



ABERDEENSHIRE COUNCIL

**EDUCATION, LEARNING & LEISURE
ESTATE MANAGEMENT PLAN**

AUGUST 2009/10 (version correct May 2010).

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Overview of the August 2010 Plan

Introduction

Although much of the material is not changed in any major way from the 2007 version, the plan's layout has been revised and much material which was included in previous plans is now incorporated in appendices. The 2007 SEMP did not include much detail on Leisure and Recreation and stated that this would be included in future updates of the Plan. This is now incorporated into the 2009/10 SEMP and gives a wider picture of the Education, Learning and Leisure Estate.

One of the major factors of the School Estate Management Plan (SEMP) 2009/10 is the compilation and usage of the Sufficiency, Suitability and Condition Core Fact data on the School Estate. This provides a basis for estate rationalization, upgrades, repairs and maintenance. The collection methodology was changed by the Scottish Government for the 2009 Core Facts by not asking for data on the Suitability of the school estate. Aberdeenshire Asset Management collected the data as requested and the data for Suitability along with the return on Condition, to highlight particular issues with individual schools and, in turn enable channelling of funding and resources to address such issues.

The revised criteria for Condition resulted in a general drift upwards to the extent the "D" Category has been eradicated and in the case of Condition core fact a significant movement for both "C" and "D" to Category "B". The Estate Core Facts are expanded in Sections 3 and 5.

Progress during the last year

Council Committee Meetings- Education, Learning and Leisure

Since the election of the new Council in May 2007, the Education, Leisure & Learning Committee has met on several occasions.

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The Committee has continued its commitment to Asset Management by meeting on many occasions to discuss and ratify Capital Plan Priorities and Asset Management Strategies:

28 August 2008- Asset Management and Capital Plan Priorities

30 October 2008- Service Plan- Progress Report- 3.15 of the Report, states that the Education, Learning and Leisure Capital Plan and Asset Management Strategy will be reported on annually to the EL&L Committee.

30 October 2008- Primary School Capacities Maximum Class Sizes

5 February 2009- Primary and Secondary School Enhancement Report Projects 2008-2023.

10 February 2009- Report on Primary School Management Model- 3 aspects of Asset Management:

LL1.2- Forecasting of school rolls

LL1.3- Improve management and maintenance of EL&L Buildings and Facilities

LL1.4- Increase funds to improve quality of buildings.

27 August 2009- HMIE Report on Inspection of Education Function of Aberdeenshire Council- Update. This report supports Asset Management functions by stating ELL&L must ensure:

reviews Core Facts

Review suitability by Local Authority/ADES

Annual review of EL&L Asset Management Plan

Report to EL&L Committee re Capital Budgets

Review of Planning Gain.

Fit-for-purpose facilities

27 August 2009- EL&L Asset Management Strategy and Capital Plan Priorities and Review of Indoor and Outdoor Sports Facilities

28 October 2009- Schools Investment Programme

Demography

Future Infrastructure Requirements for Services (FIRS)

The Local Development Plan is currently work in progress. The plan will have major infrastructure effects on education provision. To provide an indication of the potential infrastructure requirements for the preferred sites for Education Learning and Leisure, a group was established comprising of:

Head of Service

Business Support Manager

Quality Improvement Officer

Business Support Officer

Asset and Facilities Officer

Property Representatives

Leisure and Recreation Officers

The group reviewed the settlements for each respective area and agreed on the education, leisure and recreation requirements for future infrastructure. These were submitted to planning in September 2009 for inclusion as part of the wider FIRS information and publication on the website. Developers were asked to advise whether there site remained deliverable when taking into account the identified infrastructure requirements by 18 February 2010.

Further settlements were looked at later by smaller sub-groups and fed back to planning. The FIRS planning has helped inform the EL&L Asset Management Plan for future years. Representatives from Property and Asset and Facilities Officers site on the FIRS group along with other Council Services, NHS, Scottish Water and Transport Scotland who meet several times a year to discuss issues. The group has looked at various projects including 3 main area (FIRS – Big Ticket Exercise – see Appendix 1) and plotted infrastructure for these settlements (Appendix 2). One of the main reasons for FIRS is to flag up any potential ‘hot spots’ and to ensure there are no financial shocks for developers.

As the local development plan progresses the infrastructure requirements for EL&L are being reviewed to reflect the draft proposals from the Area Committees. This information will feed into the local development plan action programme.

Schools PPP Project

Aberdeenshire has 9 PPP Schools in its portfolio:

Primary Schools

Banff Primary
Hill of Banchory
Kintore
Longside
Meldrum Primary
Rothienorman
Rosehearty

Academies

Portlethen Academy
Meldrum Academy

The PPP Schools are all now operational with very few problems. However, Portlethen Academy has some considerable issues in 3 main areas:

Pitches- draining /water logged issue with pitch 3, resulting in the pitch being unavailable for use for a long period.

Heating and ventilation- various unresolved issues (at February 2010) with heating and cooling of rooms. Temperature tags have been deployed and tamper proof covers for thermostat controls and an independent surveyor for heating and ventilation has interrogated the system.

Internal plasterboard- around 70% of internal areas, especially high traffic locations have been replaced over 2009 at a cost to the Aberdeenshire Councils' PPP Partner.

Work in Progress

School Projects 2009-10 and Future Years

Aberdeenshire Council was notified in September 2009 that it will receive part funding through the Scottish Futures Trust (SFT) for two new academies on a "like for like" replacement basis at Ellon and Mearns. Currently there are discussions with SFT and Council regarding sqm per pupil allocation for Aberdeenshire builds as compared to SFT standards. A list of school projects is show in Appendix 3.

Sufficiency

The proposal to reduce in the size of P1-3 classes to 18 pupils will reduce the pupil capacity of schools. At the time of writing this finalising this report, the national requirements on class sizes remains unclear. There is a suggestion of legislation to create a maximum of 25 for example. Until matters are clearer, it is difficult to plan ahead. If the proposed reduction to 18 for P1-P3 becomes law or indeed the maxima of 25 then this will have a huge impact on Educational “hot spots”, such as Kintore, where it is suggested that there could be a need for an additional 6 classroom bases to accommodate pupils.

Condition

2009 Core Facts for Aberdeenshire Council Schools are contained in Appendix 6

Fitness for Purpose

From the core fact information standards of accommodation are reviewed for primary and secondary schools. The core facts for leisure and recreation properties are due to be reviewed in 2010 to give an updated position on condition, suitability and fitness for purpose. A group of Council representatives from Property and Education, Learning and Leisure meet regularly to look at secondary enhancements which are now to be extended to primary schools. Appendix 4 shows the forward planning for secondary schools in Aberdeenshire. The table shows the overall core facts condition and suitability and fitness for purpose. The group visited the academies to obtain a clearer picture and spoke with Principal Teachers for the subject areas and to see how the class operates with pupils. Health and safety as always is a major factor.

1. BACKGROUND

1.1 THE EDUCATION, LEARNING & LEISURE_SERVICE

1.1.1 The Education, Learning & Leisure service is the largest service of Aberdeenshire Council. It is the fourth largest education authority in Scotland in terms of geographical area and the sixth largest in terms of population.

1.1.2 The Education, Learning & Leisure Committee of the Council, consisting of 14 Elected Members and teacher and church representatives, is the main policy forum that sets the priorities for the Service. Education, Learning & Leisure policy issues are also discussed at each of the Council's six area committees, thus ensuring that a local dimension is included in the setting and monitoring of Education, Learning & Leisure policy.

1.1.3 EL&L Core Activities comprise delivery of the following core functions:

- Pre-school education.
- School education.
- Educational Psychology Service.
- Community Learning and Development.
- Cultural Services.
- Sports and Recreational Services.

The Service's current annual revenue budget as agreed by Full Council in February 2009 stands at £247,493,000. The breakdown for each of the core elements of the Service is:

	£'000
Pre School Education	11,045
Schools	208,099
Educational Psychology Service	1,529
Community Learning and Development	4,640
Sport and Recreation	6,330
Cultural Services (Libraries, Museums, Visitor Attractions, Arts Development)	6,639
Administration & Management	9,211
Total	247,493

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Over the next year EL&L will continue to move towards policy led budgeting. In other words we will be aiming to better align resources with the strategic priorities and outcomes identified in the Service Plan.

1.13 The Education, Learning & Leisure Asset Management Plan Review 2009 has identified a number of priorities:

- To reflect Aberdeenshire Council's key strategic priorities
- To ensure provision of fit for purpose 21st Century Education, Learning & Leisure facilities within Aberdeenshire
- To address gaps in provision
- To capitalise on opportunities to share facilities to ensure best value, e.g. Community, Recreational, Cultural and Educational
- To provide high-quality, low-maintenance, modern, eco-friendly facilities that minimise revenue running costs wherever possible
- To rationalise and replace, as appropriate, buildings not fit for purpose
- A review of the "core fact" information
- The requirement by the Scottish Government for all Local Authorities to put a School Estate Management Plan in place.

1.1.4 In addition to the core budget additional funding is being accessed from the Scottish Executive and bodies such as Sportscotland and the Scottish Arts Council to implement national initiatives such as Inclusion, Alternatives to Exclusion, National Grid for Learning, Nutrition in Scottish Schools, Active Schools and Youth Music Initiative. There is normally flexibility to use such funding in a way that meets Aberdeenshire's particular circumstances. While such funding is welcome it sometimes requires match funding from core budgets and it is generally for fixed terms. This can present challenges in maintaining core funding for other Service activities and sustaining initiatives unless the funding can be mainstreamed.

1.1.5 Education and Recreation services are delivered through a network of more than 400 facilities in communities across Aberdeenshire which includes:

84 nursery units

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151 primary schools
17 secondary schools
55 special needs units
35 community centres
36 libraries and 6 mobile libraries
11 museums
14 swimming pools
7 leisure centres
3 heritage centres

1.1.6 In order to reflect the commitment to lifelong learning, senior staff from school education, and from community education and recreation, meet at regular intervals as local education and recreation networks (Community School Networks - CSNs). There are 17 CSNs, one for each secondary school and associated primaries.

1.2 THE ESTATE MANAGEMENT PLAN

1.2.1 In 2003, the Scottish Executive published "Building Our Future: Scotland's School Estate." The booklet outlined a strategy for investment in the school estate in which investment priorities would be based on assessment of the Condition of existing school buildings, their Suitability for delivering education to modern standards and the Sufficiency of school places to meet the demand in their local area. A series of booklets in the "Building Our Future" series has subsequently been issued; each booklet deals with a particular aspect in greater detail.

1.2.2 The Scottish Executive required local authorities to collect and submit Core Facts about the School Estate and to update these annually. They are grouped into 6 categories:

- 1: Extent Of The School Estate
- 2: Value Of The School Estate
- 3: Condition Of The School Estate
- 4: Sufficiency Of The School Estate
- 5: Suitability Of The School Estate
- 6: Financial Performance Of The School Estate

These were first collected for the year ending in December 2003 and reported to the Scottish Executive in early 2004.

1.2.3 The Scottish Executive also required the submission of a School Estate Management Plan. The first plan was submitted in spring 2004. The plans have been updated annually as directed by the Scottish Government who did not request plans after 2007. This SEMP has followed on from the 2007 SEMP and the Education Learning and Leisure Asset Management Plan 2009.

1.2.4 In relation to major school new build projects, consideration is given on a case by case basis to the potential for the integration of community provision such as library, culture and recreational facilities. Factors to be taken into account include the suitability, proximity and accessibility of existing facilities in the area, local population size and future projections, together with the overall affordability the possible range of options for the proposed development. This approach is illustrated through integration of CLD facilities at the following:

Alford Academy
Banchory Academy
Banff Academy
Bracoden School
Ellon Academy
Fettercairn School
Gordon Schools
Inverurie Academy
Kemnay Academy
Mackie Academy
Mearns Academy
Meldrum Academy PPP
Mintlaw Academy
Peterhead Academy
Turiff Academy
Kintore Primary PPP
Rosehearty Primary PPP
Westhill Academy
Portlethen Academy PPP
Hill of Banchory School

1.3 EDUCATION, LEARNING & LEISURE SERVICE STRATEGIC PLANS

1.3.1 The purpose of the Service Plan is to show how Education Learning & Leisure contributes to the Council's overall vision. We address the themes that the Council has agreed with its community planning partners. These themes are incorporated in the Council's Strategic Plan. We set out our objectives for taking forward each of the themes and put forward three year action plans for delivering the outcomes we are aiming for. We take account of what is expected of us in relation to national policy but in doing so we consider the needs and aspirations of the people of Aberdeenshire and the largely rural context in which we operate. Aberdeenshire Leisure Services undertook a review of the Facilities Planning Model in 2008, which was subsequently considered by the ELL Committee. A recommendation which was accepted by that committee was that a future sports strategy would prioritise building new community sports facilities and pools in tandem with new academies where possible.

1.3.2 The Service Plan is intended to provide a framework within which more specific strategies and plans can sit such as School Development Plans and strategies for Community Learning and Development, Sport and Culture. A policy framework has recently been established which provides access for staff to an up to date database of all current Education and Recreation policies and those under development as well as a template for drawing up new policies. By relating the Service Plan to community planning we will be able to better connect the work of the Education and Recreation Service to wider policies including those on health, Integrated Childrens Services and community safety.

1.3.3 Underpinning the Service Plan is a commitment to:

- Better aligning resources with our strategic objectives;
- Seeking the best environment for learning, culture and sport with the resources available to us;
- Promoting equality of opportunity;
- Developing further an integrated approach to service delivery through partnership working;

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Assuring quality and managing performance so that we achieve Best Value and continuous improvement.

- 1.3.4 By setting clear strategic direction and having effective processes for delivering, reviewing and improving our services we aim to have successful learners, confident, healthy and cultured individuals, responsible citizens and effective contributors to society. Through building capacity within the Service and the wider community we can widen access to learning, culture and sport, thereby allowing potential to be realised and excellence to be achieved.
- 1.3.5 The 2007-10 Service Plan places emphasis on 22 local strategic/improvement objectives grouped into 5 categories:
- 1 Learning – a Lifelong Experience
 - 2 Community Wellbeing
 - 3 Jobs and the Economy
 - 4 Sustainable Environment
 - 5 Quality Services and Partnership Working
- 1.3.6 The objectives which are most directly linked to the Estate Management Strategy are:
- 1.2 Support, in community settings, the development of skills and knowledge and the building of capacity through adult learning, work with young people and sports and cultural developments
 - 1.4 Assist schools in their provision of teaching and learning, supporting the development and implementation of a Curriculum for Excellence and improving young people's capacities accordingly
 - 2.2 Extend inclusiveness and accessibility of services, taking rural contexts and improving equity of opportunity
 - 3.3 Enhance the attraction of the Council's area as a place for business to locate and for people to live in by ensuring high performing schools and improving and extending leisure and recreational opportunities
 - 4.3 Manage and minimise the use of scarce resources and practices potentially damaging to the environment, promoting recycling, energy efficiency, reduced car travel and efficient and effective use of land and premises
 - 5.2 Improve efficiency and effectiveness in the management of resources to secure the Best Value possible and achieve the highest practicable

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level of resources – personnel, financial and material – available to schools, frontline establishments and field teams for direct service delivery

- 5.3 Improve the Service's infrastructure, including the quality, accessibility and current utility of frontline buildings and their environments

1.4 CONSISTENCY WITH OTHER PLANS AND STRATEGIES OF THE COUNCIL AND ITS PARTNERS

- 1.4.1 Decisions of the priority given to different proposals cannot be undertaken in isolation from the wider agendas provided by other plans and strategies of the authority and its partners. These provide an additional context for the decisions over and above those solely within the locus of the Council as Education Authority. Decisions made should seek to support and complement, where possible, other agendas.
- 1.4.2 Principal amongst the plans and strategies to be considered is the Community Plan. This document identifies "Quality of life through learning" as a principal theme and is advanced by the Aberdeenshire Community Learning Partnership (ACLP) through its Community Learning Strategy. Key issues highlighted in this section of "Community Planning in Aberdeenshire" include "modernising school buildings and making them more available for community use including lifelong learning". Any decisions taken on the priority of investments in the educational estate will require to be founded on the six Community Planning principles of inclusion, accountability, participation, communication, evidence-based and partnership.
- 1.4.3 The Aberdeenshire Council "Strategic Plan" is also relevant. This commits the council to create and improve opportunities for people and communities to be involved in making decisions that affect them and to ensure that there is opportunity for everyone in Aberdeenshire to gain access to education and recreation services and that as far as possible the full range of needs is met within local communities.

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1.4.4 Finally consideration has to be taken of the Council's two "infrastructure" strategies, the Local Transport Strategy (LTS) and Land Use Plans including the Structure Plan and Local Development Plan. These share a common theme of integrating transportation and land use to promote a sustainable development pattern through reducing the need to travel. The LTS recognises the impact that journeys to school can have on congestion and the risks to children as they travel to and from school.

2. ESTATE STRATEGY

2.1 STRATEGY STATEMENT

2.1.1 At the time of submission of the first Plan in spring 2004, the Council agreed that its School Estate Management Strategy should be based on the principles set out in 2.1.4 below.

2.1.2 In June 2007, the Education, Learning and Leisure Committee of the newly elected Council endorsed these principles.

2.1.3 The Committee also agreed that the scope of the Plan should be extended to cover the whole of the Education, Learning and Leisure Service. The principles were originally drafted in relation to the school estate and will require some redrafting on that account although no change to the spirit of the principles is envisaged.

2.1.4 The Strategic Principles

- 1** The agreement of a set of minimum standards for the various elements of educational buildings including, inter alia.
 - 1.1** Accommodation required to deliver the curriculum in accordance with modern standards;
 - 1.2** Provision for pre-school and ante-pre-schools;
 - 1.3** Provision for pupils with Special Educational Needs;
 - 1.4** Full compliance with the Disability Discrimination Act;
 - 1.5** Provision of on-site playing fields;
 - 1.6** Provision of on-site car and bus parking and turning areas, with good segregation of pedestrians and vehicles;

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- 1.7** Provision of accommodation for non-teaching staff and for non-class contact elements of the work of teaching staff.

- 2** A review of the basis on which school capacities are evaluated in accordance with the standards developed in 1 above.

