



Angus Council - Education and Lifelong Learning

Monifieth Learning Campus
Consultation Information Pack

Contents

1. Introduction	3
2. Background – School Investment Strategy	4
3. Monifieth HS – History, Suitability, Condition and Roll	5
4. The Proposal	8
5. Opportunities	10
6. Timescales	13
7. How to Have Your Say	14
8. What Happens Next	15

1. Introduction

Angus Council is seeking your views on the proposal to create a Monifieth Learning Campus to replace the current high school building, including what opportunities there may be within the development.

Angus Council have set out our vision and specific proposals for the transformation of the learning estate over the next decade. The transformation is ambitious, exciting and extremely innovative, with proposals to create a learning estate that is truly fit for the 21st Century and designed to meet the unique needs and requirements of different communities and all learners.

The proposals recognise how we view 'school', education and learning, and the relationship to the places in which they are located is changing. Covid-19 has caused a sudden and dramatic shift in how we teach and learn. The pandemic has given us new insight into what we need from our learning estate. It has strengthened our belief that learning does not simply happen in school. New technologies and resulting developments in pedagogy are helping to drive this change, however financial challenges resulting from the pandemic have also highlighted that learning is a lifelong process for all our citizens. We recognise the contribution that our communities and partners can make to learning and believe that our learning infrastructure needs to respond to this change.



2. Background - School Investment Strategy

Angus Council has a history of significant investment and improvement to its learning estate. The focus has been on delivering buildings which support curriculum delivery; build relationships between our learners, families and wider community; and facilitate opportunities for digital innovation.

In recent years Angus Council has delivered numerous significant projects including:

- Brechin Community Campus - 2016
- Timmergreens Primary School – 2016
- Warddykes Primary School – 2016
- Forfar Community Campus – 2017
- Ladyloan Primary School – 2019
- Muirfield Primary School – 2019
- Abbey View Campus – 2020
- Forfar Early Learning and Childcare Centre – 2020
- Carnoustie Early Learning and Childcare Centre - 2021

In June 2017 the Children and Learning Committee approved a [30 year School Investment Strategy](#). This strategy is not about building new schools, although we recognise in some cases that may be the best solution. The focus is on providing learning environments which are the best they can be to support our children, young people and all learners to achieve. The strategy sets out principles and standards that are used to ensure decision-making is consistent and transparent. The strategy aligns to the national Learning Estate Strategy.

VISION: The best quality learning environments for all of our children and young people, which makes the best use of the resources available.

PRINCIPLES: Equity of access, nurture and inclusion; sustainability and value for money; communities; well-maintained, flexible spaces; transparency and fairness in decision making.

Following a period of pre-consultation, a prioritised programme of activity was agreed by [Angus Council on 30 January 2018](#). A range of criteria was used to prioritise projects for inclusion in the programme, including occupancy, condition/suitability and outstanding maintenance requirements. An initial phase of projects was approved as follows:

- Brechin Rural Schools (now complete) – Extension to Edzell Primary School and Statutory Consultations involving three rural schools.
- Monifieth Options Appraisal – Options for Monifieth Cluster learning estate.
- Reimagining Montrose – Exploring potential to develop Montrose as a Learning Town with investigation into integrating industry within the Learning Estate.
- Arbroath Schools – Options for Secondary provision, including increased collaboration with Dundee and Angus College and other partners;

3. Monifieth HS – History, Suitability, Condition and Roll

Monifieth High School, located within the West of the town, was built in the late 1970's and opened to children in August 1979. The building is a mixture of single and 2 storey brick built teaching blocks, with flat roofs, typical for the age of the building. At the time of construction there was a move towards constructing smaller areas, volume and windows.

The original school building was designed for a capacity of up to 1060 children.

There have been a number of extensions and adaptations to the building over the years including the construction of additional changing facilities; new office and staff/ visitor entrance; new drama studios; and the erection of an extension, originally planned for mixed school/community access, but latterly due to capacity issues used for children with Additional Support Needs.

Every year Angus Council completes a return to the Scottish Government which provides an assessment of the condition and suitability rating for each school within the estate. These are calculated in accordance with Scottish Government Condition and Suitability guidance.



