception areas, function rooms and parking.

Purpose: to be focused on optimising efficient dual-use school/community provision for netball, basketball and volleyball, as advised by the Culture and Leisure Department and the Guernsey Sports Commission. The Education Department has established a federated approach to the sharing of facilities and staff within the secondary sector of Education. The LMDC schools site will be the only States maintained schools site in Guernsey able to provide a venue for competitions and tournaments at school, club and inter-insular level on matchplay sized courts with accommodation for sizeable number of spectators (up to 270 in fixed seating in an tiered gallery above the sports hall and reached from the main school building, and up to 500 with the addition of tiered staging for larger events).

This facility, supporting both the schools' competitive sports agenda as well as the community sports associations requirements, will make LMDC the Island focus for indoor sporting competition and will complement the competitive swimming and Multi Use Games Area (MUGA) facilities at St Sampson's High School and the Outdoor Activities sports facilities at Les Beaucamps.

Establishing the LMDC site as the focus for year round indoor sports training and competition is only affordable because of the decision not to include a school swimming pool as provided at the other two high schools and the Grammar School, in view of the sufficiency of pools already available within the education estate (see note in Appendix 8). It is consistent with the concept of a federated approach to the provision of sporting facilities within the Island's secondary sector schools and the strategic vision set out by the Sports Commission for sharing the responsibility for providing a comprehensive range of sporting facilities without duplication between relevant States Departments and the private sector in a number of venues.

It will support the concept of local centres in the Island having multi-use community facilities as well as potentially generating income for the sports tourism hospitality sector. The hall space with its associated external infrastructure of level access, parking facilities and public transport links will also be able to host other events such as exhibitions, concerts and Island gatherings as well as providing a large enough Assembly space for the whole school should it expand to 960 pupils.

Area and cost: The Sports Building at Les Beaucamps had a total gross internal area of 2427m² and cost £7.54m uplifted for inflation. By not including a swimming pool at LMDC and rationalising the other sports facilities areas in the building, the Education Department has been able to use the gained area to provide, within the same overall area as at Les Beaucamps, facilities for competitive matchplay, a Communication and Autism Centre and a community suite of rooms.

The LMDC Sports building has a total gross internal area of 2078m² of which 557m² provides for the larger Sports Hall and spectator and match play facilities. The overall cost of the Sports Building without the additional 557m² is £4,539,000. The additional cost for the enhanced facilities is £1,710,000. This total cost for the sports building facilities of £6,249,000 compares with the LBHS cost uplifted for inflation for its sports building at (current cost but excluding external works, fees, inflation moving forward.)

Communication & Autism Service Unit

A relocated Communication and Autism Support Service unit in a building linking the High School and the Primary School to provide a bases for up to 18 children in the Primary School and for up to 18 children in the Secondary phase and to be the satellite base for the provision of outreach services for Bailiwick school age children and advice to pre-school providers. The Outreach Service currently has over 150 children on its case load. The base will provide a classroom each for the primary and secondary age children with associated soft rooms, sensory rooms and small group rooms. The children in the bases will be formally registered on the rolls of the two LMDC schools and will be able to participate as fully as possible with the other school pupils in the daily activities of the mainstream schools, whilst still having access to specialised facilities and care.

Purpose: relocating the two units from their individual bases in two other schools where the accommodation is cramped, inadequate and with few small rooms for individualised support for the children will enable the creation of a centre of excellence within the context of a co-located schools environment. Increases in productivity and better quality of service to Guernsey's young people are expected in this area. The ongoing running costs of the Communication and Autism Service are not anticipated to increase as a result of the co-location, but there may also be some benefits arising from the opportunity cost of vacating the current premises in the two schools.

Area and cost: the Communication and Autism Service Unit will have a gross internal area of 200m². The construction cost is estimated at £615,000.

Community and Social Facilities Suite of rooms

Community facilities for families and the older generation within the schools and sports buildings through provision of a small suite of rooms of 150m² which will occupy a corner of the Sports Building at the heart of the site and through the sharing of school facilities within the schools buildings and grounds, sometimes within school hours but also for evenings, weekends and school holiday use.