- 3** The incorporation of facilities, which promote the community schools agenda.

- 4** In accordance with the identified needs of local communities, and to the extent agreed with the relevant council services and public authorities, the incorporation of facilities such as:
 - Community Learning
 - Joint School and Community Libraries
 - Recreation and Sport
 - Social Work Family Centres
 - Community Dental Surgeries
 - Community Police Offices

- 5** Ensuring that the Local Development Plan takes full account of the needs of the Education and Recreation Service by:
 - 5.1** Advising the Planning Service of the areas in which school capacity is available to meet the demand arising from new housing
 - 5.2** Identifying the need for educational facilities, which are attributable to proposed housing developments and quantifying the Planning Gain Contributions required to meet the need.

- 6** Matching Demand to Capacity retaining only a prudent margin for potential roll increases.

- 7** Restriction of the use of temporary accommodation to the solution of short-term capacity problems.

- 8** Phasing out the use of existing temporary accommodation as soon as is reasonably possible.

- 9** Active management of Outwith Zone Placing Requests in support of principles 6, 7 & 8 above.

- 10** The identification of facilities for which there is no reasonable prospect of their being brought up to the standards set out in 1 above, and to plan for their replacement.

- 11** Expenditure on facilities identified in 10 above will be restricted to that necessary to maintain their condition and address Health and Safety requirements.

- 12 Major capital expenditure will only be undertaken where it increases capacity at schools which meet the Council's standards or where it brings a school up to the Council's standards, in whole or in part.

3 SUFFICIENCY OF SCHOOL PROVISION

3.1 SCHOOL ROLLS

3.1.1 Aggregate Rolls

The aggregate Aberdeenshire Primary School Rolls have fallen since 2001. In 2001, the aggregate roll was 20,554. This has fallen by 7.9% to 18,919 in 2011. However, the forecast is set to rise from 2012 by 2.2% to reach 19,355 in 2016.

A difficult aspect of primary school roll forecasting is predicting intake to primary stage P1. This is particularly true in settlements with more than one primary school where the schools are relatively close together; where out of zone admissions may become an issue and in small rural primary schools with fluctuating rolls, forecasting is often problematic.

While forecasts are provided to 2016, it must be recognised that beyond 2013, forecasts for individual schools are subject to greater uncertainty, and will be influenced by land use policy decisions on the location of development which have yet to be made.

The Scottish Government has announced its intention to introduce a maximum class size for P1-P3 of 18. It is not clear when this will be implemented in Aberdeenshire and there is a current debate over the feasibility and administration of this policy; due to costs, facilities, infrastructure, locations and teacher recruitment.

The aggregate Aberdeenshire Secondary Schools Rolls have fallen since 2001. In 2001 the aggregate roll was 15,549. This has fallen by 7.2% to 14,415 in 2011. The forecast is set to decline by 6.6% to 2016.

Currently, most of Aberdeenshire secondary schools are relatively isolated spatially from each other and no settlement has more than one secondary school. This limits the impact of out of zone admissions, and thus supports more accurate school roll forecasting. See Appendix 5 for school roll graphs.

3.1.2 National Comparisons

Figures from the School Estate Statistics, 2009 show the overall picture for Scottish Schools:

17 per cent of schools were given the overall building **condition** rating of A (good), 58 per cent were rated B (satisfactory), 21 per cent were rated C (poor) and two per cent were rated D (bad).

Aberdeenshire Condition Ratings 2009

Condition	A	B	C	D
Primaries	10	127	15	0
Secondaries	2	10	5	0
Special	0	4	0	0

In primary schools 7 % of schools were operating at 90 % or more capacity, while 58% of schools were operating below 75 % capacity; 14 % of primary schools were operating at 100 or more capacity. In the secondary sector 35 per cent of schools were operating at 75-90 % or more capacity, with 33 % of schools at 90-100% capacity and 47% were operating at 100% or more capacity. The average level of occupancy in 2009 for primary and secondary was 78 and 92% respectively.

More schools have had increasing rather than declining rolls:

3.1.3 Primary Schools

A review of EL&L School Estate Management Plan (SEMP) and service strategies has identified priority primary school projects required to meet increasing school rolls in Aberdeenshire and possible projected school rolls and housing developments as identified in the Aberdeenshire Local Development Plan 2009. Additional Primary Schools are required at Hillside (Portlethen) and Uryside (Inverurie) with replacement Primary Schools required at Drumoak, Dunnottar (Stonehaven), Kinellar (Blackburn) and Markethill (Turriff). Review also highlights the ongoing need for the upgrade of Primary Schools to address local issues of suitability along with additional accommodation at Kintore as mentioned in page 16. The review of the Primary estate also highlights future (5 – 10 years) need for replacement Primaries at

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Newmachar and Rathen, with the need for site acquisition at an earlier date identified. Further future (5 – 10 years) need and rationalisation opportunities are highlighted for Banchory, Fraserburgh, Mintlaw, Peterhead and Portlethen. There is now a first phase of named primary schools through a bid for part funding cost of construction of a primary school through the Scottish Government. The primary school identified as a top priority for Aberdeenshire is Markethill School, Turriff at a cost of £11.2M (2009 Figures). Officers from Asset Management and Property Services have produced a “pen portrait” for Markethill School for submission to the Scottish Government in October 2009. This application was unsuccessful.

3.1.4 Secondary Schools

Priority Secondary School projects are identified within the SEMP to address increasing school rolls within areas of Aberdeenshire experiencing rapid growth and suitability. As a result of the significant capital investment required to deliver Secondary Schools and pressures on the Council to upgrade and maintain all of its assets, Alford Academy replacement which also includes replacement of the Primary and Community facilities is to be progressed through traditional capital investment. Secondary Schools at Kemnay is another priority projects which requires alternative funding streams. The review also identifies a need for ongoing enhancements to Secondary Schools to improve suitability within curricular areas. The review has also identified future (5 – 10 years) need for replacement or significant upgrade of facilities at Banchory, Inverurie and Mackie (Stonehaven) Schools. Replacement facilities at Ellon and Mearns (Laurencekirk) have now been given part funding from the Scottish Government in September 2009. The Scottish Futures Trust has been appointed to manage, co-ordinate and drive forward the Schools Investment Programme in the most efficient and effective way; the focus being to work with Aberdeenshire Council Education, Learning and Leisure to achieve improved value for money.

3.1.5 Special Schools

Review of Special Schools identifies the acquisition of a site to enable the replacement of St Andrews (Inverurie) in future years (5 – 10 years) as a priority. Replacement of facilities at Anna Ritchie (Peterhead) Westfield (Fraserburgh) and Carronhill (Stonehaven) are also identified as future (5 – 10 years) requirements.

3.1.6 Status of Roll Forecasts

Whilst we can be fairly confident about the overall pattern, decisions made through the Local Development Plan on future housing land allocations will affect the roll of individual schools.

The current stage of the Structure Plan and this plan and its potential effect on the demand for school places are described in the next section.

3.2 ABERDEEN CITY AND SHIRE STRUCTURE PLAN

3.2.1 Aberdeen City and Shire Structure Plan

The Aberdeen City and Shire Structure Plan was approved in August 2009. It sets out the direction for future development of the North East.

3.2.2 The Spatial Strategy

The structure plan sets out a high growth strategy for the future development of the city and region. The spatial strategy aims to focus development in places where there are clear opportunities to encourage people to use public transport. 3 strategic growth areas are identified within the structure plan as the main focus for development up to 2030. These areas will be expected to account for around 75% to 80% of the growth over the next 20 years or more. The 3 strategic growth areas include:

- Aberdeen City;
- Huntly to Laurencekirk; and
- Aberdeen to Peterhead

The remaining levels of growth will be accommodated within local growth and diversification areas where levels of growth should relate to local needs.

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The School Roll forecasts referred to in Section 3.1 of this Estate Management Plan are consistent with the level of growth identified in the Structure Plan.

The current economic downturn would suggest a slower build out rate however this is likely to pick up as the economy improves and the Local Development Plan brings forward new sites. School capacities and future infrastructure requirements have been looked at during 2009 and continuing into 2010 at FIRS strategic meetings. These will also continue to be reviewed through the local development plan action programme in line with build out rates.

3.2.3 Aberdeenshire Local Development Plan

Work on the Aberdeenshire local development plan has been progressing. A Main Issues Report was published for consultation in May 2009 that identified a choice of sites for development across Aberdeenshire and sought comment on key policy issues.

Officers have made recommendations on the various site proposals following the assessment of responses to the Main Issues Report. These have been considered by the Area Committees during March and April 2010 and recommendations from these meetings will be taken forward as draft proposals for inclusion in the Proposed Plan, following further consideration at the Infrastructure Services Committee.

The Proposed Plan is likely to be agreed by Aberdeenshire Council on 27 June 2010 for consultation.

3.2.4 Investment in the School Estate

Whilst the local development plan is at a formative stage and provides a clear direction on the scale and location of new development there is still some way to go in the process and a level of risk.

In some cases the level of risk can be mitigated by adopting a preferred option which includes sufficient flexibility to respond to potential changes in demand, whilst in other

cases it will be prudent to defer a project or to make use of a temporary solution until there is greater certainty about the future level of demand and build out rates.

The settlements and proposed scales of growth have been considered through the FIRS group. These are currently being updated in line with the recommendations from the Area Committees and the Infrastructure Services Committee in April 2010.

3.2.5 Future Infrastructure Requirements For Services (FIRS)

Aberdeenshire Central Area

Identifying FIRS for the EL&L Service and for the Aberdeenshire Local Development Plan.

The FIRS group was set up to identify the infrastructure requirements associated with new development. The key aims of identifying this information were to:

- Provide confidence to the industry about costs (no shocks)
- Demonstrate the deliverability of the sites (that they are financially capable of development)
- Provide clarity to communities about what it is that the development will provide, or contribute to

Identification of these requirements has been a key part of the FIRS group.

Service Caveats

Where possible and achievable to provide the co-location of services within the facility, e.g.- Health Centre.

Class sizes

The main caveat for Education comes from the 30 October 2008 Education, Learning and Leisure Committee Report on Primary School Capacity: Effect of Maximum

Class Size:

- ❖ P1- 25
- ❖ P2 and P3- 30

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- ❖ P4 and P7- 33
- ❖ Composite- 25
- ❖ No consideration has been taken place for reduction to 18 class size for P1-P3.
- ❖ £ Costs are based on £2500 p/sqm

Leisure and Recreation

As a rough guide, the main caveat for standard of provision have been taken from various sports sources and are as follows:

- ❖ **Play Areas:** The standard for local play areas is 0.35 hectares per 1000 population.
- ❖ **Playing Fields:** The standard of provision is for: 1.5 hectares per 1000 population, with minimum provision for a pavilion serving two football pitches to included at least 4 team changing rooms/showers/toilets/storage/2 officials changing rooms.
- ❖ **Community Centres:** The standard for provision is a ratio of 61 sqm per 1000 people.
- ❖ **Swimming Pools:** The standard for pool space is 7.72 metres of pool space per 1000 population- minimum standard of 25m pool/6-8 lane/teaching pool/changing village/spectator facilities.
- ❖ **Sports Halls:** The standard of provision for sports halls is 0.23 courts and associated facilities per 1000 population- minimum provision 4 court hall (33x18m)/fitness gym/dance hall/auxiliary hall/changing rooms/showers/toilets/storage.
- ❖ **Libraries-** one branch per 15000 populations. Minimum distance of 1.6km to the nearest library in urban areas.

A report was prepared for each settlement detailing the additional infrastructure that would be required to serve the development, either in isolation or cumulatively with other developments, justification for the required infrastructure and a statement on the preferred location and costs. The infrastructure requirements were originally assessed on the basis of the sites in the Main Issues report. These are now being reviewed in line with the recommendations from the Area Committees on the draft proposals to be taken forward to the Proposed Plan.

Developers/Agents were asked to provide a brief and succinct statement of their sites deliverability in the context of the published infrastructure requirements and development numbers within the Main Issues Report by February 2010.

EL&L Service Reports for each settlement area.

For the purpose of these reports this area is divided into:

- Existing Facilities
- Impact on EL&L Service Provision
- Other Learning and Leisure
- Summary
- Comments
- Please see information regarding the condition and suitability for schools estate 2009
- school roll capacities and projected capacities
- Leisure Core Facts updated May 2009

(See appendices on FIRS various exercises)

3.3 SECTOR SPECIFIC SUFFICIENCY ISSUES

3.3.1 Primary

Aberdeenshire's Primary Schools include many small rural schools, which were originally provided to deliver a very different curriculum in the late 19th or early 20th century. The review of minimum standards of provision will focus on suitability for delivery of the curriculum, but it may well lead to the conclusion that schools with small classrooms would be more suitable if their published capacities were reduced.

3.3.2 Secondary

Aberdeenshire's Secondary Schools are generally large by national standards. The majority of them have rolls, which exceed their assessed capacities, so that sufficiency of provision continues to be an issue for the Council.

The Council also has significant problems with the fitness for purpose of some of its schools where facilities have not been upgraded for many years.

Although the rolls of most schools will decline, the Council does not expect the roll of any of its secondary schools to fall to the level at which there would be concerns about their viability.

3.3.3 Special Schools

At the time of local Government Reorganisation in 1996, Aberdeenshire inherited a relatively small number of Special Schools, as many of Grampian Region's more specialised facilities were located within the Aberdeen City area. This led Aberdeenshire Council to adopt a policy of making provision for Special Educational Needs in units within mainstream schools. Where new schools have been built, the Council has included integrated Special Educational Needs provision. Currently, the Policy for Special Needs in Schools is being reviewed by Aberdeenshire Council.

3.4 ASSESSMENT OF CAPACITIES

3.4.1 Assessment of Primary School Capacities

The basis of the Council's assessment methodology is contained in a report approved by the Grampian Regional Council Education Committee in October 1994 and superseded by EL&L Committee Report 29 August 1999.

Aberdeenshire Council agreed a revision to assessed pupil capacities in August 1999 to take account of the maximum single stage class size of 30 in Early Stages. Statistical modelling was used to allow for the variability of year groups. Capacity is assessed to include permanent and linked temporary accommodation and excludes non-linked accommodation. This is further expressed through the number of children that could be accommodated in the identified classrooms in a school.

The methodology was discussed with the head teachers affected by the Council's PPP proposals at the start of consultation with them on the specification for the new schools. They confirmed that the underlying assumptions were still valid.

The pupil capacity of schools will require to be reviewed to take account of the new national policy which will restrict P1 classes to a maximum of 25 pupils

3.4.2 **Assessment of Secondary School Capacities**

The basis of the Council's assessment methodology is contained in a report approved by the Grampian Regional Council Education Committee in October 1994. Aberdeenshire Council utilises a number of factors when working on secondary capacity:

Forward planning of schools investments
Occupancy figures submitted to Audit Scotland
Core Facts data submitted to Scottish Government
Anticipation of new housing developments

Projecting occupancy figures using school roll projections to identify risk of exceeding or long-term under occupancy.
The new Curriculum for Excellence guidelines for accommodation schedules-particularly now for new school builds.

Aberdeenshire Council recognises that there is perhaps a need to review the methodology for secondary capacity and produce a documented version that explains its derivation.

3.5 **MATCHING CAPACITY TO DEMAND**

3.5.1 **School Roll Forecasts**

The Council's School Roll Forecasts are updated annually. They are based on:

Actual Rolls in which pupils are rolled forward to the next year group;
Health Board information on pre school children;
Patterns of Parental Preference:
Staying on Rates into S5 and S6;
Forecast Housing Development.

The forecasts are constrained to be consistent in aggregate with the GRO Population Estimates.

These forecasts have provided the Council with good information for the following 5 years. Beyond this, any forecast is subject to uncertainty of future births as well as migration between birth and starting school. Aberdeenshire council has now produce the roll figures in Community School Networks showing feeder primary schools and secondary schools.

In relation to housing development, they give a good indication of the effect on school rolls when housing is first occupied. Thereafter, the pupil numbers from such housing is forecast on the basis of Health Board data and actual enrolments. However, prediction, especially for primary schools is not an exact science and lessons have been learned with the school roll increase at Kintore Primary School where a third temporary unit at the cost of £400,000 is due by April 2010.

3.5.2 Longer Term Forecasts

PFI/PPP Procurement and its associated contracts for 25 or 30 years have focussed greater attention than in the past on the long-term demand for school places when major investment is being considered. The long-term downward trend in school rolls increases the importance of avoiding investment in over provision of school places.

There is some evidence that the initial demand for school places from new housing exceeds that from established housing, but falls to a lower level after a period of time. There is a need to establish the magnitude of this initial surge in demand and the period of time that elapses before the housing reaches a mature state with a steady but lower demand for school places.

However, as detailed above, it is also important to consider the potential for rising school rolls on the edge of city communities and within key service centres.

3.5.3 Outwith Zone Placing Requests

There are examples of schools where the need for additional accommodation relates directly to the number of pupils from outwith the school's zone.

Whilst the Council fully supports the principle of meeting parental preference wherever possible, the best interests of pupils in Aberdeenshire's schools are not served by allowing Placing Requests to generate needs for additional accommodation at receiving schools whilst giving rise to inefficient use of other schools.

In March 2005, the Education & Recreation Committee set Admission Limits for each of its secondary schools. These are based on the assessed permanent capacity of each school. If the demand from within the zone exceeds this capacity based Admission Limit, the Committee will be asked to agree to a variation, which will apply only to the year group in question.

In March 2006 the Education and Recreation Committee agreed to reserve 10 places in each of the year groups S1-S4 at each of its secondary schools. This figure was agreed after considering the results of a statistical exercise to model the combined effect of housing turnover and the occupation of new housing, and comparing it with historical data on secondary school rolls from 1986 to 2004.

These 2 policies will avoid the need to provide more places across Aberdeenshire than are actually needed.

Of the Council's 17 secondary schools, 9 had rolls which exceeded their capacities in 2009-10.

3.5.4 Temporary Accommodation

The Council spend FOR 2009/10 to provide temporary accommodation at schools was nearly £1million. In the past, the Section 94 Borrowing Consent regime meant that this money could not be used to service loans.

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The introduction of the Prudential Code allows the Council to examine whether it could obtain better value by using this money as loan repayments. At this time, school projects financed from borrowing for 2009/10 are £2.1 Million.