3. Monifieth HS – History, Suitability, Condition and Roll

Suitability

Monifieth High School is currently rated 'C' for Suitability. Due to the original design and construction the school's suitability and environment causes restrictions in the delivery of a modern curriculum. While there are a number of individual classroom spaces the circulation and social spaces are extremely limited. Specific issues around suitability include:-

- Poor quality of natural and mechanical ventilation to numerous teaching areas.
- Lack of natural light throughout the building.
- Inefficient heating system and controls.
- Accessibility challenges including:- circulation routes, steep ramps, narrow corridors and limited facilities.
- Significant accommodation limitations relating to extent, quality and flexibility.
- Storage limitations throughout.

Condition

At the last council building survey and Scottish Government return the building was rated 'B' for Condition with £1m of identified maintenance work required.

In preparation for this project an independent condition survey has been prepared by external Chartered Building Surveyor consultants.

The outcome of this Condition survey has indicated that the building condition should now be considered a 'C'. The report highlights that recommended maintenance works based on industry standard expected lifespans could extend to circa £4-5m. Specific highlights include:-

- Ceilings throughout require replacement from water damage, wear and elements missing.
- Decoration required throughout building.
- Some elements of the original windows / glazing / curtain walling are at end of life with some windows not operating.
- Large number of floorcoverings have reached the end of their lifespan.
- Internal doors and ironmongery throughout are generally original and would require large scale replacement due to wear / damage.
- Replacement and upgrading of wayfinding, statutory signage and lighting required throughout.
- Numerous electrical systems nearing or beyond economic life.
- Numerous mechanical systems are original to the building construction and are now nearing or beyond economic life with various systems detrimentally affecting the building fabric.

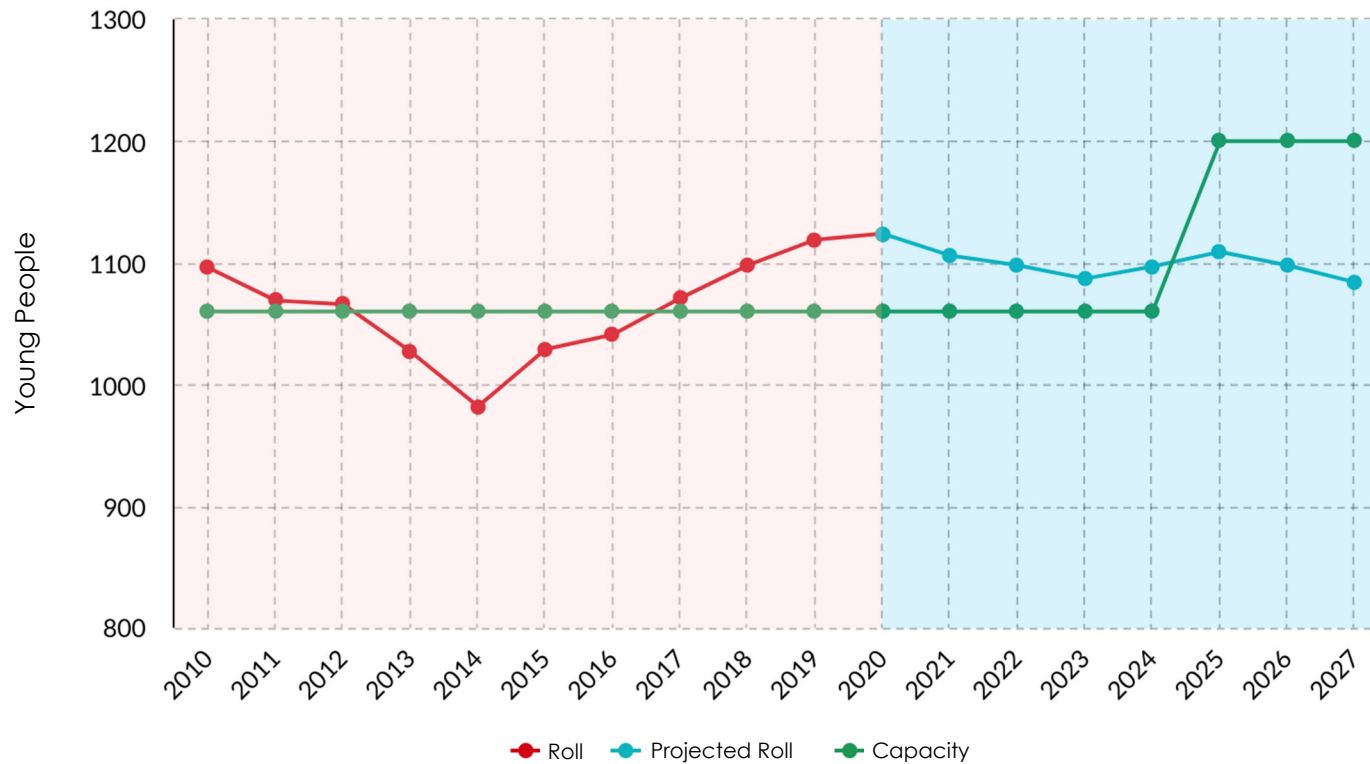
3. Monifieth HS – History, Suitability, Condition and Roll

