

REDEVELOPMENT OF LA MARE DE CARTERET SCHOOLS

FREQUENTLY ASKED QUESTIONS

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The Education Department's States Report outlining the proposals for and reasons behind the rebuild of La Mare de Carteret schools is, by necessity, a fairly long and complex document in order to satisfy the requirements of States processes.

The following document serves to address some of the key questions and concerns that States Members, Douzaines, School Committees, neighbours, parents, pupils and the wider community may have about the proposals in a concise and informative way.

These FAQs will identify the problem the Education Department is faced with, the solution and then how this solution can be delivered.

Further details about the plans for the redevelopment, including the full States Report and appendices plus current site plans are available at www.education.gg/LMDC

The Department's States Report will be considered by the Assembly at its meeting beginning 26th November.

1. WHAT IS THE EDUCATION DEPARTMENT RECOMMENDING?

We are proposing to rebuild both La Mare de Carteret High School **and** La Mare de Carteret Primary School on the current school site.

Both existing schools would continue to operate during the construction period, with staff and pupils moving into their new buildings in September 2017.

The existing buildings would then be demolished to allow for the construction of additional external sports areas, car parking and remaining landscaping. All facilities would be operational by September 2018.

As with the project to redevelop Les Beaucamps High School, disruption to pupils during the construction period will be kept to a minimum.

The new schools will be built with a minimum life expectancy of 60 years, with a sustainable design and construction.

A full description of the facilities being proposed can be found in section 2.7 of the States Report which you can view/download at www.education.gg/LMDC

2. WHY DO YOU NEED TO REBUILD LA MARE DE CARTERET HIGH SCHOOL?

There are three main reasons why we need to rebuild La Mare de Carteret High School.

1. The basic need to provide a certain number of secondary school places across the Island
2. The current condition of the buildings
3. Providing access to equality of education facilities for pupils

These are the principal purposes for the rebuild of the schools but there are other important elements such as improved community sports facilities, additional community facilities for families and older people, the opportunity to provide additional pre-school facilities (to be operated by a private provider, voluntary organisation or the Education Department, if necessary), new fit for

purpose bases for primary and secondary age pupils with autism or other communication difficulties – a growing area of need on the Island.

The States as a whole has signed up to the concepts of equality of opportunity, social inclusion and social justice. As stated in its Vision, the Education Department is committed to providing an inclusive system of education that establishes equality of opportunity for all to realise their potential (see www.education.gg/vision)

La Mare de Carteret Schools were built in the early 1970s with an estimated lifespan of 25 years – the buildings are now well beyond this. Despite the valiant efforts of the premises management team, they are worn out.

They were designed at the time to meet a rapid expansion of the school age population and were built to a low cost design specification, as was the policy of the States at that time.

They have high energy costs and increasing maintenance costs, classrooms are generally too small and facilities outdated. Basically, they are no longer fit for purpose.

The Education Department has modelled the requirement for school places until the year 2042 using data supplied by the Policy Council. The model was updated in May 2014 and indicates growth in the school age population peaking in the year 2021 for primary numbers and the year 2026 for secondary pupil numbers.

These projections, with a +5% future-proofing safety net as used when predicting future primary school places, indicates that the new High School needs to provide 600 places.

3. WHY DO YOU NEED TO REBUILD LA MARE DE CARTERET PRIMARY SCHOOL

As highlighted in the Department's Transforming Primary Education States Report, which was debated in October 2013, the rebuilding of La Mare de Carteret Primary School was given careful consideration. The primary school buildings were built at the same time as the High School buildings and suffer from the same condition problems as highlighted in Question 2.

The redevelopment of a two-form entry primary school on the site is necessary because:

- From an educational perspective, two or three-form entry schools are preferable.
- A two or three-form entry school has greater flexibility in its provision of the curriculum, is able to teach different ability groups separately, has more peer support and mentoring for teachers in each year group and will have greater staff continuity and allows for the greater use of a variety of specialist teaching skills. Larger schools are also more cost effective.
- The redevelopment of the primary school alongside the high school fits with the States overarching strategic objectives, particularly of providing a range of community facilities in local centres of population, involving community groups and voluntary organisations (known as the third sector), maximising redevelopment of existing facilities, and allowing for multiple and diverse uses of the sites.
- It is in an area of relatively high population density in a local centre as identified by

the Rural Area Plan and adjacent to social housing and other housing developments containing a high proportion of families with young children. The site has the level ground area for rebuilding a two-form primary school sharing and benefiting from the facilities of the adjacent high school and enhanced internal and external sports facilities. It has the space to provide accommodation for a pre-school group of children (the surrounding area currently lacks such facilities). Two schools on one site means that the facilities provided for the larger numbers will allow more flexibility in the uses of the space by the community. The infrastructure provided to support the schools - parking, road access, disabled access - will also benefit community users and will maximise the use of the site outside of school hours.