The Council now works on the presumption that where the need identified is for a period of less than three years relocatable units will be installed. However, when the projected need exceeds this period the presumption wherever possible would be for permanent build.

4 SUITABILITY and CONDITION

4.1 CORE FACTS

4.1.1 EL&L monitors the performance of its school operational portfolio and provides such information to various bodies in the form of:

Statutory Performance Indicators (SPI) and Core Facts returns to Scottish Government through Core Facts collections and surveys are conducted annually by EL&L relating to the suitability and condition of the school estate. EL&L will continue to maintain the accuracy of Core Fact data where works have taken place or new assets are added to the estate. EL&L will continue to address areas of poor condition or suitability in line with strategies and available budgets to develop and make best use of its school estate portfolio.

4.1.2 Core Fact data collection

EL&L Core Facts data was collected on 29th June 2009 for the Scottish Government. The Property Section of EL&L compiled a very detailed survey on the condition and suitability of the school estate and utilized this information in the development of practical area upgrades for secondary schools. In addition, the condition and suitability information has been used in the compilation of a wider asset management SPI for Audit Scotland. The suitability information was not requested by the Scottish Government for 2009 survey return but was collated for EL&L asset management purposes, who records and review the suitability information with condition yearly.

EL&L Condition and Suitability Core Facts 2009

Condition	A	B	C	D
Primaries	10	127	15	0
Secondaries	2	10	5	0
Special	0	4	0	0
Suitability	A	B	C	D
Primaries	14	75	62	1
Secondaries	2	4	10	1
Special	0	3	1	0

2008 Condition and Suitability Core Facts

Condition	A	B	C	D
Primaries	14	8	86	44
Secondaries	2	3	12	0
Special	0	2	2	0
Suitability	A	B	C	D
Primaries	19	36	60	37
Secondaries	2	1	7	7
Special	1	1	2	0

The revised criteria to be applied in reviewing the Core Facts data has resulted in an upward trend in the scoring; i.e. a trend moving up from C & D categories. This trend predominantly reflects the change in the criteria to be applied rather than any material change in the condition and suitability of the Estate, although clearly, the Capital Plan allocations for Primary and Secondary School Enhancements and the additional Repairs and Maintenance monies allocated to schools also assists improving the Core Fact data outcomes. Further expansion of the Core Facts details on the school estate Overall Suitability Factor were compiled to give a wider picture of all areas within the school estate is contained in Appendix 6.

In addition, core facts and property details regarding ; ownership/leasing/community use/PPP are being collected on Leisure and Recreation buildings to give a true reflection of what EL&L currently has listed.

4.1.3 Core Facts Data- Scotland (Scottish Executive, 12 January 2010).

Below is a summary of the condition of primary, secondary and special schools for Scotland as a whole. Suitability is not included as it was not asked for in the 2009 return.

Scotland wide	Not recorded	A	B	C	D	
Primary	12	327	1319	457	36	2151
Secondary	6	104	177	81	7	375
Special	21	30	81	40	10	182

The figures show an upward trend into categories B and C respectively which reflects Aberdeenshire's Core Facts for 2009.

4.2 MINIMUM STANDARDS

- 4.2.1 The work undertaken to produce detailed Tender Specifications for the Council's two PPP Projects effectively documents the standards which are considered appropriate where new schools are provided. These form the basis of the criteria by which the Fitness for Purpose of existing schools are assessed.
- 4.2.2 Whilst the specification for new schools and extensions to existing ones will represent the standard which the Council regards as entirely satisfactory for delivery of the service in the 21st century, a lower standard will also be set to define provision which is acceptable.
- 4.2.3 As the majority of Aberdeenshire's primary schools are of such a size that classes will almost invariably be composite, reduced area standards suitable for classes of 25 and fewer may be considered. This might provide a benchmark for assessing existing buildings, but classrooms which were fit for purpose in a 120 pupil/5 class school might become unfit for purpose if a 6th classroom or a temporary unit were added as we would start to see the formation of single stage classes.

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- 4.2.4 All newly built schools and extensions should be suitable for classes of 30/33 in accordance with current national policy
- 4.2.5 At its meeting on 8 December 2005, the Education & Recreation Committee instructed that a review of the current minimum standards for primary and secondary education should be undertaken. The new Education, Learning & Leisure Committee has confirmed this at its meeting on 14 June 2007.

4.3. PRIMARY SCHOOL ESTATE

- 4.3.1 Aberdeenshire's Primary Schools include many small rural schools, which were originally provided to deliver a very different curriculum in the late 19th or early 20th century. It is quite common for these schools to lack facilities such as:

A hall/gymnasium;
A playing field;
A staff room and administrative offices;
Adequate on site car and bus parking and turning areas.

It is also questionable whether many of these buildings can be upgraded to provide access for disabled children and adults.

The viability of many schools at a time of sharply falling rolls is open to question.

4.3.2 Class Size Maxima

If the proposed reduction to 18 for P1-P3 becomes law or indeed the maxima of 25 then this will have a huge impact on Educational "hot spots", such as Kintore, where it is suggested that there could be a need for an additional 6 classroom bases to accommodate pupils.

4.4 SCHOOL FUND

4.4.1 Progressively this funding is being targeted to addressing need identified through the asset management process (Core Fact Information), and to ensuring compliance with appropriate legislation e.g. DDA, Health & Safety etc. The Support Services Strategy Group (Property Liaison) meet on a monthly basis to recommend the appropriate targeting of available funds to the relevant Committee(s). Representatives from Property Services, Business Support Officers, Risk Management Consultant and Asset Officer meet on a regular basis and discuss the enhancements for practical secondary school areas and this is now being extended into primary schools for 2010/11. A rolling programme is produced and “sense checked” with the school head teacher and principal teacher per subject area before inclusion into the programme. The Core Facts details is extremely important in assisting with this process and all grading are thoroughly checked. An example of this document is shown in Appendix 6. The remit of EL&L has been further extended with the incorporation of Catering into the Service. This will put further expenditure strain on the Capital Budget as replacement kitchen facilities can be very expensive.

4.5 FACILITIES WHICH CANNOT BE BROUGHT UP TO ACCEPTABLE STANDARDS

- 4.5.1 The Council will avoid expenditure beyond that which is necessary to keep facilities serviceable if it has determined that they cannot be brought up to acceptable standards.
- 4.5.2 It will review the future of such establishments to consider whether replacement, amalgamation with another establishment or closure is the most appropriate course of action in each case.

5 INTEGRATED SERVICE PROVISION

5.1 COMMUNITY SCHOOLS

The good practice developed in our PPP2 schools with regard to operational procedures and shared accommodation has resulted in a number of community schools being developed. This includes a mixture of office spaces, staff bases, interview areas, conference rooms, family centre, NHS provision, community dental practice, (as at Portlethen Academy), fitness suites and swimming pools, libraries, police offices, dedicated family room in primary schools etc. This ethos now forms a brief for all new school building projects in the Aberdeenshire Campus Model for schools and community accommodation. Design briefs for this remit are currently being developed for Alford Campus (secondary, primary and community facilities) and Hillside Primary School. With this brief, The Council takes into account current guidance from Sports Scotland both in relation to the level of provision and to designing facilities in a way that integrates community and school needs. Grampian Police have been consulted regarding provision at new Mearns Academy from the SFT Part Funding. The Police Office at Meldrum Academy is working well.

List of Community Schools as at September 2009

Alford Academy
Banchory Academy
Banff Academy
Bracoden School
Ellon Academy
Fettercairn School
Gordon Schools
Inverurie Academy
Kemnay Academy
Mackie Academy
Mearns Academy
Meldrum Academy PPP
Mintlaw Academy
Peterhead Academy
Turiff Academy
Kintore Primary PPP
Rosehearty Primary PPP
Westhill Academy
Portlethen Academy PPP
Hill of Banchory School PPP

6 ASSESSING PRIORITIES

6.1 ESTATE MANAGEMENT PLAN AS BASIS FOR ALLOCATION

6.1.1 At its meeting on 14 June 2007, the Education, Learning and Leisure Committee endorsed the principle that the Estate Management Plan for Education, Learning and Leisure should be the basis on which any resources which become available are allocated.

6.2 ASSESSING THE EXISTING ESTATE

6.2.1 The school estate is assessed primarily through the compilation of Core Facts. The Suitability aspect will be collected for 2010 and passed to the Scottish Government. The Suitability is now based on the capacity of the school rather than the school roll. Aberdeenshire Council has further sub-divided the work sheets into smaller sub areas with weighting and uses the information gained from these sheets to inform the rolling programme for upgrades of areas within the schools. The information is "sense checked" with the school and the Business Support Officer for validity.

6.2.2 Fitness for Purpose

Fitness for Purpose is an assessment of the suitability of a building for its current use.

The distinction is important because a school could be in good condition but not fit for purpose, but might be made fit for another purpose such as offices. Conversely, a school might be assessed as fit for purpose but the condition might be assessed as poor, in which case demolition and replacement might be required

7 SELECTION OF LONGLIST

7.1.1 Current vs Prospective Assessment

Potential projects are generally identified in relation to the perception of current need. In selecting projects for more detailed appraisal, it is necessary to establish a prospective need in relation to 2013 and 2038

The former is the earliest date at which a major project, approved to proceed this year, is likely to be ready for occupation by users.

Irrespective of the way in which a project is funded, the Council will generally be committed to paying a PPP Unitary Charge or repayments on a bank loan for 25 years. The question of whether the school will remain in use at least until all payments have been made requires to be asked. The Council can only answer this question on the basis of reasonable assumptions and information currently available, but must give careful scrutiny where there are reasonable concerns about long term need.

7.2.2 Deliverability

Projects require to be assessed in terms of deliverability. Projects, which would score highly on other criteria, may not be deliverable for reasons such as:

- The need to obtain a suitable site;
- The need to have a practical solution to the decanting of pupils during demolition and construction works;
- Uncertainty about the size and scope of the project. A typical case occurs when the outcome of a Local Plan Inquiry or Planning Appeal will determine the size and/or location of major housing development;
- Queries about land title issues.

7.2.3 Some current Aberdeenshire Land Issues (March 2010):

DRUMOAK

The preferred site has been identified (to the north of the settlement). The landowners agent has advised that the site forms part of land that is 'under option' to Stewart Milne Homes. Stewart Milne Homes therefore have a major controlling interest in the land and are not prepared to progress a sale pending the initial outcome of the new Aberdeen Local Development Plan. Once they have a clearer

picture of the local plan (anticipated March 2010), they intend to progress negotiations. In the event Stewart Milne don't progress (as may be the case if they are not satisfied with residential allocation (or lack thereof) for Drumoak), Council will pursue a Compulsory Purchase Order.

KINELLAR

The preferred site (located to the south east of the settlement, north of A96) has been identified and a CPO is being progressed by Council Legal & Governance in the absence of progress with landowner.

7.3 CONSULTATION

7.3.1 Consultation Procedures

In view of the long term nature of the School Estate Management Plan, Aberdeenshire Council has adopted a three stage Consultation Procedure for major projects which may be included in it

This will enable the Council to communicate with stakeholders using an appropriate level of consultation and information sharing in relation to the realistic possible timescale for any project to commence. This three level consultation/information sharing strategy is outlined below.

7.3.2 Level 1 Consultation

This is to be undertaken where a project has no realistic prospect of proceeding within the next 12 months. (This would normally be due to the indicative costs being such that no funding source has currently been identified or there is a need to acquire a site or to resolve significant planning issues).

Groups and individuals will be consulted collectively rather than separately, so that the exercise exposes, and hopefully resolves any conflicting views of different stakeholder groups.

Those invited to participate in this level of consultation/information sharing will include:

Local Councillors;
Parent Councils and/or PTAs;

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School staff and employees of other Council Services involved in the proposals;
Community Councils;
Community Development Groups;
Youth and Pupil Forum Representatives;
Sports Council;
Other prospective service partners, if applicable, such as Health Centres, Dental Surgeries, Police.

Consultation/information sharing will be on issues of broad principle rather than on matters of detail and will include issues such as:

The relative merits of refurbishment and replacement;
Whether replacement should be on the same site or a new site;
The relative merits of different possible locations for a new site;
The range of services that can reasonably be accommodated.

Consultation at Level 1 is based on Aberdeenshire Council's current assessment of priorities. The circumstances of local communities are subject to change and it is likely that some new priorities will be added whilst others will be deleted.

7.3.3 Level 2 Consultation

This is to be undertaken when it is anticipated that funding can be identified for a project and any outstanding site purchase or planning issues can be resolved satisfactorily within the next 12 months.

Consultation/information sharing will be advertised through the school by pupil post and to users of Community Centres, Libraries and Recreation facilities where the proposals would affect them. This level of consultation/information sharing will help the Council to select a preferred project option. It will be undertaken when there is a realistic possibility of funding being available to allow the project to be completed and the school to be fully operational within a maximum of four years.

7.3.4 Level 3 Consultation

This is to be undertaken when funding for a project has been clearly identified or for projects where minimal capital expenditure will be required, and where there is no site purchase or significant planning issues to resolve.

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At this level, the Council will make a clear identification of its proposals including its proposed timescales. The consultation will address all Statutory Consultation requirements and will include letters to parents, advertisements in the local press, the holding of “road shows” and public meetings.

7.3.5 Statutory Requirements

More information about the Statutory Consultation requirements is set out in Appendix 7.

7.4 FUTURE REQUIREMENTS AND POTENTIAL OPTIONS

7.4.1 Identified requirements- “Roof over Heads”

Identified below are the current requirements for “*roofs over heads*” to provide additional accommodation for academic sessions 2010-2012. In order to maintain the Service and to meet Education, Learning and Leisure Statutory obligations, these current requirements indicate the immediate need to function and to provide education. To anticipate possible potential needs for future years it will be necessary to identify further “*roofs over heads*” projects.

Alford Academy

Alford Academy continues to have a steadily increasing roll projection which necessitates the provision of additional classroom accommodation in the form of a temporary double relocateable unit. Should authority be granted to proceed, in the near future, it would be feasible to have the appropriate additional accommodation in place for August 2010.

The estimated cost of this unit is £438k.

It has been suggested that it is worth Property Services investigating the possible relocation of existing temporary accommodation which may be surplus to requirements. However, there can be issues with cost and potential damage when removing the units from site.

Auchenblae School

Auchenblae School currently has a roll of 93 which is forecast to steadily rise in the next 5 years. A single relocatable unit with a low profile pitched metal roof (toilet accommodation is included), at an estimated cost of £332k, is required and provided Property Services have the required permission to proceed in the near future the extended accommodation would be in place by August 2011.

Lumphanan School

The actual roll of Lumphanan School is 76 and is forecast to rise steadily to a peak of 102 in 2016. The capacity of the school is 71. Therefore additional accommodation is required to meet statutory obligations. A permanent extension is proposed at an estimated cost of £338k, which could be operational by August 2011 provided Property Services are given authorisation to progress this in the near future.

Laurencekirk Primary

Laurencekirk Primary has currently an actual roll of 325 which is forecast to rise to 358 by 2013, against a capacity of 295. The site has various technically challenging aspects to provide a permanent extension. The estimated cost is suggested to be in the region of £1.29m.

Alford Primary

The roll of Alford Primary is currently 284 with a projected upward trend to 336 in 2016. There is already considerable temporary accommodation on the campus and discussions are ongoing with the school to see if the accommodation can be managed within current provision.

Buchanhaven Primary

The roll of Buchanhaven Primary is currently 384 and a capacity of 415. There is a projected upward trend to 520 in 2016 and a predicted rise of 44 in the roll to 428 by 2011. The existing school is over two storeys and due to site restrictions it is not possible to extend.

Kintore Primary PPP

Additional Relocatable Unit

Background

Kintore School currently has two, 2 classroom relocatable units on site. When these were built the foundations and appropriate services were also installed to allow for the installation, when required, of an additional two classroom relocatable unit. Due to contractual and infrastructure conditions EL&L are contractually bound to use a division of Robertsons Construction for the installation of this third unit.

School accommodation currently available is

15 classrooms + 4 relocatable classrooms = 19 classrooms

It has been identified (May 2009) that Kintore School will be operating with **21** pupils more in session 2009/2010 than indicated by the current school roll forecast.

Current Roll (excluding pre school)	452
Forecasted Roll August 2009 <i>from 2008 School Roll Forecast</i>	476
Expected Roll August 2009 (HT confirmed)	497

New housing of approximately 68 low cost units are due to be completed by December 2009. Planning Gain Officers have confirmed that these 68 houses are not currently included within the school roll forecast (2008 based). This development could potentially yield 30 additional children using 0.45 children per house factor. This would have the effect of increasing the 2009/10 roll to around 525 during the course of the session. It has been agreed that an additional relocatable should be in

place for April 2010. The reason for the exclusion of these houses from the forecast is that the original affordable homes site was classed as employment land, rather than residential land in the Aberdeenshire Local Plan and therefore, the population yield coming from this development would not have been originally included within housing forecasts. Post 2012 forecasts would currently indicate that additional classroom accommodation will have to be identified to accommodate pupil numbers.

When the third relocatable is in place by April 2010, it will increase the overall capacity of the school from April 2010 to 600 (21 classes). It should be noted that the forecast figures may have to be adjusted in the future if the birth rate rises or additional new housing is granted planning permission. New nursery/primary school required to relieve pressure on current Kintore Primary School, and to cope with housing developments proposed in the LDP. Site identified in the LDP and could be included as part of possible 3-18 campus development in Kintore.

7.4.2 Secondary Schools and Primary School Site Issues

The following schools have been categorized into Immediate; Medium and Long Term Projects and in numerical order of preference. In addition, these projects are highlighted in the Capital Plan Summary (Appendix 8) to indicate possible re-allocation of funding priorities as capital becomes available and site issues are completed.

1. Alford Academy - Immediate

A site has been identified and is in the control of a developer. Negotiations are ongoing, however the site can not be occupied until a new access road is available for use- potential cost of £3.2M. The design architects are currently collating the expressions of provision and design from Education and service users for the 3-18 Campus. Design team and stakeholder group in place.

Construction expenditure is largely anticipated from 2011 - 2014. The project cost is currently estimated to be £44.65M.