Roll

Monifieth High School has a positive reputation and has a high demand for placing requests from across Angus and Dundee. The A92 corridor adjacent to the school has seen extensive new housing development in recent years. There is significant pressure in terms of occupancy, and roll projections indicate increased demand will continue in future years.

To accommodate increasing roll, the building has had a number of extensions, in addition to various ancillary spaces being re-purposed into teaching areas.

Furthermore, Angus Council is currently installing temporary modular buildings to the west of the sports block which will provide additional teaching accommodation prior to the completion of the new building.



4. The Proposal

Between early 2018 and late 2019 a number of options were considered to develop the Monifieth schools cluster which included:- refurbishing and extending existing schools; forming a 2-18 through school; building a community campus; and creating a tri school with neighbouring Local Authorities of Dundee City Council and Perth and Kinross Council.

As part of the above options funding was identified within the Council Financial Plan to carry out improvements to Monifieth High School. The final extent of any project however would be dependent on the funding available.

In October 2020 a bid for funding to replace Monifieth High School was made as part of the Scottish Government's Learning Estate Investment Programme. Angus Council received notification in December 2020 that funding for the project was approved. The funding from the Scottish Government Learning Estate Investment Programme relates to approximately 50% of the project cost and is based on achieving specific targets and conditions. Angus Council is responsible for the remainder of the project costs.

We see our schools as a community learning resource. Our planned new build Monifieth Learning Campus will offer an enhanced learning and teaching experience for approximately 1200 young people while increasing community access and opportunities.

A new build school will enable us to provide equity and excellence by allowing us the quality of space needed to deliver the wide variety of learning pathways required. This will ensure that we support each of the 1200 learners to reach their 'fullest potential'. In Angus we aspire for all of our young people to 'achieve more than anyone ever thought was possible', thus not daring to make a decision on what an individual's potential may, or may not, be.

We envision a building which allows all young people to engage in learning that interests them and allows them to enter the next phase of their learning. At Monifieth we already have a significant proportion of the senior phase attend Dundee and Angus College. In addition, our college colleagues also deliver courses on site. The Monifieth Learning Campus will ensure the quality of the accommodation does not limit this offer; ensuring that every young person is following a curriculum which is best suited to their needs and is relevant in terms of local and national economic growth.

Our #everythingislearning philosophy is best served when all parties involved in the learning are purposefully built into the curriculum.

A new build Monifieth Learning Campus will strengthen our senior phase offer, allowing even more of a focus on skills and industry recognised qualifications.

4. The Proposal

The new building will provide space to engage the community, our colleagues in community learning and development and the third sector who contribute so much to the learning of some of our young people.

A new build Monifieth Learning Campus will allow us to redesign the spaces used by our young people with the most complex needs and others requiring additional support, ensuring that every young person benefits from all that the school building has to offer. The existing site has extensive outdoor space which will be redesigned to enhance opportunities for learning during the school day and for use by the wider community.

Walking and cycling routes in and around Monifieth are excellent but can always be improved. To promote active travel however, site access points and on site vehicular routes will be improved to increase the opportunities for young people, staff and the community choosing to walk or cycle.

We see our learning estate as the anchor assets of our communities. Location, configuration and accessibility are critical components. We will work with our community partners in and around Monifieth to co-design a facility that enhances learning opportunities for all; improves outcomes; and contributes to a vibrant and sustainable future for the area. The physical location of the site offers good active travel links. The new development will offer greater opportunities for

community access, which has been limited in recent years due to the pressure on space.