The Transforming Primary Education States Report can be download at

www.education.gg/primaryproject

4. WHY DID YOU VOTE TO CLOSE ST. ANDREWS PRIMARY AND ST. SAMPSON'S INFANT SCHOOLS TO SAVE MONEY IF YOU ARE JUST GOING TO SPEND MORE MONEY BUILDING A NEW LA MARE DE CARTERET PRIMARY SCHOOL?

As highlighted in the Transforming Primary Education States Report, we are moving towards a policy of two and three-form entry primary schools in order to improve education outcomes, increase efficiency and ensure greater consistency in performance. This was the main driver for the closure of the schools, although it will also save between £700,000 and £800,000 per year and contribute towards the Department's FTP savings target.

As highlighted in response to question 3, the research and evidence shows that larger primary schools can offer greater flexibility in their provision of the curriculum; they are able to teach different ability groups separately, providing stretch and challenge to those who need it and greater levels of support for those children who may need extra help in some areas. Larger primary schools provide better opportunities for staff to work together and share expertise and are also less vulnerable to staff vacancies or weak teaching.

St. Sampson's Infants has been successfully merged with Vale Primary to create a 3-form entry primary school. Pupils living in the former St. Andrew's catchment area are being transferred to neighbouring schools over a two-year transition plan with the school finally closing in July 2015.

Regardless of whether the States voted to keep these schools open or not, there is still a need to replace the school buildings at La Mare de Carteret because of the need to provide sufficient school places in this area. As previously stated, all the options were considered within the Transforming Primary Education States Report with the Department's recommendations being approved by the Assembly by a comfortable margin.

5. HOW MANY CHILDREN WILL BE GOING TO BOTH NEW SCHOOLS?

Under the Education Law it is the Education Department's responsibility to provide 'sufficient schools' for providing full-time primary and secondary education.

Both schools are being designed for a minimum life of 60 years and so must take into account both the current number of pupils and future pupil projections (based on data provided by the Policy

Council).

The site is being designed to provide flexibility to allow for future expansion of the facilities and for curriculum, organisational and technology changes over the buildings' projected minimum 60 years' life expectancy and beyond. The use of ICT and technology has changed rapidly over recent years with some of our older school buildings struggling to adapt to the new ways of teaching and learning.

Current pupil numbers and pupil projections show a requirement for 600 spaces for 11 to 16 year olds to be provided on top of the spaces available at St. Sampson's High, Les Beaucamps High and the Grammar School. The High School will operate as a five-form entry school across 5 years.

The new primary school will be built as a two-form entry school (as it is now) and will cater for up to 420 4 to 11 year-olds. Classrooms will be designed to take up to 30 pupils but under the Department's current class size policy, and La Mare de Carteret Primary's current designation as a social priority school, class sizes will be limited to 25 pupils. This does not affect how many classrooms or other facilities are required (2 forms of entry across 7 year groups = 14 classrooms), nor does it affect the size of classrooms required. The standard classroom size will allow for the required one-to-one and small group support currently provided.

6. WHAT ARE THE BENEFITS OF REBUILDING BOTH SCHOOLS?

Rebuilding the two schools will enhance the opportunities for pupils in both schools to receive excellent teaching and learning. The planned scope for the schools will meet the Education Department's education drivers of curriculum and organisation, teaching and pedagogy, behaviour and pastoral care, special educational needs and disabilities and health and wellbeing. At its most fundamental level, replacement is essential because the condition of the present buildings renders them no longer fit for purpose and because there will be a continuing basic need for pupils places to be met.

The site is being designed to provide flexibility to allow for future expansion of the facilities and for curriculum, organisational and technology changes over the buildings' projected minimum life expectancy of 60 years.

The Education Department believes that in line with States Policies and Strategies, particularly the concept of maximising the use of existing sites, it is important that the La Mare de Carteret buildings and grounds be redeveloped to provide a community resource rather than just a school.

7. WHAT HAPPENS IF YOU DECIDE TO GET RID OF THE 11+

The basic need for school places for 11 to 16 year olds will continue to exist, regardless of any organisational changes which may be made to the delivery of education. For instance, the facilities required at the Grammar School would not change if the 11+ selection process ceased to exist, neither were any special facilities included in the rebuild of St. Sampson's High and Les Beaucamps High because they admit pupils who are not selected. All secondary phase schools offer the same curriculum framework and are equipped to deliver this curriculum to 11 to 16 year olds.

Current secondary age pupil projections indicate that the Island will need a total of 2,471 pupil places at the peak of demand in around 2026. The number of pupils requiring a school place will not change if selection is removed.