2. Mearns Academy – Part Funded from the Scottish Futures Trust – Immediate Term

Discussions are ongoing to exchange land subject to planning consent for a residential development. Site investigation to establish ground conditions can take place. Infrastructure issues particularly in respect of water supply to the development area require investigation. A major application for planning consent is to be considered. Significant element of the site sits within Council ownership (existing school). Discussions are currently taking place regarding a site on the other side of the road from the Academy. The design brief requires to be developed using the brief for Alford Academy as the model. Option appraisal required on whether recommendation should be to rebuild Kemnay Academy on its existing site or to build a new Academy in Kintore. Any new Academy in Kintore would integrate with the new Primary School and community facilities required to form a new 3-18 community campus. It is anticipated Mearns will be programmed ahead of Ellon although much of the development on both campuses will overlap. There are sites options in both locations which are currently under consideration with no insurmountable hurdles anticipated.

A site for a potential 3-18 campus in Kintore has been identified in the LDP. Construction expenditure is largely anticipated in 2014 – 2016. The project cost is currently estimated to be £38.67M.

3. Ellon Academy – Part Funded from the Scottish Futures Trust – Immediate Term

The preferred site for the new school on a “like for like” construction project can only be determined when the Local Plan is finalised. However, consideration will be given for future expansion on site due to possible housing growth in the area. The final decision on the new Ellon Academy site is with the Formartine Area Committee for their deliberation.

Construction expenditure is anticipated in 2014 – 2016 or earlier if possible. The project cost is currently estimated to be £48.37M.

4. Mid Garioch-Medium Term

Strategic issues in relation to education in the Kemnay, Kintore and Inverurie area require resolution once the Local Plan is determined. Funding allocations and timescales are still in discussion.

A site at Kemnay is available. Development in the Kintore area as an alternative may point toward a 3-18 campus to provide an additional primary school. The design brief requires to be developed using the brief for Alford Academy as the model.

Construction expenditure is largely anticipated from 2010 - 2013. The project cost is currently estimated to be £38.47M.

5. Fraserburgh Academy-Long Term

The school has an identified enhancement programme.. Temporary accommodation will be needed.

A design brief is required. Construction expenditure is largely anticipated from 2018 - 2023. The project cost is currently estimated to be £16.60M.

6. Mackie Academy-Long Term

A replacement Academy can be constructed on the current site. Alteration and refurbishment may however be an option.

Construction expenditure is largely anticipated from 2018 - 2023. The project cost is currently estimated to be £34.82M.

The previous version of the Asset Management Strategy identified Mackie Academy Project being Medium Term- 5-10 years. However, it has been identified that the Mackie Project has been moved to the Long Term position to allow flexibility in the Capital Plan to help deliver other prioritized projects. This project will come on stream as funding permits.

7. Peterhead Academy – Long Term

The school is to be upgraded. Temporary accommodation will be needed. A design brief is required. Construction expenditure is largely anticipated from 2018 - 2023. The project cost is currently estimated to be £16.90M.

7.4.3 Primary Schools

The following schools have been categorized into Immediate; Medium and Long Term Projects and in numerical order of preference.

1. Hillside Primary School (Portlethen) - Immediate Term

A site has been identified and is to become available through a Section 75 Agreement. Discussions are ongoing regarding the access and extent of the area to be acquired (5 or 6 acres). The exclusion zone from an adjacent chicken breeding business may become an issue affecting the project. High priority due to extensive housing development scheduled for Hillside. If restricted to current five acre site, building will require to be on two storeys.

The design brief is being developed.

Construction related expenditure is largely anticipated in 2009 – 2012. The project cost is currently estimated to be £10.50M

2. Markethill Primary School- Bid applied for part- funding to the Scottish Government- Immediate Term

A site has been identified. The design brief requires to be developed. Construction related expenditure is largely anticipated in 2012 – 2014. The project cost is

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currently estimated to be £11.31M. Constructive negotiations with school site landowner ongoing with regard to purchase of the site.

High priority as current school is 'not fit for purpose' and there are proposals for future housing development in Turriff.

3. Drumoak-Immediate Term

The compulsory purchase order process has commenced regarding the preferred site. An adjacent sub station may be an issue affecting the project.

The design brief requires to be developed using the brief for Hillside Primary School as a model.

Funding for site acquisition is available in 2009/10. Construction related expenditure is largely anticipated in 2011 – 2013. The project cost is currently estimated to be £6.80M.

4. Dunnottar Primary School-Immediate Term

A potential site has been identified at Dunnottar Woods, which is in the control of a developer but is dependent on decisions reached regarding future residential development. An alternative location has been identified within the Mains of Cowie area. However, the location of the site will depend on the outcome of the Local Development Plan. The design brief requires to be developed using the brief for Hillside Primary School as a model. Construction related expenditure is largely anticipated in 2011 – 2013. No allowance has been made within the estimated cost for site purchase as it was proposed initially to utilise a site within Stonehaven in the ownership of the Council. The project cost is currently estimated to be £8.145M.

5. Kinellar and Fintray Primary Schools-Immediate Term

Kinellar has 'roofs over heads' issues and Hatton (Fintray) is 'not fit for purpose'. Only one site option available, and that is currently being pursued with the landowner.

Funding for site acquisition is available in 2009/10. Construction related expenditure is largely anticipated in 2010 – 2012. The project cost is currently estimated to be £12.40M.

6. Rathen/Tyrie Primary School – Short to Medium Term

The design brief requires to be developed. Expenditure is anticipated in 2013 – 2015. The project cost is currently estimated to be £4.27M. Discussions are on going with both Parent Councils regarding possible amalgamation.

Rationalisation is necessary for these schools as they are not 'fit for purpose'. A site has been identified in Memsie and the landowner is willing to sell.

7. Uryside Primary School – Short to Medium Term

A site was expected to be available through a Section 75 Agreement but may need to be acquired by compulsory purchase. Discussions are ongoing with developers to acquire an identified site. No site available to date. The associated closure of Market Place School has been agreed. Required to accommodate the housing developments at Uryside, both current and scheduled for the future. Protracted negotiations over the location of the school site continue and appear no nearer to being resolved.

The design brief requires to be developed. Construction expenditure is anticipated in 2010 – 2013. The project cost is currently estimated to be £10.50M.

8. Portlethen Primary School-Medium-Long Term

A strategy for education in Portlethen is being developed. The existing Portlethen and Fishermoss primary schools are likely to be affected.

9. Mintlaw Primary School-Long Term

A preferred site has been identified and is the subject to a bid for the local plan.

The design brief requires to be developed. Expenditure is anticipated in 2013 – 2018. The project cost is currently estimated to be £8.06M.

10. Peterhead Primary Schools-Long Term

Upgrading and rationalisation is proposed.

A design brief is required. Expenditure is anticipated in 2013 – 2018. The project cost is currently estimated to be £13.80M.

11. Newmachar Primary School-Long Term

The new school can potentially be accommodated on the current school site. The project could benefit from the relocation of the existing village hall.

The design brief requires to be developed. Expenditure is anticipated in 2013 – 2018. The project cost is currently estimated to be £10.42M.

7.4.4 Special Schools

St Andrews Special School – Medium to Long Term

A general location needs to be identified in the Inverurie or surrounding area.

Funding for site acquisition will become available. Construction related expenditure is largely anticipated in 2013 – 2019. The project cost is currently estimated to be £12.86M. An ongoing review of the Special Schools support needs design brief will be a major factor in this project. Support bases in school sites will need to be considered in the development brief. The immediate needs are addressed by temporary accommodation. The feasibility of a longer term strategy of incorporating Inverurie Academy campus with St Andrews Special School is to be investigated.

Carronhill – Medium to Long Term

Construction on the site of Mackie Academy may be an option.

A design brief is required. Expenditure is anticipated in 2013 – 2018. The project cost is currently estimated to be £7.27M.

7.4.5 Core Project Team

A core project team is to be established for impending school projects and will consist of Officer Representatives from Education and Property Services.

8 MAINTENANCE AND MINOR PROJECTS

8.1 ROLE OF MAINTENANCE IN THE ESTATE MANAGEMENT PLAN

8.1.1 At its meeting on 14 June 2007, the Education, Learning & Leisure Committee instructed that the role of minor projects and an enhanced maintenance programme be developed in the Estate Management Plan.

Good maintenance programmes therefore have an important role in maintaining and enhancing the condition of the Education, Learning & Leisure estate.

To assist in keeping the school estate a viable asset and to meet the Council's standards, the monitoring and management of Minor Works plays a crucial part. It was agreed that £217,000 is to be carried forward into 2009/10 Capital Minor Works budget making the total £567,000 and for regular meetings with Capital Finance, Asset Management, Business Support Officers and Property to assist in monitoring and hopefully improve the maintenance backlog figure, and ensure there was no under spend. The repair and maintenance works breakdown is as follows:

Reactive- 52%

Cyclical- 42%

Planned- 6%

Suggested percentages from the Royal Institute of Chartered Surveyors (RICS) should be:

40%- Cyclical/Reactive

60%- Planned Maintenance

From 1996 Aberdeenshire Council Repair and Maintenance Budget has been reduced by £40 million pounds.

A further £800,000 has been allocated (May 2009) to condition **C and D** schools for toilet upgrades.. For 2009, £500,000 from this allocation is to be spent on primary schools. Appendix 3 lists School Estate Capital Projects in 2009.

9 FUNDING

9.1 GENERAL

9.1.1 Whilst the Council will consider the use of the School Fund and of Prudential Code borrowing, the amounts of funding available through these routes is limited and there is considerable demand on them for the funding of repairs and minor improvements across the whole of the school estate. Through the Scottish Futures Trust, Aberdeenshire Council has received part funding on a “like for like” basis for two academies at Ellon and Mearns, Laurencekirk.

9.2 PRUDENTIAL CODE BORROWING

9.2.1 Projects can be funded by borrowing to the extent that the Council can identify the cost of servicing such borrowing from within the revenue budget. The Education & Recreation Service could examine two areas from which resources might be found:

1 Temporary Accommodation

Since its inception, the Council has spent about £1M per annum on the provision of temporary accommodation whether through purchase, rental or installation costs. A more restrictive approach to the provision of temporary accommodation would release a proportion of this.

2 School Running Costs

The information on Aberdeenshire school running costs relates to 2008/09. An example of a primary and secondary are detailed below:

Fyvie Primary

Average running costs per pupil- £3, 700
Average running cost for school- £1.6Million

Banff Academy

Average running costs per pupil- £5, 834
Average running cost for school- £5.5Million

9.3 LOCAL PLAN & PLANNING GAIN CONTRIBUTIONS

9.31 The Principle of Planning Gain

The granting of Residential Planning Permission increases the value of land from around £1,000 per acre as agricultural land to upwards of £200,000 per acre.

In many cases, the development of housing generates demands, which the existing public infrastructure cannot meet. It is right in principle that expenditure on public infrastructure, which is necessitated by a development, should be funded out of the windfall profit on the value of the land.

Developers accept this principle in relation to improvements to the local road network and to sewerage and drains, but are reluctant to accept the need for new schools and extensions. Contributions towards educational facilities are apparently accepted as standard practice in England, but have to be negotiated in Scotland in each case.

9.3.2 The Practice

The Council seeks Planning Gain contributions wherever proposed housing developments would give rise to a need for new schools or extensions or other improvements to existing schools. In certain instances, especially in school catchments where residential development is high, funds for a particular establishment will be accumulated from several different projects with differing start times, duration and completion dates. In the majority of cases funds are collected as the development proceeds. The spending time limit for ingathered funds is taken from the final date of payment and is usually for a period of five years after which any unused funds are returned to the developer together with any interest accrued.

Some of the establishments listed have no contributions against them as no development has taken place within the catchment for which a justifiable contribution could be sought from the developer. Other establishments that now would require a contribution due to rezoning or reassessment of capacity or roll forecasts may not have justified a contribution at the time of the planning application.

In the case of funds that are yet to be ingathered or those that are proposed there is no guarantee of the date that the funds will be ingathered or indeed that they will actually materialise. This is because agreements with developers generally provide for the payment of contributions in instalments, which are linked to housing completions. It is a reasonable assumption that those developments currently in progress will be completed.

The Education Authority is frequently in the position of having to provide facilities between the granting of Planning Permission and the occupation of the first houses in anticipation of contributions, which are payable at a later stage in the development.

10 EXTENSION OF THE PLAN TO COVER THE WHOLE OF EDUCATION, LEARNING AND LEISURE

10.1 LIBRARY SERVICE

The 2007 SEMP was extended to cover the whole EL&L Service and the update 2009/10 is a continuation of this.

The total revenue budget allocated to the Learning & Leisure sectors (CLD, Sports & Recreation, Cultural Services) within the EL&L service totals some £17,609,000.

During the course of 2009/2010 the allocation of the Services budget will be reviewed so that resources are more effectively aligned with the Service Plan objectives and strategic priorities.

In addition to the core budget additional funding is being accessed from the Scottish Government and bodies such as Sports Scotland and the Scottish Arts Council to implement national initiatives e.g. Active Schools. There is normally flexibility to use such funding in a way that meets Aberdeenshire's particular circumstances. Whilst such funding is welcome it sometimes requires match funding from core budgets and it is generally for fixed terms. This can present challenges in maintaining core funding for other service activities and sustaining initiatives unless funding can be mainstreamed.

Aberdeenshire Library and Information Service (ALIS) is an integrated school and public library service supporting the educational, recreational, economic, cultural and information needs of residents and visitors at 36 fixed site libraries two of which are co-located in primary schools (Bracoden & Fettercairn), 6 mobile libraries 13 academy libraries.

Libraries co-located with other community facilities exist at Alford, Aboyne, Meldrum, Portlethen, Kintore and Rosehearty. The service also provides, as appropriate, support to 151 primary schools (including pre school support)

Fixed site libraries are a mixture of purpose built accommodation, shared council accommodation and rented accommodation. The current Aberdeenshire Council Library Service provision gives relatively easy access to library services in communities across Aberdeenshire by foot, by use of public transport or by car.

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In addition the six mobile libraries are leased and regularly replaced as part of a rolling programme

Current provision of Aberdeenshire Library and Information Service (by area) is shown below -

Area	Fixed site libraries	Hours of Community Use- per week
<i>Banff Buchan</i>	<i>Aberchirder Library</i> <i>Banff Library</i> <i>Bracoden Library</i> <i>Cairnbulg Library</i> <i>Fraserburgh Library</i> <i>Macduff Library</i> <i>Portsoy Library</i> <i>Rosehearty Library</i> <i>Whitehills Library</i>	<i>7</i> <i>18</i> <i>5</i> <i>12</i> <i>48.5</i> <i>17</i> <i>9</i> <i>14</i> <i>7</i>
<i>Buchan</i>	<i>Boddam Library</i> <i>Cruden Bay Library</i> <i>Mintlaw Library</i> <i>New Pitsligo Library</i> <i>Peterhead Library</i> <i>Strichen Library</i>	<i>10</i> <i>14.5</i> <i>14</i> <i>10</i> <i>54</i> <i>10</i>
<i>Formartine</i>	<i>ALIS Headquarters</i> <i>Balmedie Library</i> <i>Ellon Library</i> <i>Meldrum Library</i> <i>Turriff Library</i>	<i>47.5</i> <i>14</i> <i>50.5</i> <i>50.5</i> <i>25</i>
<i>Garioch</i>	<i>Insch Library</i> <i>Inverurie Library</i> <i>Kemnay Library</i> <i>Kintore Library</i> <i>Newmachar Library</i> <i>Westhill Library</i>	<i>10</i> <i>50</i> <i>18.5</i> <i>23</i> <i>9.5</i> <i>24</i>
<i>Kincardine/Mearns</i>	<i>Fettercairn Library</i> <i>Inverbervie Library</i> <i>Laurencekirk Library</i> <i>Newtonhill Library</i> <i>Portlethen Library</i> <i>Stonehaven Library</i>	<i>6.5</i> <i>11.5</i> <i>10</i> <i>9</i> <i>43.5</i> <i>50</i>
<i>Marr</i>	<i>Aboyne Library</i> <i>Alford Library</i> <i>Ballater Library</i> <i>Banchory Library</i> <i>Huntly Library</i>	<i>47.5</i> <i>47.5</i> <i>13</i> <i>45.5</i> <i>24</i>

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Thirty libraries are owned and maintained and run and financed by Aberdeenshire Council two are leased but run and financed by Aberdeenshire whilst the remaining four libraries are under PPP 25 year contracts but run and financed by Aberdeenshire Council

- 4 of the libraries are situated within Academies
- 4 of the libraries are situated within Primaries
- 2 of the libraries are attached to town/burgh halls
- 2 of the libraries are in leased buildings
- 4 of the libraries are co situated with museum and or visitor information centres
- 1 of the libraries is co-located with private residential accommodation (flat)
- 18 of the libraries are stand alone
- 1 Headquarters

10.2 Service Strategy

The Service intends to ensure that access to library services is maintained in the settlements referred to in the table above although the method of current delivery of these services may be changed where appropriate to match current and future cultural strategies.

ALIS presence in Aberdeenshire allows the service to meet national and local requirements of inclusion, the e-government agenda and combating rural disadvantage. The local Government (Scotland) Act 1973, Section 163(2) places on local authorities a statutory duty "... to secure the provision of adequate library facilities for all persons resident in their area ".

Aberdeenshire Council strives to meet the recognised national standards for library provision e.g. COSLA Standards for Public Library Service in Scotland, (1995).

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With reference to International Federation of Library Association (IFLA) library standards, ALIS recommends that access to fixed site provision is provided in communities with populations in excess of 1000 residents.

Due to the rapid growth of rural settlements within Aberdeenshire, particularly settlements within commuting distance of Aberdeen, Aberdeenshire Council does not currently meet this requirement. The mobile library service does however help to address this issue by ensuring that as wide an access to library services is available to as many Aberdeenshire residents as possible within current resources. The service is currently in the process of developing a strategy for supporting access in communities of less than a 1000 population but it is not envisaged that new build would be required. The areas where there is no fixed sites are:

- Potterton
- Blackburn
- Torphins
- St Cyrus
- Tarves
- Pitmedden
- Newburgh.

All other areas are catered for by fixed sites.