5. Opportunities

The funding to create a Monifieth Learning Campus is directly related to capacity of the school. There is no additional funding currently identified to build or operate facilities beyond this. Notwithstanding this limitation it is essential for us to maximise the development of Monifieth Learning Campus through the use of spaces and the accessibility beyond the school day.

We want the design of spaces to ensure they can be used for both a school and other uses. This may be within the school day or out with. This idea further builds on the work undertaken in the Monifieth Town Centre charette in 2016 which suggested Angus Council should work alongside the community to unlock opportunities within existing assets.

Angus Council are actively considering opportunities and options as part of the Monifieth Learning Campus development. A number of uses in addition to the school are currently being explored and are outlined below.

Early Learning and Childcare

Early Years provision across Scotland has increased over recent years. As part of this expansion there is currently funding available for the inclusion of an early years facility. The operation of any facility could be by the local authority or a private provider.

Monifieth Library

Monifieth Library is operated by [ANGUSalive](#). The library opened in its current location in Monifieth High Street in 1982. In addition to providing reading materials and literacy opportunities, the library also provides services to the public including activities for all ages and abilities; People's Network (computer access); wi-fi; social support; study areas; and community spaces. In 2015, Monifieth Library began providing face to face ACCESS support on behalf of Angus Council.

The proposed development of Monifieth Learning Campus presents an opportunity for ANGUSalive to work with many organisations to bring benefits of a shared infrastructure and enhanced service delivery. A relocation of the library service within a new Monifieth Learning Campus has the potential to strengthen the links between the school and community libraries, by focusing resources to reach a wider demographic of the public. The strengthening of existing relationships between ANGUSalive, Angus Council and the local community provides the opportunity to identify appropriate opening hours, develop collaborative programming opportunities, support adult learning in a co-located setting, coordinate collections purchasing, catalogue improvements, inter-library loans of both physical and digital reading materials.

5. Opportunities

Sport and Leisure

Angus Council does not have any dedicated community sport and leisure facilities within the burgh of Monifieth. Community groups and clubs can book the existing school facilities in Monifieth High School through Angus Council Education and Lifelong Learning. As there are no existing dedicated community sport and leisure facilities to replace, there are no current or additional revenue budgets available to expand this provision within a new facility. However, opportunities still exist for potential future use or access of the new school facilities by community groups and clubs.

The existing indoor and outdoor facilities are used by a range of groups or clubs. The accessibility of these facilities during and after school hours will be crucial in trying to increase community use and benefit from the sports facilities.

Monifieth High School currently has a school swimming pool, built as part of the original building. The main use of the pool relates to Monifieth High School, Primary School swimming, Monifieth Swim Club and private swimming lessons. There are no public swimming sessions operated at Monifieth High School Pool. The requirement for a swimming pool at Monifieth Learning Campus should be considered in relation to the priority of delivering all other facilities required.



5. Opportunities

Community Activities

Monifieth High School currently accommodates a number of activities after school hours. As part of the design of Monifieth Learning Campus it is key to increase opportunities for community use within the new development. This will allow the unlocking of the asset to the community during the school day and throughout the year.

Public Bodies

Through this early consultation phase Angus Council are investigating any opportunities for other Public Bodies to share Monifieth Learning Campus. Where any involvement would require an increase to the building size or facilities it would be expected that this would be funded from the specific user and this would not impact on the accommodation or costs of the school element.