The Education Department has considered a range of options with regards to how best to provide this number of school places – with or without selection in place. These options included doing nothing, renovating and extending the existing buildings, moving the school populations elsewhere or relocating the school buildings to different sites (these are outlined in detail in section 2.2 and Appendix 4 of the States Report which is available at www.education.gg/LMDC)

The schools are designed to accommodate up to:

- La Mare de Carteret High School (LMDCHS) 600 places
- Les Beaucamps High School (LBHS) 660 places
- St Sampson’s High School (SSHS) 720 places
- Grammar School (11-16) (GS) 600 places

in total **2580 places.** (this allows for +5% future proofing factor on the projected numbers, provided by Policy Council and as used in the pupil projections for the primary school closure debate)

Any decision on the future of selection will be made by the States of Guernsey and it is impossible to predict what the decision may be or when it might be taken. The Education Board is committed to reviewing selection and this will include some form of public consultation on the issue over the next few months. As outlined above, the Board believes that any change to the system of selection will not impact on the need to rebuild La Mare de Carteret High School.

8. WHY DON'T YOU JUST EXTEND THE EXISTING SCHOOLS OR REFURBISH THE TWO LA MARE DE CARTERET SCHOOLS?

The proposal to extend some of our existing secondary schools was given serious consideration and within the States Report we show some costings for providing the required 600 places at either St. Sampson’s High and/or the Grammar School sites (there is no room for further expansion on Les Beaucamps site) but actually the construction costs of providing the additional facilities required would be very similar to the construction costs of the new build 600 pupil La Mare de Carteret High School.

Extending existing schools and providing several hundred additional school places on our existing sites would be possible, but it would also have a dramatic impact on traffic and transport at these schools, although less so at Baubigny Schools where the road infrastructure is better designed to cope. There would also be no opportunity to provide much-needed additional community and sports facilities on the La Mare de Carteret site, nor would we be able to provide the additional pre-school facility and the new Communication and Autism Base. The benefits of siting a new primary school on the same site, sharing some facilities, would also be lost.

Refurbishing and possibly extending the existing La Mare de Carteret Schools was also carefully considered but was discounted on the grounds of cost comparison, disruption to pupils’ education

during the refurbishment of existing premises, the need relocate pupils either away from the site or into hitted accommodation, the programme delay this would cause, and the potential inadequacy of the design solution because of the need to re-use the current accommodation, thereby compromising external infrastructure, wayfinding and energy efficiency. The cost estimate is £68.99m including inflation for this option, which exceeds the rebuild cost estimate by over £4.5m.

(see Appendix 4 of the States Report for further information about the options considered)

9. HOW DID YOU DECIDE ON THE SIZE TO BUILD THE TWO SCHOOLS?

The first thing to remember is that these two schools are being built with a minimum life of 60 years and so must be able to adapt and change as numbers of pupils increase and as the delivery of education and curriculum changes in the future.

The High School is being designed for up to 600 pupils and will operate as a five-form entry school – this means there are five classes per year group. The overall area of the school has been calculated using the States approved Education area standards as applied for St. Sampson’s High and Les Beaucamps High Schools. These use the area standards for secondary schools in England and Wales (known as BB98) with an uplift of 16% (as agreed following a review commissioned by the Treasury and Resources Department in advance of building St. Sampson’s High School) to take into account factors particular to the Guernsey educational system. You can read more about these area standards in Appendix 5 to the States Report.

The Primary School is being built as a replacement 2 form entry school for up to 420 pupils (it currently operates as a 2 form entry school – this means there are 2 classes per year group). In line with other Bailiwick primary schools, classrooms will be built to accommodate a maximum of 30 pupils. La Mare de Carteret’s current designation as a social priority school means that class sizes are currently limited to 25 pupils – it is expected that a social priority school will have some smaller group sizes and more children with a range of special educational needs requiring individualised provision. It should be remembered that La Mare de Carteret’s social priority designation may well change during the life of the school buildings (60 years +).

The same future proofing and ‘Guernsey factors’ equally apply to primary education as to secondary education and so the space standards refer to the UK government’s specifications for building new primary schools in England and Wales (known as BB99) with similar 16% uplift.

By way of comparison with other Bailiwick primary schools, the area per pupil at the new build La Mare de Carteret (at a capacity of 30 pupils per class) would be 6.1m^2 this compares with 9.1m^2 at the Forest Primary School (at a capacity of 30 pupils per class). Even with the capacity of 25 pupils per class this gives an area per pupil of 7.3m^2 still some way below the Forest Primary, the most recently built primary school. Further comparisons with other primary schools can be found in Appendix 5.