As well as addressing the lack of library services in settlements of over 1000 residents there is a need to review current fixed provision in settlements of less than 1000 as part of a wider cultural strategy and to upgrade or replace the facilities where required due to the age and condition profile of the building.

There is a statutory duty on local authorities to provide library services as the Local Government Act 1973 Section 163(2) places on local authorities the requirement to provide adequate library facilities for all persons resident in their area. How this is provided is up to each local authority to determine but in the absence of national standards authorities are informed by guidelines provided by national bodies e.g. Cosla Standards for Public Libraries Service in Scotland 1995, The Scottish

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Executive 2004 Working and Learning Together to Make Stronger Communities (WALT). Guidance on National Cultural Strategy 2003.

Aberdeenshire EL&L Service provides library services to meet the learning, information, and recreational and cultural needs of Aberdeenshire citizens.

This provides the strategic direction for ALIS. Libraries:

Provide Access to information and digital services

Libraries provide universal access to information and learning. Libraries have the potential to support economic development through the provision of information and access to the Internet and new technologies. They also provide a vehicle for the government's e-policy and the Freedom of Information Act.

Contribute to reading, literacy and learning

Libraries promote literacy through resources and reading programmes. The community school is based on the premise that informal learning experiences are integral to the development of the child and learning. Aberdeenshire's libraries help achieve this through targeted services that take account of the child at home, in the school, as well as in the community.

Contribute to social inclusion.

Cultural services, including libraries, are a key element in social capital contributing to successful communities and neighbourhood renewal strategies along with social, economic and collective resources. Libraries help deliver social inclusion and community capacity through their free services. Libraries are a focal point for many communities and are especially significant in a rural authority like Aberdeenshire.

Cultural Heritage

Libraries provide free and assisted access to information and learning for individuals. They provide a gateway to resources and opportunity as well as preserving and making available books that are part of our cultural and literary heritage.

Future Planning

The future of libraries lies in developing its electronic capabilities, support for council services, and access to e-learning and digital citizenship. The challenge is to provide

all groups with equity of access to its services. The task is to build the capacity of libraries to deliver national priorities and to give residents in all communities' access to services.

10.3 Service Asset Policy

Where it is deemed appropriate to have fixed buildings to provide the library service these buildings should be high quality, low maintenance, modern, eco friendly, high technology ICT centres delivering a broad range of cultural and community focused provision throughout Aberdeenshire wherever possible minimising on revenue running costs

The changing cultural context in Scotland has reinforced the importance of designing and upgrading library buildings to better fulfil the functions of a 21st century Library and Information Service for Aberdeenshire.

Library buildings play an important part in public library provision. They should be designed to reflect the functions of the library service and be sufficiently flexible to accommodate new and changing services. They should be located close to other community activities e.g. shops and cultural centres. Wherever possible the library should be available for community use, for example for meetings and exhibitions and in larger buildings for theatrical, musical, audio-visual and media performances. A well-used public/community library will make a significant contribution to the vitality of an urban area and be an important learning and social centre and meeting place, particularly in scattered rural areas. Library buildings should be used and managed effectively to make best use of the facilities for the benefit of the whole community. ALIS consider co-location with council and community services where this is appropriate.

The minimum size for an independent library should not be less than 350sq.m (IFLA guidelines)

Location of Libraries:

Public/Community library service outlets should be located for the maximum convenience of the residents of the community. If possible they should be near the

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centre of transport networks and close to areas of community activity e.g. shops, commercial centres, cultural centres. The outlet should be highly visible and easily reached by foot, public transport, where available or by private vehicle. In well developed urban and suburban areas a public library service should be available within a journey by private vehicle of about 15 minutes. (IFLA guidelines)

The principal of integrating school and public library provision within new school builds will be pursued where appropriate.

The recent new builds at Portlethen, Kintore and Rosehearty have gone some way towards offering enhanced provision by providing enhanced resources, professional staff time and additional open hours. Inclusion of the library in the shared accommodation has enabled library staff to work on site with learning and cultural partners to provide a wider range of services for customers including pupils, teaching staff, partners and the general public.

All council library services need a significant public subsidy to cover running costs as the basic library service provision is founded on the principle of free access for all at the point of use. This revenue costs can be minimised by the provision of modern eco friendly facilities but as the principle of free at point of access will continue the revenue budget support will always be required. Major capital expenditure will be required to upgrade the current facilities to eco friendly standards.

Archives

At present an archive service is provided to Aberdeenshire by Aberdeen City Council. When local government was reorganised in 1996, archivists were based in Moray and Aberdeen City, not in Aberdeenshire. It was decided to establish an agreement for the provision of an archives service to Aberdeenshire Council. This was done informally in March 1996 between the Director of Law and Administration, Aberdeenshire Council, and the Director of Legal and Corporate Services, Aberdeen City Council. Later the responsibilities and budget for this service was transferred in Aberdeenshire Council to the Libraries and Museum Service, Education Leisure and Learning.

A Service Level Agreement for the provision of Archive services has been drawn up by representatives of both authorities.

10.4 Service delivery and Accommodation needs

As current provision broadly matches current strategy the EL&L Service do not envisage increasing the number of local settlements currently provided with fixed dedicated libraries, apart from Kinellar and Blackburn. Where additional or replacement facilities are required all options will be investigated including the use of co-located school and community sites, investigating the concept of virtual libraries whereby electronic access is given to all library and information services, and the enhanced use of mobile libraries and outreach services. The revenue costs of running Library facilities are such that the council will always remain the key funder.

10.5 External Environment and Property Implications/Requirements

Additional building area may be required to provide space for enhanced access by the community to ICT however, as technology advances this space requirement may reduce. However, such possible space savings will be offset by increased demand for broader cultural and community usage e.g. story telling, e-learning, information services, intergeneration work including youth work, and early years provision.

The Aberdeen City and Shire structure plan identifies growth in Aberdeenshire, particularly within the strategic growth areas from Huntly to Laurencekirk and Aberdeen to Peterhead.

This will most likely lead to increased pressure on library services especially in libraries serving this transport corridor. Depending on the extent of the development additional opening hours may be required in existing facilities as well as the requirement to enlarge current space provision but this cannot be quantified at this time.

Increased awareness of environmental factors and future legislation regarding carbon reduction and the affordability of access to private transport and the aging population may have implications for where library services need to be provided in future, implications of this, if any, cannot at the present time be quantified. Current regional

demographic projections are predicating a significant increase in residents moving from the city to Aberdeenshire but this may be minimised through structure plans.

10.6 Likely Future Requirements

Library “space” will be required in all settlements currently served by them except in a very limited number of settlements where current provision is out with provision strategy.

2 libraries may require rationalisation, as provision of these exceeds current fixed site library provision strategy (their rationalisation is to be reviewed as part of the wider cultural strategy currently being developed)

19 libraries currently require nil or only limited refurbishment alterations and improvements

13 libraries need either major upgrade or replacement

4 libraries need urgent replacement or urgent major upgrading

1 additional library required (1 additional identified at future infrastructure requirements seminars)

The Headquarters building requires additional storage space

Possibility of provision Archive facilities

10.7 Core Facts Information and Future Projects

The core facts information is shown in Appendix 9.

11.0 Museums, Arts and Culture Venues

Aberdeenshire Council currently manages 13 museum facilities across Aberdeenshire although the geographic spread of these is not equitable. Provision of Arts specific or dedicated venues is very limited and the majority of venues used to deliver arts activity are multi purpose community facilities.

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities. A Cultural Services

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Manager has direct day to day responsibility for the management and delivery of Museums, Arts and Cultural Venues.

Current specific provision of Aberdeenshire Council Museum, Arts and Cultural Venues (by area) is shown in the table below

Buchan	North East Folklore Archive /Arc Recording Studio* Aberdeenshire Heritage HQ/Store Aden Farming Museum Arbuthnot Museum Peterhead Maritime Heritage Maud Railway Museum Tortorston (temporary rented store) West Shore Rd (temporary rented store)	Mintlaw Mintlaw Mintlaw Peterhe Peterhead Maud New Pitsligo Fraserburgh
Banff/Buchan	Duff House* Banff Museum Sandhaven Meal Mill Fordyce Joiners Workshop Rosehearty	Banff Banff Sandhaven Fordyce Rosehearty
Formartine	Nil	
Garioch	Carnegie Museum Garlogie Mill Power House Museum	Inverurie Garlogie
Kincairdine/Mearns	Tolbooth Museum	Stonehaven
Marr	Brander Museum Banchory Museum	Huntly Banchory

* Cultural venue displaying permanent and temporary exhibitions from the National Galleries of Scotland. The building is owned and maintained by Historic Scotland.

There are, in addition to the above, a number of specific performing arts spaces available for use within schools, community centres and halls. e.g. Auditorium and Dance studio within Portlethen Academy, Peterhead Theatre within Peterhead Academy/Community Centre, Inverurie Town Hall etc

In relation to the two dedicated Arts Venues: 1 is owned, run and maintained by Aberdeenshire Council (ARC recording studio within NEFA, Mintlaw) whilst Duff House is maintained by Historic Scotland and revenue staffing costs etc are the responsibility of Aberdeenshire Council

The Service seeks to enhance cultural provision in settlements of over 1000 where currently there is none or only limited provision. This will be achieved through a variety of strategies which includes:-

- Introducing arts usage into existing cultural services venues e.g. Libraries and Museums.
- Investigating options for mobile provision.

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- Developing new cultural spaces attached to schools when these are being replaced or when a significant extension is being undertaken.
- Enhancing the suitability of other community venues to host arts activity when appropriate venues are being refurbished.

11.1 Service Strategy

Museums

9 are owned, maintained and run and financed by Aberdeenshire Council

6 are leased but maintained by Aberdeenshire Council.

- 1 of the *museums is attached to a town hall.*
- 4 of the museums are co situated with library, or visitor information centres or schools.
- 8 of the museums premises are stand alone.
- 1 venue operates as the service Headquarters and central store.

The Service intends to ensure that access to museums and heritage services are maintained in the settlements referred to in the table above although the method of current delivery of these services may be changed where appropriate to match current and future cultural strategies. The museum and heritage presence in Aberdeenshire allows the service to meet national and local requirements of inclusion, the e-government agenda and combating rural disadvantage.

Aberdeenshire Council strives to meet the recognised national standard for museum and heritage provision as underlined below.

Aberdeenshire EL&L Service provides museums and heritage services to meet the learning, information, recreational and cultural needs of Aberdeenshire citizens.

Museums are a focal point for communities and provide them with access to information, learning and cultural opportunities.

Museums provide or contribute towards:

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- A gateway to information and digital services, including council and other public services.
- Protecting and caring for collections on the nation's behalf.
- Safe and respected Public Spaces - To help to ensure the safety of the community through ensuring that residents are safe– (Aberdeenshire Council Strategic Vision – “Create and sustain best quality of life for all through – Safe friendly and lively communities”).
- Centres for Learning and research – “Museums are centres of knowledge and powerful educators for millions, from the youngest of school children to the most advanced students.” (Understanding the Future : Museums and 21st Century Life – Dept for Culture Media & Sport).
- Social Justice and inclusion.
- Diversity.
- Community Development and Active Citizenship.
- Economic regeneration.
- Health Benefits and Social care - Ensuring Aberdeenshire residents can enjoy an active lifestyle (Aberdeenshire Council Strategic Vision – “Create and sustain best quality of life for all through – happy healthy and confident people”).
- Inspire and stimulate – Museums provide learning spaces in which a range of social issues can be addressed.

All council museums and heritage services need a significant public subsidy to cover running costs as the basic museum and heritage service provision is founded on the principle of free access, for all, at the point of use. This revenue costs can be minimised by the provision of modern, eco friendly facilities but as the principle of free at point of access will continue, the revenue budget support will always be required. Major capital expenditure will be required to upgrade the current facilities to eco friendly and DDA compliant standards

Arts Venues

There are very few dedicated Arts venues within Aberdeenshire; however a number of specific performing arts spaces are available for use within schools, community centres and halls. E.g. Theatre and Dance studio within Portlethen Academy, Peterhead Theatre within Peterhead Academy/Community Centre, Inverurie Town Hall etc

In relation to the two dedicated Arts Venues 1 is owned, run and maintained by Aberdeenshire Council (Folklore Archive, Mintlaw) whilst Duff House is maintained by Historic Scotland and revenue staffing costs etc are the responsibility of Aberdeenshire Council.

11.2 Service Asset Policy

To ensure access to high quality, low maintenance, modern, eco friendly museum, arts and cultural facilities in appropriate locations throughout Aberdeenshire, wherever possible by improving appropriateness and increasing cultural usage of Council, partner or third party existing buildings whilst minimising revenue running costs.

The Service intends to enhance arts venue provision in settlements where currently there is none or only limited provision in all settlements of over 1000 population. This will be achieved through a variety of strategies which includes:-

- Introducing arts usage into existing cultural services venues e.g. Libraries and Museums.
- Investigating options for mobile provision.
- Developing the model of cultural hubs attached to schools when these are being replaced or when a significant extension is being undertaken.
- Enhancing the suitability of other community venues to host arts/cultural activity when appropriate venues are being refurbished.
- Developing the use of new technologies to assist cultural education and outreach.

11.3 Service Delivery and Accommodation Needs

As current museums provision broadly matches current strategy the EL&L Service does not envisage increasing the number of local settlements currently provided with fixed dedicated museum venues. Where additional or replacement facilities are required all options will be investigated including trusts, the use of co-located school and community sites and the provision of outreach services.

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Many of the current museum buildings are in poor condition. There is also a clear community expectation that displays become more interactive utilising advances in technology to better enhance interpretation of the exhibitions this will have an impact on building suitability.

Other dedicated provision for arts is limited within Aberdeenshire and needs to be enhanced. The majority of current arts delivery is provided by the independent arts sector, either in Aberdeenshire Council facilities or in their own premises. Where additional cultural facilities are required all options will be investigated including shared use of current accommodation, utilisation of other council service and partner accommodation and seeking to incorporate new purpose built space within council and third party new build or major refurbishment opportunities. Investment may be required in the provision of loan equipment to assist communities in developing cultural provision locally.

The revenue costs of running museum and heritage facilities are such that the council will always remain the key funder.

11.4 External Environment and Property Implications/Requirements

11.4.1 Museums

Public museum service outlets should be located for the maximum convenience of the residents of the community. If possible they should be near the centre of transport networks and close to or combined with areas of community activity e.g. shops, commercial centre, cultural centres. The outlet should be highly visible and easily reached by foot, public transport, where available or by private vehicle.

As a result of the BVR report it is evident that Museum “space” will be required in all settlements currently served by them, except in a limited number of settlements where current provision is out with provision strategy and needs to be rationalised.

Four museums may require rationalisation, as provision of these exceeds current fixed site museum provision strategy, (their rationalisation is to be reviewed as part of the wider cultural entitlement strategy currently being further developed and Best Value Review)

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- Two museums currently requires nil or only limited refurbishment alterations and improvements
- Two museums need either major upgrade or replacement
- Three museums need urgent replacement or urgent major upgrading
- One additional museum presence required (Formartine area)

11.4.2 Arts and Cultural Hubs

Cultural facilities should be located for the maximum convenience of the residents of the community. If possible they should be near the centre of transport networks and close to or combined with areas of community activity e.g. shops, commercial centres. The facility should be highly visible and easily reached by foot, public transport, where available, or by private vehicle. Where it is not practical to support fixed site provision the Service will seek to deliver a presence through the use of mobile services and new technologies.

The model of “Cultural Hubs” is being investigated at Alford, Laurencekirk, Kemnay, Ellon, and Stonehaven, as part of the Schools asset management programme.

Staff will seek to ensure that within the EL&L PPP programme the current specification for arts space (based on the standards at Portlethen Academy) are maintained and where possible enhanced e.g. auditorium, recording studio, performance space, dance studio

In order to extend cultural access to as wide a population as possible Cultural Services staff will seek to ensure that consideration is given to appropriate performance and presentation spaces being incorporated in the programme of town hall developments. Currently identified halls include Banchory, Inverurie, Stonehaven & Huntly

11.5 Core Facts Information and Future Projects

The core facts information is shown in Appendix 10.

12.0 Sports Centres

Current provision of Aberdeenshire Council Sports Centres (by area) is shown in the table below. The current Aberdeenshire Council sport centres provision provides limited access to sports centres for the majority of Aberdeenshire residents either by walking, use of public transport or by car. Residents do however have more ready access to sports facilities provided with schools or halls.

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities. A Sport & Leisure Manager has direct day to day responsibility for the operation of council run sports centres.

Buchan		
Banff/Buchan		
Formartine	Balmedie Leisure Centre	Balmedie
	Meadows Sports Complex	Ellon
	Turriff Sports Centre	Turriff
Garioch	Garioch Sports Centre	Inverurie
	Westdyke Leisure Centre	Westhill
	Bennachie Leisure Centre	Insch
Kincardine/Mearns	Inverbervie Sports Centre	Inverbervie
	Stonehaven Leisure Centre	Stonehaven
	Laurencekirk Sports Centre	Laurencekirk
Marr	Banchory Academy Games Hall	Banchory

Of the 10 Sport Centres 6 are owned and maintained and run and financed by Aberdeenshire Council and 4 are owned by Aberdeenshire Council but the responsibility for running, financing rests with a third party. There are also a number of supplementary sports hall spaces in most academies as well as Garioch Community Centre

- 3 (Turrif, Inverbervie, Laurencekirk) are stand alone sports facilities (though may be in the grounds of a secondary school)

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- 2 (Stonehaven, Banchory) are linked with swimming pool provision while Turriff is separated from the pool by a main road

The Service intends to ensure that access to a sports centre is maintained in the settlements referred to in the table above as whilst the current Aberdeenshire Council direct provision is limited the total Sports Centre provision including non directly managed facilities is considered to be adequate when matched with sports facilities provided through academy's which often have large halls available for use out with curriculum time. The current provision including the use Schools Sports Facilities ensures that a public can access a sports facility in the all major Aberdeenshire settlements (as designated within the Aberdeenshire Local Plan see below) as well as in many smaller rural settlements through the school sports facilities:

AREA	POPULATION (2006 BASED)
Banff& Buchan	35,446
Formartine	39,419
Buchan	39, 368
Garioch	46, 254
Marr	35, 825
Kincardine & Mearns	39, 948

Where a new academy or large primary school is being built the opportunity to rationalise existing sports facilities will be taken.