Purpose: to align functionally with the use of the schools and the provision of a pre-school nursery to provide a site maximising its facilities for community use by families and the elderly: this local centre concept may allow the Kindred Centre accommodation on the Les Genats housing estate to transfer to the Community Suite so that the two houses currently used could revert to housing units. The suite would be part of general community access to the facilities provided in the two schools. This has received initial support from the Housing Department and the Health and Social Services Department and is currently being further evaluated.

There is a shortage of community meeting facilities in the local centre of Cobo. The great advantage of the LMDC site for its use by the local community - of families, the elderly, and those with disabilities - is its level access, the pedestrian only routes to the site, parking availability and its proximity to local housing estates, social housing, other local facilities and the “local node”, as outlined in the “Analysis of Potential Local Centres” document 2013 published by the Environment Department.

This document describes Cobo as a “well established compact centre with a variety of uses serving the surrounding area, including convenience shopping, petrol station, pub, café, takeaway and restaurant, bank, hairdressers and GP flat terrain aids walkability of centre good network of pedestrian only routes adds to the distinctive character of the centre and connects Cobo with Saumarez Park adequately served by buses with connections to St. Peter Port and St. Sampson’s presence of strong green wedge around the school providing access to open space.”

The LMDC site design allows for a mixture of discrete and shared facilities within the schools and sports buildings for families and the elderly, so that access is securely provided without compromise to the security of staff and pupils, and so that schools facilities can be utilised, for example by access to libraries, ICT, workshops, and catering facilities, outside of school hours, as well by the provision of meeting spaces with basic refreshment facilities so that outreach services can have a secure base for meetings and activities. This may also generate some income revenue from hirers. A reference example is the shared community and HSSD facilities provided at St Martin’s Community Centre.

Initial talks have taken place with the Guille-Allès Library for community use of the libraries in both the Primary and High Schools and it is expected that other agencies will wish to use the community suite for occasional drop-in sessions and small meetings once the buildings are opened.

Area and cost: the Community suite will have a gross internal area of 150mm². The construction cost is estimated at £518,000.

Total gross building area

Up to 11,670m² (the High School (including the sports Building the Community suite and the Communication and Autism Service Unit) at 8,974m² and the Primary School (including the Pre-school Nursery) at 2,695.5m². For the basis for the area calculations see [Appendix 10a](#).

Delivery

New schools will open for operation no later than beginning of September 2017, with demolition of the old buildings and completion of the external areas no later than beginning of September 2018.

Summary breakdown of areas and costs:

Areas	£	m ²
High School	20,170,000	6547
Sports Building	4,539,000	1521
Sports Hall Matchplay facilities	1,710,000	557
Total Sports	6,249,000	2078
Community Suite	518,000	150
Communication and Autism Centre	615,000	200
Primary School	8,539,000	2565
Pre-school Nursery	416,000	130
Total	36,507,000	11670
External Works	13,133,000	
Fees	4,715,000	
FFE/ ICT /AV	3,008,000	
Total	57,363,000	
Central Costs	2,077,000	
TOTAL	59,440,000	EXCLUDES INFLATION

Note figures include contingency.

	Cost Plan		360 Expansion		240 Expansion		Total Expansion 360 +240	
Areas	£	m ²	£	m ²	£	m ²	m ²	m ²
High School	20,170,000	6,547	12,990,000	3,924	8,650,000	2,616	21,640,000	6,540
Sports Building	4,539,000	1,521						
Sports Hall Matchplay	1,710,000	557						
Total Sports	6,249,000	2,078						
Community Suite	518,000	150						
Communication and Autism	615,000	200						
Primary School	8,539,000	2,565						
Pre-school Nursery	416,000	130						
Total	36,507,000	11670	12,990,000	3,924	8,650,000	2,616	21,640,000	6,540
External Works	13,133,000		3,950,000		2,650,000		6,600,000	
Fees	4,715,000		1,820,000		1,200,000		3,020,000	
FFE/ ICT /AV	3,008,000		1,040,000		700,000		1,740,000	
Total	57,363,000		19,800,000		13,200,000		33,000,000	
Central Costs	2,077,000							
TOTAL	59,440,000							

Note figures include contingency.

Note figures exclude Inflation