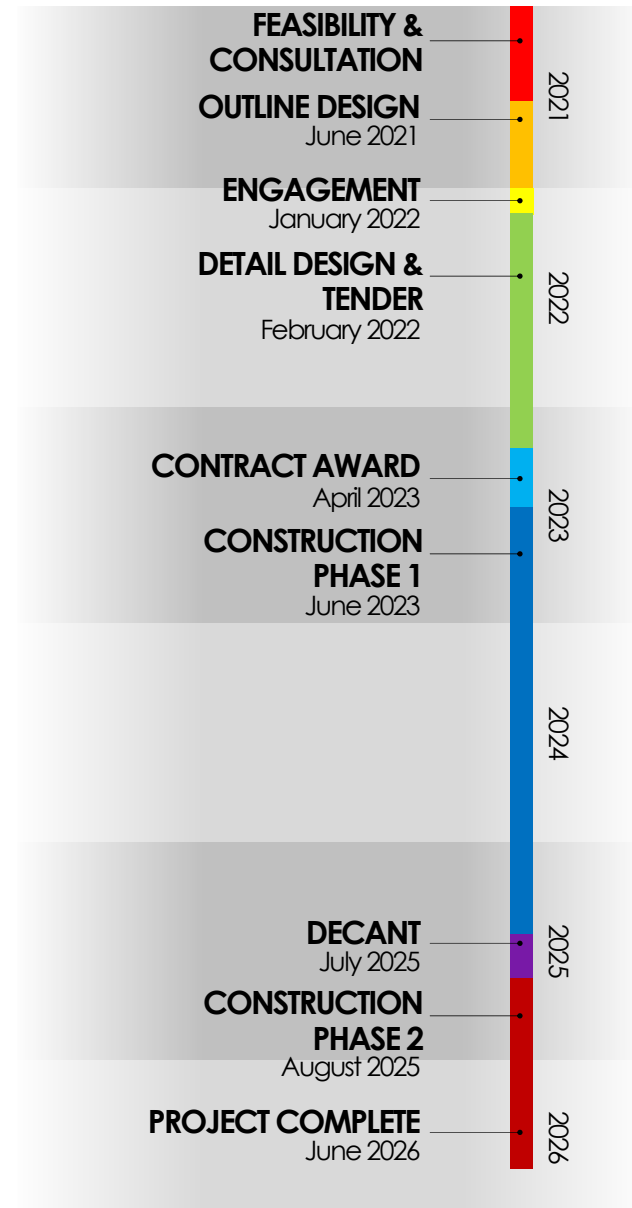
Active and Sustainable Travel

As a part of any replacement school it is key to consider active travel opportunities. In the development of a Monifieth Learning Campus this is essential if we are going to maximise the use beyond just a school. Access and links to any new facility will

consider existing pedestrian, cycle and public transport routes. Due to the size of the catchment area approximately 30% of young people attending Monifieth High School use school transport. Both the on-site facilities and surrounding active travel links are key to maximising the accessibility and success of Monifieth Learning Campus.

6. Timescales

The programme for delivery for Monifieth Learning Campus has been carefully considered to ensure the targets of the Learning Estate Investment Programme can be fully delivered. These changes have extended the design stages of the project programme. The delivery of the project will involve the construction of the building on the existing playing fields, allowing the existing building to continue to operate during the construction. The target opening of the new build Monifieth Learning Campus is Summer 2025. The demolition of the existing building and formation of external spaces is expected to be completed by Summer 2026.



7. How to have your say

This initial consultation phase involves a number of key groups in addition to the open community consultation. The consultation includes:-

- Public
- Community Groups
- Children and young people of Monifieth High School and cluster primary schools
- Parent/ Carers of Monifieth High School and cluster Primary Schools
- Staff of Monifieth High School
- Other Public Bodies who may have interest in the development
- Angus Alive
- Specific Council Departments including Roads & Transportation; Communities Team for Monifieth; Planning.

Interested parties are invited to provide comments by 21 April 2021. Comments can be provided by completing the online form at

https://www.angus.gov.uk/directories/current_consultations/monifieth_learning_campus

Unfortunately due to Covid19 restrictions we are not able to provide hard copies of the form. A hard copy can be printed off from the above site and returned to:

Angus House
Orchardbank Business Park
Orchardbank
Forfar
Angus
DD8 1AN

The form allows you to respond to specific questions regarding the Monifieth Learning Campus development, together with the opportunity to add any other thoughts or comments.

Your data will be protected according to our Data Protection policy which you can find on this link: https://www.angus.gov.uk/council_and_democracy/council_information/information_governance/angus_council_full_privacy_statement

8. What happens next?

This current consultation will run from 23 Mar 2021 until 21 April 2021. Following collation and assessment of all consultation responses a consultation report will be considered at Angus Council Committee on 24 June 2021.

Updates and information will be published at www.angus.gov.uk/monifiethlearningcampus

As the project progresses further information and progress will continue to be shared. A further public engagement will be arranged to review the emerging design proposals. It is planned that this will take place in late 2021 or early 2022, subject to progress.