The revenue finance for the running of the sports centres is contained within the overall EL&L revenue budget.

Aberdeenshire EL&L Service provides or financial supports sports centre provision for the following reasons:-

- To help to ensure Aberdeenshire residents can enjoy an active lifestyle (Aberdeenshire Council Strategic Vision – “Create & sustain best quality of life for all through – happy health & confident people”)
- To help to ensure the safety of the community through ensuring that residents are safe in water – (Aberdeenshire Council Strategic Vision – “Create & sustain best quality of life for all through – Safe friendly and lively communities”)

- To help to cater for the needs of talented & elite sports persons ELL Service Plan
 - Commitment to Equality of opportunity

Although there is only statutory duty for adequate provision on local authorities to provide any leisure facilities including sports centres there is a mandatory duty to provide for the health and well being of its population under the Local Government Act 2003 .

12.1 Service Policy/Asset Strategy

To ensure provision through third party or direct management high quality, low maintenance, modern, eco friendly sport facilities and appropriate linked changing accommodation in appropriate locations throughout Aberdeenshire wherever possible minimising on revenue running costs

Existing user surveys, whilst including sports hall users are biased toward swimmers. Clubs who use existing facilities have not themselves been surveyed – although a significant amount of feedback has recently been collated as part of the ‘harmonisation of charges’ exercise. An analysis if existing feedback is therefore as follows:

- Updating of gym equipment and facilities
- In some areas facility hire costs are a barrier.
- Some clubs feel that quality of facilities in some parts of the district are unsuitable for competitive purposes.
- There is a lack of facilities available for evening use by clubs in some parts of the district.

Sportscotland guidance on facility provision is contained within their facilities planning model which evaluates need on three main factors; Access (this could include distance people need to travel), Demand and Capacity of existing facilities. Aberdeenshire have opened up negotiations with Sportscotland with a view to revisiting the existing planning model in the future. However a brief analysis would show that whilst provision of facilities is adequate – there are areas of the district

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which cannot meet demand at peak times (for example Stonehaven, Peterhead, Kintore)

All council dry sports facilities normally need some public subsidy to cover running costs as if charged at full recovery rate the facilities would be inaccessible to the majority of the community. This subsidy can be minimised by the provision of modern eco friendly facilities, targeted commercial provision (eg Gym membership) but a subsidy from the revenue budget is usually required.

The provision of sports and leisure facilities attendance has risen from 35,000 attendees in 1996 to over 250,000 attendees in 2008. Active Schools initiative has 17 staff placed in the Schools networks linked to secondary schools to encourage sports participation particularly at lunch times facilitated through Primary co-ordinators and after school clubs. Netball participation has increased by 400% with 100 schools involved in netball facilities in 2008.

12.2 Rationale for Capital Plan Projects

The table below describes the rationale for inclusion of leisure facilities within the Education, Learning and Leisure Capital Plan.

Year and amount	Facility	Rationale.
2009-12 £8.2M	New build of Fraserburgh Pool and Community Centre with 3 court sports hall.	<ul style="list-style-type: none"> • Asset Management audit has identified that the building fabric of the existing pool (due to age) is such that replacement is necessary as ongoing repairs will soon not be possible. • The Facilities Planning model for Fraserburgh demonstrates a reasonably high level of unmet demand for pool space, even with the existing pool. Therefore a larger pool in the future has been built into the plan. This pool would form the 'hub of competitive swimming in the Northern half of Aberdeenshire. • The planning model also demonstrates a need for a large sports hall (3 courts or more) which is also now built into plans – though the proposed hall is only a 3 court size.. • ELL Committee supported the creation of a new pool and sports facility in Fraserburgh as one of the priorities coming out of the facilities

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		planning model (Aug 27, 2009).
2009 – 13 C£45M	Sports facility and swimming pool within proposed new Alford Academy.	<ul style="list-style-type: none"> Existing academy currently includes swimming pool, which serves both the Alford area and the Upper Donside area of Aberdeenshire. Swim aspect of the new build includes replacement of the existing ageing pool. New Sports facilities would be Community /school use and would largely represent a replacement of existing facilities – but designed to be increasingly accessible. New facility is scheduled to include an All Weather Pitch which represents additionally in terms of pre –existing facility. However the need to increase the stock of AWP's as a result of the Pitch strategy has been agreed as a priority by both the Marr area committee and ELL on Aug 27 – with acknowledgement that alford was a priority area for such a development.
2011 – 13 £6Million (not on plan)	Pool and Leisure facility at Banchory	<ul style="list-style-type: none"> Facilities planning model highlighted a significant shortfall in terms of the existing pools ability to meet demand, with recognition that the design of pool was not always compatible with community and academy needs. ELL Committee agreed that the increase in public swimming capacity in Banchory (Aug 27 2009) was a priority, although it accepted that this could be improved by additional public access. The possibility has now arisen of significant financial input from local sources, which would reduce the cost to the council of building such a facility – with the resultant cost seen as far less than what would normally be expected, and may represent value for money in terms of the fact that a new pool could mean savings in the future when and if a Banchory Academy replacement is built. A minimum contribution of £1.5Million is expected but as yet not confirmed. Once final costs and necessary council input is received, capital plan group will need to consider whether this would be an appropriate addition as a result of the anticipated external funds that could be drawn down.
2012 – 16 Amounts as yet unknown	Sports facilities at new Mearns and Ellon academies	<ul style="list-style-type: none"> ELL Committee (27 Aug 2009) agreed that where possible necessary leisure facilities should be built in synergy with major school refurbishment or replacement. Priorities for the Mearns area are new dryside

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		<p>sports facilities and a pool, As the existing Academy does not have a pool – this is unlikely to be catered for through Scottish Futures Trust part funding in the new academy – but it is anticipated that the new academy would have a large sports hall, which would address deficiencies identified In the Facilities Planning Model.</p> <ul style="list-style-type: none"> • As Ellon currently has a sports hall and pool –it is likely that the new academy will incorporate these facilities – and the new design will be critical to maximise community access.
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12.3 Service Delivery and Accommodation Need

As current provision roughly matches the present strategy the Education, Learning and Leisure Service only envisage directly increasing the number of major sports facilities by two – Fraserburgh and Laurencekirk, which will be in tandem with the new community centre and academy respectively. The other two projected new academies to be built by 2016 (Alford and Ellon) will have replacement sports facilities which will provide an improved service when compared to the current provision (described in 12.2 above).

The council has also identified a willingness to work with private and community developers to potentially improve provision, with one plan being drawn up for Banchory (known as Hill of Banchory) with other plans being create for a community run sports facility in Banff.

In 2009 a Scrutiny and Audit Report on Sport and Leisure in Aberdeen noted that the distribution of facilities is not best suited to meet the current needs of Aberdeenshire’s growing population. The improvements and potential improvements outlined above will improve the geographical spread, although Peterhead will still evidence the need for a dedicated community dry sports facility. It is recognised that the geographical spread of the area means travel to attend would apply to all but most local provision and that public transport is not able to provide connections for a myriad of individual needs.

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A new facility at Fraserburgh is currently progressing and is planned to include a 25m, 6 lane swimming pool; changing village design and community and recreational facilities. Public art consultations are currently underway to engage the population of Fraserburgh with the design concept. A public consultation on 29 September 2009 was well attended and the Service received very good feedback. One main aspect from the findings was the catering provision and the Service is currently looking into viable solutions to find a balance for economic viability and to meet the needs of the community. The feedback from the consultation showed over 95% public support for the project.

Where replacement facilities are programmed all options specifically those that involve third part operators will be investigated including trusts, partnership working and provision by private companies however it is highly likely that the council will always need to provide some form of revenue subsidy but this will be minimised wherever possible.

It is noted that recent nationwide successes in regard to attracting major sporting events (2012 Olympic and Paralympic games and 2014 Commonwealth Games) may increase the profile of sport and the willingness of people to take part in it. 'Reaching Higher', the Scottish Government's sports strategy also details a number of targets relating to increasing participation in active lifestyles in the coming years – all of which will impact on demand for local sports facilities.

There is recognition that sports facilities can provide a reasonably accessible fitness service to people on low incomes and areas of social deprivation. Health service figures show that areas of social deprivation evidence higher than average illness and death rates and therefore are in most need of public health services. It is likely that Aberdeenshire would want to take this fact into account when planning the asset management of sports facilities.

It should also be noted that private or commercial operators can develop existing or new facilities which can complement public provision, certainly with regard to health and wellness. However the limitations of this provision need to be recognised in that typically they are situated near larger population centres and are often inaccessible to people on low incomes.

12.4 External environment and property implications/requirements

Aberdeenshire draft structure plan envisages growth in the overall Aberdeenshire population especially over the next 10 to 15 years in the transport corridor (Laurencekirk to Inverurie) Additional building area may be required to provide storage for groups and or community organisations as the numbers of these organisations clubs grow due to population growth in the area. Current community access policy restricts hours of access to certain sports facilities and a review of hours of access could allow more efficient & effective use of the current facilities Additional accommodation may be required to be added to current provision if through the forthcoming Commonwealth Games and Olympics this lead to increased public demand for access Sport (“Reaching Higher” – Scottish Government) but the above statement regarding access if implemented could help to address this possible increased need but this can not be quantified at this time.

12.5 Likely Future Requirements

Sports facilities will be required in all settlements currently served by them and where necessary the current facilities will require an adequately resourced planned maintenance and refurbishment programme.

Where new or refurbished academies or large primary schools are planned then the opportunity will be taken to enhance and rationalise where appropriate the current sports centres e.g.

- Kemnay
- Alford
- Mearns
- Ellon
- Hillside
- Portlethen

From the Future Infrastructure Requirements seminars it was highlighted that a further 3 sports halls would be required to match population increase due to housing expansion.

12.6 Core Facts

Core facts information is shown in Appendix 11.

13.0 Halls

The current Aberdeenshire Council hall provision provides relatively easy access to these facilities for the majority of Aberdeenshire residents either by walking, use of public transport or by car. These facilities are provided in a mixture of buildings ranging from large town halls and smaller village halls the majority of which transferred to Aberdeenshire Council ownership at reorganisation in 1996.

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities and a Sport & Leisure Manager who has direct day to day responsibility for the operation of the halls. These halls are mainly used by Community organisations to promote local activities e.g. voluntary uniformed organisation senior citizen clubs indoor bowling etc. However some are used by the service to provide adult learning and youth work opportunities as well as office accommodation for staff e.g. Banchory Town Hall, Wyness Town Hall.

The current provision of halls is historic and does not reflect either need or changing demographics. All the halls are maintained by Aberdeenshire Council, however some are rented out by the council and or run by local management committees in a some cases local communities have enhanced by local contributions the fabric and facilities. A number of facilities are classed as 'council chambers' though their use for this purpose is now redundant and they are predominantly used as halls.

The majority of halls are run by Aberdeenshire Council although a small number are run by third party organisations.

The Service recognises that Halls can play an important roll in the life of communities. Whilst many of our halls are well used some are not. The current provision being historic does not necessarily meet current need and in many places the location is less appropriate than in the place and that there is duplication of facilities

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There is a need to rationalise, upgrade or replace the halls currently provided due to their geographic location, age and condition profile.

The revenue finance for the running of these facilities is contained with the overall EL&L revenue budget except where facilities are leased to a third party to run Aberdeenshire EL&L Service supports hall provision for the following reasons:-

- To help to ensure Aberdeenshire residents can enjoy an active lifestyle (Aberdeenshire Council Strategic Vision – “Create and sustain best quality of life for all through – happy healthy and confident people”)

Although there is no statutory duty on local authorities to provide any halls there is a strong community wish that access to such facilities remains

13.1 Service Strategy/Asset Policy

To ensure provision of high quality, low maintenance, modern, eco friendly halls in appropriate locations throughout Aberdeenshire wherever possible minimising on revenue running costs whilst ensure easy access for residents to appropriate accommodation and where possible to build community capacity through transferring ownership of these halls to third parties

All council facilities need a significant public subsidy to cover running costs as if charged at full recovery rate the facilities would be inaccessible to the majority of the community. This subsidy can be minimised by rationalising where possible, the provision of modern eco friendly facilities and by ensuring the sustainability of these important community resources by passing responsibility for as many halls as possible to third parties. If this approach is not followed major capital expenditure will be required to upgrade the current facilities to eco friendly standards. As regards the current provision of halls there are some buildings that are significantly underused often due to duplication of facilities within the community .A number of these halls are in poor condition and it is the services view that a rationalisation programme should be undertaken after a full consultation has been undertaken with affected communities.

13.1.1 Rationale for Capital Plan Projects

The table below describes the rationale for inclusion of leisure facilities within the Education, Learning and Leisure Capital Plan.

Year and Amount	Facility	Rationale
2013-18 £16.4M combined	Stonehaven Town hall. Banchory hall Inverurie hall Stewarts hall Dalrymple hall	<ul style="list-style-type: none"> • Major investment post 2013 has been identified as needed through the asset management process due to building age. • Each Hall has been identified as needing on average approx £3m to ensure compliance with DDA regs and to ensure building fabric is maintained appropriately. • It is recognised that in each individual case there may be alternative possibilities (i.e they may be surplus to requirements or it may be possible to lease the facilities to third parties) therefore the figures for renovation are based on the council continuing to run facilities as they are now.

13.2 Service Delivery and Accommodation Needs

Current provision does not match current strategy and the EL&L Service envisage rationalising existing accommodation wherever possible through either closure or transferral to third parties whilst retaining easy access to appropriate facilities within a community. Where in small number of cases replacement of “Town Halls” is required all options will be investigated including trusts, partnership working and provision by private companies.

13.3 External Environment and Property Implications/Requirements

Although Aberdeenshire draft structure plan envisages growth in the overall Aberdeenshire population especially over the next 10 to 15 years in the transport

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corridor (Laurencekirk to Inverurie) This is unlikely to lead to increased demand for access to these halls throughout Aberdeenshire.

Expectations of local communities have in the past and continue to change today's expectations of what is required in a community facility differs from the traditional hall and unless these halls are brought to "today's" standard of required provision its use to a local community will diminish further through time

Education, Learning and Leisure do not normally provide services directly from these facilities so it would not envisage providing additional facilities in this form. It would however consider it appropriate to upgrade major town halls where this is required.

13.4 Core Facts

The core facts information is shown in Appendix 12.

14.0 Pavilions and Playing Fields

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities and a Sport & Leisure Manager who has direct day to day responsibility for the operation of these pavilions. These pavilions are mainly used by sports clubs and community organisations who hire them from the council to facilitate a variety of activities

Current provision of Aberdeenshire Council Pavilions (by area) is shown in the table below

Banff Buchan	
1	Canal Park Pavilion, Old Market Place, Banff, AB45 1GE
2	James Ramsay Park Pavilion, Strichen Road, Fraserburgh, AB43 9SA
3	Links Recreation Park Pavilion, Maconochie Road, Fraserburgh, AB43 8TH
4	West End Bowling Green Pavilion, Union Grove, Fraserburgh, AB43 9LD

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5	Myrus Pavilion, Off Myrus Circle, Macduff
6	Portsoy Pavilion, Seafield Terrace, Portsoy
7	Banff Tennis Courts and changing facilities, Banff
Buchan	
8	Dales Park Pavilion, Dales Park, Peterhead, AB42 3JN
9	Sports Pavilion, Victoria Road, Peterhead, AB42 1UB
10	Mintlaw Pavilion, North Street, Mintlaw, Peterhead, AB42 5HH
11	Tennis Courts and Pavilion, York Street, Peterhead, AB42 1SP
12	Catto Park Pavilion, Balmoor Terrace, Peterhead, AB42 1EQ
13	
14	Clerkhill Pavilion, Kinmundy Road, Peterhead
Fortmartine	
15	Gordon Park Old Pavilion, Gordon Park, Modley Place, Ellon, AB41 9BB
16	Gordon Park Pavilion, Gordon Park, Modley Place, Ellon, AB41 9BB
17	Auchterellon Pavilion, Annand Avenue, Ellon, AB41 9FR
18	Tennis Courts and Pavilion, Balmellie / Bowling Green Road, Turriff, AB53 4DH
19	The Pheasantry Building, Haddo House Country Park, Methlick, Ellon, AB41 7EQ
20	Sports Pavilion, Elgie Crescent, Balmedie, Aberdeen, AB23 8WH
21	Sports Pavilion, Recreation Park, Oldmeldrum, Inverurie, AB51 0DH
22	Turriff Haughs Pavilion, Show Ground, Queens Road, Turriff
23	Turriff Lower Haughs Pavilion, Queens Road, Turriff
Garioch	
24	Premnay Sports Pavilion, Auchleven, Inch, AB52 6QA
25	Pavilion, Denman Park, Old Skene Road, Westhill, AB32 6TX
26	Potterton Pavilion, Panmure Gardens, Potterton, Aberdeen, AB23 8UG
27	Inch Recreation Park Pavilion, Inch, AB52 6LT
28	Pagoda Buildings, Kellands Park, Kellands Road, Inverurie, AB51 3YL

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29	Davidson Recreation Park Pavilion, Riverside Park, Port Elphinstone, Inverurie, AB51 3SB
30	Kintore Pleasure Park Pavilion, Castle Road, Kintore, Inverurie, AB51 0WN
31	Bogbeth Pavilion, Victoria Terrace, Kemnay, Inverurie, AB51 5RL
32	Blackburn Pavilion / Tennis Court, Kinellar, Aberdeen AB21 0RX
33	Port Elphinstone Recreation Park Pavilion, Kemnay Road, Port Elphinstone, Inverurie, AB51 3XL
34	Lawsondale Pavilion, Lawsondale Avenue, Westhill, Aberdeen, AB32 6SE
Kincardine and Mearns	
35	St Cyrus Recreation Park Pavilion, Ecclesgreig Road, Montrose, DD10 0BH
36	Fordoun Pavilion, Fordoun, Laurencekirk, AB30 1NN
37	Laurencekirk Memorial Park Pavilion, Garvock Road, Laurencekirk, AB30 1FJ
38	Changing Pavilion, Gourdon Recreation Grounds, Brae Road, Gourdon, Montrose, DD10 0LX
39	Bourtree Park Pavilion, Bourtree Road, Portlethen, Aberdeen, AB12 4QN
40	John McRobert Pavilion, Mineralwell Park, Stonehaven, AB39 3PY
Marr	
41	Alford Tennis Pavilion, Alford Recreation Park, Greystone Road, Alford, AB33 8TY
42	Lumphanan Recreation Park Pavilion, School Road, Lumphanan, Aboyne, AB31 4SU
43	Torphins Recreation Park Pavilion, Grampian Terrace, Torphins, Banchory, AB31 4JS
44	Burnett Park Pavilion Public Toilets, Burnett Park East, Banchory, AB31 4AE
45	Banchory Recreation Ground Pavilion, Dee Street, Banchory, AB31 5HT
46	Tarland Pavilion, Aberdeen Road, Tarland, Aboyne, AB34 4UU
47	Banchory Academy Pavilion, Tillybrake Road, Banchory, AB31 5UN
48	Sports Pavilion, Market Muir Recreation Ground, George V Avenue, Huntly, AB54 4PS
49	Aboyne Pavilion, The Green, Huntly Road, Aboyne, AB34 5HE
50	King George V Park Pavilion, Dee Street, Banchory, AB31 5HT
51	Silverbank Pavilion, North Deeside Road, Banchory, AB31 5YR

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52	Cooper Park Pavilion, Cooper Park, Huntly, AB54 4SH
53	Pavilion, Ballater Recreation Ground, Off Provost Graig Road, Ballater, AB35 5NN
54	Kincardine O'Neil Pavilion, North Deeside Road, Kincardine O'Neil, Banchory, AB34 5AA
55	Huntly Nordic Outdoor Centre, Huntly
56	Alford Ski Centre, Alford

Currently they are predominately owned, run and managed by Aberdeenshire Council but two are leased to the council.

The majority are run directly in house but a small number are leased to community organisations to run them.

The Service recognises that Pavilions can play an important roll in supporting access to sport but Pavilion use varies widely throughout Aberdeenshire.

Aberdeenshire EL&L Service supports good quality appropriate pavilion provision for the following reasons:-

- that official sporting bodies often insist upon a minimum standard of pavilion being available for user clubs to be able to access a competitive league
- To help to ensure Aberdeenshire residents can enjoy an active lifestyle (Aberdeenshire Council Strategic Vision – “Create and sustain best quality of life for all through – happy healthy and confident people”)
-

Although there is only a statutory duty for adequate provision on local authorities to provide leisure facilities including pavilions there is a mandatory duty to provide for the heath and well being of its population under the Local Government Act.

14.1 Service strategy/Asset Policy

To ensure provision of high quality, low maintenance, modern, eco friendly pavilions in appropriate locations throughout Aberdeenshire wherever possible minimising on revenue running costs and where possible to build community capacity through transferring ownership of these pavilions to third parties where this is possible to do in conjunction with other facilities.

14.2 Service Delivery and Accommodation Needs

A pitch study had not been undertaken by 2007, when the original Asset Management Plan and Service Strategies were drawn up. Committee agreed to take into account the conclusions from the pitch study and the views of the Area Committees when the Asset Management Plan was reviewed. There is no national model to the Facilities Planning Model (FPM) for identifying an appropriate provision of playing pitches. The Council employed a consultant to survey the demands of the existing pitches and to analyse the extent to which this meets demand. This information can now be used in conjunction with data from the FPM. Consultant fees were part paid by Sports Scotland in recognition of the value of such a study.

The Pitch survey and conclusions dealt with the supply of formal playing pitches (grass and artificial surface); Multi Use Game Areas (MUGAs); Bowls, Rinks and Tennis Courts. It did not cover the supply and provision of informal outdoor sports facilities; e.g. grass kick about areas, though it recognized the value of the provision.

The Education, Learning and Leisure 2008 report highlighted the overall conclusions of the pitch study as being:

Aberdeenshire does not generally need an increase in the number of pitches, but does require an increase in quality and value of existing pitches. In addition, it needs to identify ways of providing more practice and training time on pitches. This could be facilitated through the increase of the “carrying capacity” of existing pitches. Whilst the strategy does not explicitly advocate reducing existing pitch provision, it highlights that in some areas best value may be achieved by reducing the number of pitches but overall increasing the quality and playability of the pitches which would be a more productive option. Ideally pitches would be grouped together and be supported by a good quality pavilion with a range of changing rooms, as opposed to having standalone pitches with small underutilised pavilions.

The pitch survey utilised Sports Scotland's guidance to calculate pitch requirements for secondary schools, 10 Aberdeenshire Academies are underprovided for with 4 others have approximately the correct technical provision. However of these 4 it was recognised that the quality of the Portlethen Academy pitches was poor, which

reduced capacity although since then a number of defects have been rectified. The remaining three schools (Mintlaw, The Gordon Schools and Ellon) have slightly more facilities than they technically need.

The Sports Scotland model also recommends that each Academy should have or be able to access an AWP. Currently only 10 academies have such a facility or easy access to one.

Conclusions

- Almost half of all Aberdeenshire Primary schools feel they do not have any outdoor sports facilities, whilst most academies are falling short in terms of having access to the necessary sports facilities to deliver against the target of two hours PE per week per pupil.
- Sporting culture is strong in Aberdeenshire as evidenced by the number of school teams and sports opportunities. In general schools are also keen to encourage community use.

Recommendations

- The Council should ensure that it would be acceptable to have one or more floodlit pitches at any proposed locations for new schools.
- The Council's existing policy of supporting community club use on secondary school sites should continue and be expanded.
- School Club links to maximise the use of school facilities should be encouraged.
- When building a new school, the Council should ensure that there is a minimum specification for the supply of sports facilities, with soccer sevens the norm for a primary school – ideally with floodlights.
- Academies should be supplied by one full size AWP as well as an appropriate number of pitches for their curriculum and after school programmes.
- New Academies should be designed to take into account the changing facility needs of community clubs.

Overall Main Conclusions from Pitch Strategy

- Aberdeenshire faces a choice: it can invest significantly in upgrading a number of its grass pitches or it can develop more Artificial Turf Pitches (ATP'S) in the expectation that football training, matches and rugby training will progressively move to artificial surfaces.
- Aberdeenshire requires more ATPs in order that the secondary schools will be able to deliver the full PE curriculum and offer pupils two hours of PE each week plus after-school sport.

Overall Main Recommendations from Pitch Strategy

- Aberdeenshire Council should adopt a Planning Policy provision standard for ATP's of 0.44 sq m per person and make it clear in its policy that it will aggregate contributions from different developments in order to ensure worthwhile provision.
- The Council should identify sites for the above ATP's on which it will be acceptable to have floodlights and to develop more multi-court surfaces and ATP's in the more sparsely populated areas such as Marr- **Short Term Priority**
- The Council should require all residential developments to contribute to ATP provision on the basis of the above quantity standard, plus an allowance for parking, roads and pavilions.
- The Council should foster the development of an Aberdeenshire Pitch Sports Development Group- **Short Term Priority**
- The Council should seek to progress an ATP network and Sports Development Centres and to develop more Third and Fourth Generation (3G/4G) pitch surfaces that are in existence in community sites such as; Ellon Meadows; Garioch Sports Centre and Peterhead- **Short Term Priority**
- The Council should consider providing a water-based ATP at Westhill together with a good quality community clubhouse accommodation and promote it as a centre for hockey.

14.3 External Environment and Property Implications/Requirements

Aberdeenshire draft structure plan envisages growth in the overall Aberdeenshire population especially over the next 10 to 15 years in the transport corridor (Laurencekirk to Inverurie). Additional building area may be required to provide storage for groups and or community organisations as the numbers of these organisations clubs grow due to population growth in the area. Current community access policy restricts hours of access to certain sports facilities and a review of hours of access could allow more efficient and effective use of the current facilities.

Additional accommodation may be required to be added to current provision if through the forthcoming Commonwealth Games and Olympics this lead to increased public demand for access Sport (“Reaching Higher” – Scottish Government) but the above statement regarding access if implemented could help to address this possible increased need but this can not be quantified at this time.

The proposals in the ‘Local Issues’ consultation report arising from the Structure Plan proposals will significantly impact on the infrastructure requirements of the EL&L Service. Officers in the EL&L Service worked with colleagues in Property Services and Planning to produce a detailed submission on the infrastructure requirements for the EL&L Service based on the proposals contained in the ‘Local Issues’ report. This submission was presented to the Future Infrastructure Requirements Group (FIRS) 25th September 2009. The information was collated via three EL&L area seminars with representatives of EL&L services and was circulated for DMT approval before going “live” on the Planning Website 8th October 2009. An additional 24 smaller sites were identified by Planning and submission from EL&L by 20th November 2009. The website will give developers an initial look at the infrastructure requirements from all Aberdeenshire Council Services. There will be further meetings in November 2009 regarding FIRS for developers to discuss any potential queries on Service requirements.

From the FIRS Seminars it was identified that the following number of pitches would be required across Aberdeenshire:

Area	Number of Pitches
North	3
South	17 + 1 astro turf
Central	15 + 1 astro turf

The Report to Education, Leisure and Leisure Committee- 27 August 2009 highlighted some actions to cater for future requirements:

The Council should consider:

- Investing in upgrading a number of community grass pitches.
- Increasing the number of All Weather Pitches (AWP) on community sites.
- Increase the number of AWP's at secondary schools where possible.
- The Council should adopt a standard formula as part of its sports strategy for calculating the number of AWP's. It is recommended that this should be 0.44m² per person. This formula could be used as a basis for seeking contributions from the development industry towards the provision of AWP's. The 0.44m² ratio would equate to a full size or nearly full size AWP for each community school network. However, there is scope for developing smaller MUGA's with AWP surfaces for 5 a side practice.
- The Council should seek to progress a network of AWP's whilst also giving priority development to strategic pitch improvements at community sites.
- Clubs should be encouraged to both use and compete on AWP's to maximise their
- usage and revenue generation.
- The Council should develop a modern AWP on each secondary site with priority use for schools not currently near a community AWP.

14.4 Core Facts

The core fact is shown in Appendix 13.

15.0 Swimming Pools

The current Aberdeenshire Council swimming pool provision provides relatively easy access to swimming pools for the majority of Aberdeenshire residents either by walking, use of public transport or by car.

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities. A Sport & Leisure Manager has direct day to day responsibility for the operation of the swimming pools.

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Current provision of working Aberdeenshire Council Swimming Pools (by area) is shown in the table below

Buchan	1 Community Pool 1 Special Needs School Pool	Peterhead Peterhead
Banff/Buchan	1 Community Pool 1 Special Needs School Pool 1 Community Pool 1 Primary School Pool	Fraserburgh Fraserburgh Banff Bracoden
Formartine	1 Community Pool 1 Community Pool	Turriff Ellon
Garioch	1 Community Pool 1 Community Pool 1 special needs pool	Inverurie Westhill Inverurie
Kincardine/Mearns	1 Outdoor Pool 1 Community Pool (Mackie Academy) 1 Special Needs School Pool 1 Community Pool	Stonehaven Stonehaven Stonehaven Portlethen
Marr	1 Community Pool 1 Community Pool 1 Community Pool 1 Community Pool	Aboyne Huntly Banchory Alford

Excluding the special needs and primary school pools which are run and maintained as part of overall special school budget of the remaining fourteen 13 are owned and maintained and run and financed by Aberdeenshire Council and 1 is owned, run and maintained by Aberdeenshire Council but the responsibility for finance and improving the facility rests with a partner organisation.

- 2 of the pools are situated within Leisure Centres
- of the pools are stand alone facilities (may be in the grounds of a secondary school)
- 4 of the pools are integrated within academies

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- 4 special needs swimming pools are attached to Aberdeenshire Special Schools and 1 pool is attached to a primary school. These pools are part of the schools estate.

In addition to the above Aberdeenshire also owns two redundant outdoor pools at Portsoy and Tarlair. Neither are currently in a state which would enable them to be used as pools and have not been for a number of years. Tarlair pool as a Category 'A' listed facility is currently the subject of an external feasibility study.

The Service intends to ensure that access to a swimming pool is maintained in the settlements referred to in the table above as the current provision allows for the majority of Aberdeenshire residents to reasonably access a pool. Sports Scotland's Facilities Planning Model is not proscriptive in terms of how far people should live or travel from a sports facility, but advocates looking at 2 factors – ease of access (distance ,geography, opening hours) and also the capacity of the facility serving a catchment area (in this case size of pool). Aberdeenshire Council intends to ensure that the population areas have access to a swimming pool serving areas 10 miles or 20 minutes drive away from them with larger pools serving an area 12 miles or 25 minutes away.

1. The current provision further ensures that a public swimming pool can accessed in the majority of major Aberdeenshire settlement (as designated within the Aberdeenshire Local Plan)

AREA	POPULATION (2006 BASED)
Banff& Buchan	35,446
Formartine	39,419
Buchan	39, 368
Garioch	46, 254
Marr	35, 825
Kincardine & Mearns	39, 948

There is however a need to upgrade or, replace the facilities currently provided due to the age and condition profile.

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The revenue finance for the running of 13 of the pools is contained with the overall EL&L revenue budget.

Aberdeenshire EL&L Service provides swimming pool provision for the following reasons:-

- To help to ensure Aberdeenshire residents can enjoy an active lifestyle (Aberdeenshire Council Strategic Vision – “Create and sustain best quality of life for all through – happy healthy and confident people”)
- To help to ensure the safety of the community through ensuring that residents are safe in water – (Aberdeenshire Council Strategic Vision – “Create and sustain best quality of life for all through – Safe friendly and lively communities”)
- To help to cater for the needs of talented and elite sports persons EL&L Service Plan – Commitment to Equality of opportunity

Although there is only statutory duty for adequate provision on local authorities to provide any leisure facilities including sports centres there is a mandatory duty to provide for the health and well being of its population under the Local Government Act 2003.

Where a new academy or large primary school is being built the opportunity to rationalise existing sports facilities will be taken.

15.1 Service Strategy/Asset Policy

To provide high quality, low maintenance, modern, eco friendly swimming pools with the minimum of leisure pool facilities (e.g. flumes) and appropriate linked changing facilities in appropriate locations throughout Aberdeenshire wherever possible minimising on revenue running costs

All council swimming pools need a significant public subsidy to cover running costs as if charged at full recovery rate the facilities would be inaccessible to the majority of the community. This subsidy can be minimised by the provision of modern eco friendly facilities but a subsidy from the revenue budget will always be required. Major capital expenditure will be required to upgrade the current facilities to eco friendly standards.

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There are currently no plans to make the necessary arrangements to return Portsoy pool to use, due to the health and safety implications and a perceived low market for the service. Tarlair pool remains closed and there are no current plans to re-open.

Both vacant properties incur business rates and Property fees without generating any income and therefore, the Service will have to review rationalization plans for vacant and under utilized properties.

15.1.1. Rationale for capital Plan Projects

The table below describes the rationale for inclusion of leisure facilities within the Education, Learning and Leisure Capital Plan and is expanded further in Section 15.2

Year and amount	Facility	Rationale.
2009-12 £8.2M	New build of Fraserburgh Pool and Community Centre with 3 court sports hall.	<ul style="list-style-type: none"> • Asset Management audit has identified that the building fabric of the existing pool (due to age) is such that replacement is necessary as ongoing repairs will soon not be possible. • The Facilities Planning model for Fraserburgh demonstrates a reasonably high level of unmet demand for pool space, even with the existing pool. Therefore a larger pool in the future has been built into the plan. This pool would form the 'hub of competitive swimming in the Northern half of Aberdeenshire. • The planning model also demonstrates a need for a large sports hall (3 courts or more) which is also now built into plans – though the proposed hall is only a 3 court size.. • ELL Committee supported the creation of a new pool and sports facility in Fraserburgh as one of the priorities coming out of the facilities planning model (Aug 27, 2009).
2009 – 13 C£45M	Sports facility and swimming pool within proposed new Alford Academy.	<ul style="list-style-type: none"> • Existing academy currently includes swimming pool, which serves both the Alford area and the Upper Donside area of Aberdeenshire. Swim aspect of the new build includes replacement of the existing ageing pool. • New Sports facilities would be Community /school use and would largely represent a replacement of existing facilities – but designed to be increasingly accessible. • New facility is scheduled to include an All Weather Pitch which represents additionally in terms of pre –existing facility. However the

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		<p>need to increase the stock of AWP's as a result of the Pitch strategy has been agreed as a priority by both the Marr area committee and ELL on Aug 27 – with acknowledgement that Alford was a priority area for such a development.</p>
<p>2011 – 13 £6Million (not on plan)</p>	<p>Pool and Leisure facility at Banchory</p>	<ul style="list-style-type: none"> • Facilities planning model highlighted a significant shortfall in terms of the existing pools ability to meet demand, with recognition that the design of pool was not always compatible with community and academy needs. • ELL Committee agreed that the increase in public swimming capacity in Banchory (Aug 27 2009) was a priority, although it accepted that this could be improved by additional public access. • The possibility has now arisen of significant financial input from local sources, which would reduce the cost to the council of building such a facility – with the resultant cost seen as far less than what would normally be expected, and may represent value for money in terms of the fact that a new pool could mean savings in the future when and if a Banchory Academy replacement is built. A minimum contribution of £1.5Million is expected but as yet not confirmed. • Once final costs and necessary council input is received, capital plan group will need to consider whether this would be an appropriate addition as a result of the anticipated external funds that could be drawn down.
<p>2012 – 16 Amounts unknown</p>	<p>Sports facilities at new Mearns and Ellon academies</p>	<ul style="list-style-type: none"> • ELL Committee (27 Aug 2009) agreed that where possible necessary leisure facilities should be built in synergy with major school refurbishment or replacement. • Priorities for the Mearns area are new dryside sports facilities and a pool, As the existing Academy does not have a pool – this is unlikely to be catered for through Scottish Futures Trust part funding in the new academy – but it is anticipated that the new academy would have a large sports hall, which would address deficiencies identified In the Facilities Planning Model. • As Ellon currently has a sports hall and pool –it is likely that the new academy will incorporate these facilities – and the new design will be critical to maximise community access.

15.2 Service Delivery and Accommodation Needs

Current provision roughly matches current swimming pool provision strategy. The EL&L Service only envisage further investigation into the feasibility of an additional community pool in Laurencekirk, which could be built in tandem with the new academy. The current focus is on replacing or upgrading existing facilities to ensure their longevity or design in improved community access, or access to high level swimmers.

There are plans to improve existing provision in Fraserburgh, Alford, Ellon, and Banchory. Where replacement facilities are required all options will be investigated including trusts, partnership working and provision by private companies. The latter is particularly pertinent to Banchory where a public /private partnership may result in an affordable dry and wet sports facility.

It is recognised that the revenue costs of running a pool are such that it is highly likely that the council will always remain a key funder of these facilities even if the actual pool is provided in part by a third party.

However, in 2009 a Scrutiny and Audit Report on Sport and Leisure in Aberdeen noted that the distribution of facilities is not best suited to meet the current needs of Aberdeenshire's growing population. The geographical spread of the area means travel to attend would apply to all but most local provision and that public transport is not able to provide connections for a myriad of individual needs.

Of the planned new and replacement facilities the following details can be surmised – though these should be viewed as 'best case' scenario's dependant on funds:

Fraserburgh: - is currently progressing and is planned to include a 25m, 6 lane swimming pool with additional learner pool (replacing a 4 lane 25 metre pool); changing village design and community and recreational facilities. Public art consultations are currently underway to engage the population of Fraserburgh with the design concept. A public consultation on 29 September 2009 was well attended and the Service received very good feedback. One main aspect from the findings was the catering provision and the Service is currently looking into viable solutions to

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find a balance for economic viability and to meet the needs of the community. The feedback from the consultation showed over 95% public support for the project, which is due to be built by 2012.

Alford: - A new pool will be built as part of the new academy to replace the existing 4 lane 20 metre pool. Consultation will soon be undertaken with community groups as to the design – which is likely to be either a 6 lane 25 metre pool or alternatively a smaller main pool with accompanying learning pool. Facility to be built by 2014

Banchory: - A replacement community pool to be built to replace provision currently delivered by the 4 lane 20 metre pool in Banchory Academy which has limited public access. This project is dependant on partnership working with a local developer and associated community groups to ensure it is affordable and practical. The likely design is projected to be a 6 lane 25 metre pool potentially built by 2014.

Mearns Academy: - A potential new pool to be created with a re-allocation of projects and Capital Plan funding. The replacement Mearns Academy is part funded on a “like for like” basis, therefore this project is dependent on the availability of funds. If progressed the likely pool design would be a small (4 or 5 lane) 25 metre community pool, ready by 2016.

Ellon Academy: - A new pool to be built as part of the new academy rebuild, which will happen as there is an existing pool, therefore Scottish government funds will be available as part payment for this facility. It is anticipated that this facility would be a at minimum a 6 lane 25 metre pool, and possibly a regional standard 8 lane 25 metre pool with associated training pool, ready by 2016.

15.3 External Environment and Property Implications/Requirements

Additional building area may be required to provide space for energy saving technology e.g. combined heat & power plants.

Aberdeenshire draft structure plan envisages growth in the overall Aberdeenshire population especially over the next 10 to 15 years in the transport corridor (Laurencekirk to Inverurie). This will most likely lead increased pressure on pool time

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especially in pools serving this transport corridor depending on the extent of the development larger pools or where possible additional opening hours may be required but this can not be quantified at this time.

Swimming pool plant equipment is designed for a working life of 25 years the majority of Aberdeenshire plant is in excess or approaching this age.

The Climate Change (Scotland) Act 2009 introduces a new era of year-on-year reductions in Scotland's greenhouse gas emissions and the need to ensure that all services are resilient to the impacts of climate change.

The proposals in the 'Local Issues' consultation report arising from the Structure Plan proposals will significantly impact on the infrastructure requirements of the EL&L Service. Officers in the EL&L Service worked with colleagues in Property Services and Planning to produce a detailed submission on the infrastructure requirements for the EL&L Service based on the proposals contained in the 'Local Issues' report. This submission was presented to the Future Infrastructure Requirements Group (FIRS) 25th September 2009. The information was collated via three EL&L area seminars with representatives of EL&L services and was circulated for DMT approval before going "live" on the Planning Website 8th October 2009. The website will give developers an initial look at the infrastructure requirements from all Aberdeenshire Council Services. There will be further meetings in November 2009 regarding FIRS for developers to discuss any potential queries on Service requirements.

Detail from the three EL&L Areas was condensed further to give an overview of future infrastructure needs if proposed housing developments commence. The seminars highlighted that if the proposed settlement areas materialise there will be a need for additional pool space in the central area of Aberdeenshire; and a need for additional pool space in Kincardine and Mearns and South Marr in the event that the potential Mearns and Banchory pool developments do not go ahead.

Swimming pools will be required in all settlements currently served by them but there are various requirements needed as identified in the Capital Plan:

- 1 pool to be replaced
- 1 potential additional pool in Laurencekirk
- The remaining 11 pools require upgrade and refurbishment work.

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Future pool provision was highlighted at the FIRS Seminars in sections 5.1 and 5.2.

Where new schools are planned there will be consultation on swimming pool viability within the building project. The table below shows the current swimming pools and their condition from the relevant Core Facts information

15.4 Core Facts

Core Facts data is shown in appendix 14.

16.0 Aquariums

The current Aberdeenshire Council visitor attractions are spread throughout Aberdeenshire with a bias toward the North part of the District. However, many other visitor attractions are owned and managed by other organisations (often private). It is true to say that Aberdeenshire Council is a small part of the visitor attraction jigsaw in terms of directly managed facilities.

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities. Visitor attractions themselves are shared between the Sport and Leisure section and the Arts and Cultural services section – although only one (the Aquarium) is directly owned by Aberdeenshire.

Some of the sports facilities, particularly the ski centres, could also be seen as visitor attractions although they have been classed alongside the pavilions for the purpose of the current asset management exercise.

Current provision of Aberdeenshire Council managed Visitor Attractions (by area) is shown in the table below, which also shows who owns the facility

Area	Attraction	Landowner
Buchan		
Banff/Buchan	Macduff Aquarium Duff House	Aberdeenshire Council Owned and maintained by Historic Scotland
Formartine		
Garioch	Archaeolink	Third Party Trust
Kincardine/Mearns		
Marr		

Only the Aquarium is directly owned by Aberdeenshire and, therefore, is the only one which the council has a building responsibility for.

The Aquarium was built approximately 10 years ago and has enjoyed significant success since then and now regularly struggles with the volume of visitors that it attracts at peak time. The facility is also well used by local schools although with its catchment area increasing year by year.

16.1 Service Strategy/Asset Policy

To provide high quality, low maintenance, modern, eco friendly facilities in appropriate locations throughout Aberdeenshire wherever possible minimising on revenue running costs.

User feedback – Feedback is varied on visitor attractions, however the aquarium's in house customer comments systems shows it is increasingly popular and a well liked local facility. That aside, users have also suggested that it can be too crowded and should be enlarged to accommodate more people and display a wider variety of sea life.

16.2 Service Delivery/Accommodation Needs

As the existing facility is now at peak capacity, it is envisaged that the building will need to be extended to accommodate a classroom facility, a pelagic tank display, a water treatment plant and a tea room.

As the aquarium is linked to the education service and regularly hosts school educational parties – it is recognised that children from socially deprived and low income backgrounds are able to access this facility.

16.3 External Environment/Property Implications/Requirements

Suggestions have been made to implement renewable energy sources at the aquarium to reduce revenue costs and ensure that it operates as a green facility. The feasibility of a wind turbine is being looked at for day to day power as is solar panelling which could be used to generate heat for the water.

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It is not anticipated that Aberdeenshire Council will be developing and/or building new visitor attractions in the near future. However, it is prepared to negotiate with owners of existing facilities over management arrangements, as it has done with both Archaeolink recently and Duff House.

17.0 Community Centres

The current Aberdeenshire Council Community Centres/Facilities provision provides relatively easy access to these facilities for the majority of Aberdeenshire residents either by walking, use of public transport or by car. These facilities are provided in a mixture of purpose built community centres which were built in the early 70s, closed school buildings that have been given over to community use, village and town halls which are in the ownership of the council and facilities incorporated into schools.

The Director of Education Learning & Leisure has overall responsibility for the running of the Service. Under the Director there is a Head of Service with particular responsibility for all Lifelong Learning & Leisure Activities and a Sport & Leisure Manager who has direct day to day responsibility for the operation of the community facilities. Many of these facilities are used by the Community Learning & Development service to provide adult learning and youth work opportunities.

Current provision of Aberdeenshire Council Community Centres/Facilities (by area) is shown in the table below

Buchan	St Johns Centre Blackhills CC Buchanhaven CC Cairnbanno CC Oldwhat CC St Kane's Hall Mintlaw Academy Peterhead Academy	New Pitsligo Blackhills Peterhead Peterhead New Deer New Deer New Deer Mintlaw Peterhead
Banff/Buchan	Bridge Street CC Sandhaven CC Portsoy Primary Broch CC Macduff Primary	Banff Sandhaven Portsoy Fraserburgh Macduff
Formartine	Ellon Academy Cuminestown Artrochie CC Belhelvie CC	Ellon Cuminestown Auchmacoy Belhelvie

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	Collieston CC Potterton CC Ythan Centre Gateway CC Woodhead CC Birkenhill CC Castle Park Community Building Meldrum Academy Meldrum Primary Esslmont Primary	Collieston Potterton Ellon Turriff Woodhead Birkenhill Ellon Oldmeldrum Oldmeldrum Ellon
Garioch	Auchterless CC Garioch CC Culsalmond CC Inch CC Kintore Primary Millbank CC Westhill Academy Kemnay Academy Kemnay Youth Café (leased from Grampian Police) Alehousewells Primary Westhill Old School/House	Auchterless Inverurie Culsalmond Inch Kintore Tillyfourie Westhill Kemnay Kemnay Westhill Kemnay
Kincardine/Mearns	Mearns CC Stonehaven CC Portlethen Academy Shepherds Hall Old Library Portlethen (Portakabin)	Laurencekirk Stonehaven Portlethen Stonehaven Portlethen
Marr	Alford Academy Linden CC Rhynie CC Ythanwells CC Largie CC Leslie CC Corse CC St Leonard's CC Banchory Academy Aboyne Academy Hill of Banchory Primary	Alford Huntly Rhynie Ythanwells Largie Leslie Corse Banchory Banchory Aboyne Banchory

The current provision of Community Centres/facilities is historic and does not reflect either need or changing demographics. All the Community Centres/Community Facilities are maintained, run, managed and financed by Aberdeenshire Council, however in a few cases local communities have enhanced by local contributions the fabric and facilities.

16 of the above centres are attached to schools, 38 are free standing buildings.

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The Service wishes to ensure that every community has easy access to a suitable place to access Education Learning & Leisure Services. This may be provided in the buildings mentioned above, other schools or other appropriate buildings either council, partner or privately owned.

The current provision being historic does not fully support the above approach. There is a need to rationalise, upgrade or replace the facilities currently provided due to their geographic location, age and condition profile. The table below shows the population profiles for Aberdeenshire settlements:

AREA	POPULATION (2006 BASED)
Banff& Buchan	35,446
Formartine	39,419
Buchan	39, 368
Garioch	46, 254
Marr	35, 825
Kincardine & Mearns	39, 948

The revenue finance for the running of these facilities is contained with the overall EL&L revenue budget.

17.1 Service Strategy/Asset Policy

To ensure provision of high quality, low maintenance, modern, eco friendly community facilities in appropriate locations throughout Aberdeenshire wherever possible minimising on revenue running costs whilst ensure easy access for residents to appropriate accommodation

All council facilities need a significant public subsidy to cover running costs as if charged at full recovery rate the facilities would be inaccessible to the majority of the community. This subsidy can be minimised by the provision of modern eco friendly facilities but a subsidy from the revenue budget will always be required. Major capital expenditure will be required to upgrade the current facilities to eco friendly standards. As regards the current provision of Community Centre/facilities there are some buildings that are significantly underused. Almost all of these are in poor condition

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and it is the service's view that a rationalisation programme should be undertaken after a full consultation has been undertaken with the affected communities.

In terms of new facilities the service intends to take the opportunity to provide purpose built Community Facilities as part of any new school build as has already been provided within Portlethen, Kintore & Hill of Banchory. Where appropriate this has allowed for the rationalisation of buildings that were no longer fit for purpose

17.1.1 Rationale for Capital Plan Projects

The table below describes the rationale for inclusion of leisure facilities within the Education, Learning and Leisure Capital Plan.

Year and amount	Facility	Rationale.
2009-12 £8.2M	New build of Fraserburgh Pool and Community Centre with 3 court sports hall.	<ul style="list-style-type: none"> • Asset Management audit has identified that the building fabric of the existing pool (due to age) is such that replacement is necessary as ongoing repairs will soon not be possible. • The Facilities Planning model for Fraserburgh demonstrates a reasonably high level of unmet demand for pool space, even with the existing pool. Therefore a larger pool in the future has been built into the plan. This pool would form the 'hub of competitive swimming in the Northern half of Aberdeenshire. • The planning model also demonstrates a need for a large sports hall (3 courts or more) which is also now built into plans – though the proposed hall is only a 3 court size.. • ELL Committee supported the creation of a new pool and sports facility in Fraserburgh as one of the priorities coming out of the facilities planning model (Aug 27, 2009).
2009 – 13 C£45M	Sports facility and swimming pool within proposed new Alford Academy.	<ul style="list-style-type: none"> • Existing academy currently includes swimming pool, which serves both the Alford area and the Upper Donside area of Aberdeenshire. Swim aspect of the new build includes replacement of the existing ageing pool. • New Sports facilities would be Community /school use and would largely represent a replacement of existing facilities – but designed to be increasingly accessible. • New facility is scheduled to include an All Weather Pitch which represents additionally in terms of pre –existing facility. However the

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		<p>need to increase the stock of AWP's as a result of the Pitch strategy has been agreed as a priority by both the Marr area committee and ELL on Aug 27 – with acknowledgement that alford was a priority area for such a development.</p>
<p>2011 – 13 £6Million (not on plan)</p>	<p>Pool and Leisure facility at Banchory</p>	<ul style="list-style-type: none"> • Facilities planning model highlighted a significant shortfall in terms of the existing pools ability to meet demand, with recognition that the design of pool was not always compatible with community and academy needs. • ELL Committee agreed that the increase in public swimming capacity in Banchory (Aug 27 2009) was a priority, although it accepted that this could be improved by additional public access. • The possibility has now arisen of significant financial input from local sources, which would reduce the cost to the council of building such a facility – with the resultant cost seen as far less than what would normally be expected, and may represent value for money in terms of the fact that a new pool could mean savings in the future when and if a Banchory Academy replacement is built. A minimum contribution of £1.5million is expected but as yet not confirmed. • Once final costs and necessary council input is received, capital plan group will need to consider whether this would be an appropriate addition as a result of the anticipated external funds that could be drawn down.
<p>2012 – 16 Amounts unknown</p>	<p>Sports facilities at new Mearns and Ellon academies</p>	<ul style="list-style-type: none"> • ELL Committee (27 Aug 2009) agreed that where possible necessary leisure facilities should be built in synergy with major school refurbishment or replacement. • Priorities for the Mearns area are new dryside sports facilities and a pool, As the existing Academy does not have a pool – this is unlikely to be catered for through Scottish Futures Trust part funding in the new academy – but it is anticipated that the new academy would have a large sports hall, which would address deficiencies identified In the Facilities Planning Model. • As Ellon currently has a sports hall and pool –it is likely that the new academy will incorporate these facilities – and the new design will be critical to maximise community access.

17.2 Service Delivery/Accommodation Needs

Current provision does not match current strategy. The EL&L Service envisages rationalising existing accommodation whilst ensuring easy access to appropriate facilities alongside a more innovative approach to service delivery e.g. e-learning mobile facilities etc. Where replacement facilities are required all options will be investigated including trusts, partnership working and provision by private companies however the revenue costs of running a facilities are such that it is highly likely that the council will always remain a key funder of these facilities even if the actual facility is provided by a third party

However, in 2009 a Scrutiny and Audit Report on Sport and Leisure in Aberdeen noted that the distribution of facilities is not best suited to meet the current needs of Aberdeenshire's growing population. The geographical spread of the area means travel to attend would apply to all but most local provision and that public transport is not able to provide connections for a myriad of individual needs.

Currently the Canal Park Development in Banff is to provide community facilities within the Betterlife Centre including a community centre. The building work is estimated to take around 20 months and is anticipated to be completed by the end of 2011. The estimated net cost of the Service's contribution is still to be finalised.

17.3 External Environment/Property Implications/Requirements

Aberdeenshire structure plan envisages growth in the overall Aberdeenshire population especially over the next 10 to 15 years in the transport corridor (Laurencekirk to Inverurie and other identified areas) This will most likely lead to increased demand for access to all Community Centres/facilities throughout Aberdeenshire and due to the changing population demographics and likely increase in the number of young persons and a definite major increase in the over 50s. ("All Our Futures" Scottish Government) increased youth facilities requirements and implications in relation to building access for older people will need to be addressed. Detail from the three EL&L Areas was condensed further to give an overview of future infrastructure needs if proposed housing developments commence. The only

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community facility infrastructure identified was in the South area, as the majority of community facilities would be catered for through the new school building projects or other leisure and recreation projects.

Service expansion will be required in areas of major population growth (currently envisaged in draft plan as Laurencekirk to Inverurie and other identified areas). This may lead to additional facilities being required.

When new academies are built at Kemnay, Alford, Mearns and Ellon as well as primary schools at Hillside, Portlethen and Uryside appropriate facilities will be incorporated into the design.

17.4 Core Facts

Core Facts details is shown in Appendix 15.

18 OTHER FACILITIES

18.1.1 The Education, Learning & Leisure Service is also responsible for, or has an interest in, a range of other assets including:

Town Halls & Council Chambers
Miscellaneous Halls

Because some of these assets are used by different Council Services for a variety of purposes, more than one service may have an interest in them
Sports Pitches are currently the responsibility of the Council's Horticultural Service, which maintains them, although it is Education, Learning & Leisure Service which uses them.

These facilities are now included in the Estate Management Strategy.

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