10. WHY HAVE YOU NOT INCLUDED A SWIMMING POOL?

The Education Board has given serious consideration as to whether or not the rebuild at La Mare de Carteret Schools should include the provision of a new swimming pool (estimated at an additional £4.05m on the project cost) similar to those at the remaining schools. It has decided

that it would not be appropriate for a number of reasons:

- Guernsey has a surplus of swimming pools in the secondary phase and there is no need to build a new one at the new schools based on a supply and demand usage analysis;
- The existing pools are generally under-used during school curriculum time
- The Education Department has rationalised swimming pool use in the primary phase as there is a surplus of capacity;
- A modern fit for purpose swimming pool has significant annual operating costs which would need to be funded through general revenue. There will always be a need to prioritise expenditure from the States revenue budget and it is difficult to see when the costs of maintaining another swimming pool could be justified against other competing demands for funding;
- The Guernsey Sports Commission has advised that there is limited demand for after-hours usage of an additional public swimming pool as the island is well served by public swimming pools and a new pool would simply cannibalise the existing market.

However, the Education Board is aware that the two School Committees have been very supportive of a new swimming pool being constructed, and as a result the Board has designed the other external sports facilities to allow for future consideration of provision of a pool at a time in the future should the States have the necessary funds.

The plans for the redevelopment of the La Mare de Carteret site include the provision of competition level indoor sporting facilities with matchplay and spectator facilities with a focus on provision for netball, basketball and volleyball. The facilities would be available for community use after school hours and would provide facilities for these sports to host matches at their highest level.

The Education Department has established a federated approach to the sharing of facilities and staff within its secondary education sector. La Mare de Carteret would become the Island focus for indoor sporting competition, complementing the competitive swimming facilities and external multi-use games areas at St. Sampson's High, the outdoor activities sports facilities at Les Beaucamps and the swimming pool and external grass and hard pitches at the Grammar School & Sixth Form Centre.

Establishing La Mare de Carteret site as the focus for year-round indoor sports training and competition is only affordable because of the decision not to include a school swimming pool on the site. This is in line with the strategic vision set out by the Guernsey Sports Commission for sharing the responsibility for providing a comprehensive range of sporting facilities, without duplication, between relevant States Departments and the private sector in a number of venues.

Pupils and students from both schools will be able to access the swimming pool at Les Beaucamps High or any other school pools as required in line with the PE curriculum. It should also be noted that sea swimming is becoming an increasingly popular option for schools.

11. CAN YOU DESCRIBE THE SPORTS FACILITIES IN MORE DETAIL

The main indoor sports hall will be bigger than that usually specified for a secondary school to allow for club level competitions and matches as well as school and inter-school tournaments. It will also provide accommodation for a sizeable number of spectators – up to 270 in fixed seating in a tiered gallery above the sports hall and reached from the main school building, and up to 500 with the addition of tiered staging for larger events.

Other sports facilities, which may also be shared with the primary school and will be available for community hire outside of school hours include:

- Gym (standard size for secondary school as per Les Beaucamps and St Sampson's High). The gym is also used as an examinations hall at certain times of the year
- Half-size outdoor Multi-Use Games Area (MUGA) with all-weather playing surface (same size as the MUGA at Les Beaucamps High)
- Floodlit outdoor 5 x tennis OR 3 x netball courts (part replacement for club courts that will be lost during construction – floodlighting will be dependent on planning permission)
- An additional outdoor netball court in the primary school play area
- Continued use of existing grass playing fields – we are looking to improve the drainage of the playing fields to ensure more extensive year-round usage.

12. WHY DO YOU NEED THESE ENHANCED SPORTS FACILITIES?

The provision of competition level indoor sporting facilities with matchplay and spectator facilities will enhance the status of the La Mare de Carteret schools. It will support the concept of local centres in the Island having multi-use community facilities as well as potentially generating income for the sports tourism hospitality sector.

The facilities are consistent with the strategic vision set out by the Sports Commission for sharing the responsibility for providing a comprehensive range of sporting facilities without duplication between relevant States Departments and the private sector in a number of venues.

Several local sports organisations, including netball, basketball and volleyball, have expressed their full support for the proposals and their excitement about what the facilities could bring in terms of continuing to develop their sports.

The Guernsey Sports Commission and Culture and Leisure Department have also expressed their full support with Culture and Leisure noting:

*'The proposals provide a significant focus on provision for club and match level play for netball, basketball and volleyball. The three sports currently play at venues which do not meet the full requirements of their governing bodies for competition and face difficulties with securing suitable court time; the proposed La Mare de Carteret facilities would alleviate these limits on sports development and relieve the pressure on other venues in the Island such as Beau Sejour, to the benefit of other sports and activities. **The Culture and Leisure Department cannot currently envisage an alternative, better value, option that would secure the minimum required standard***

of facilities for these three sports.'

The Guernsey Sports Commission has confirmed that the plans help satisfy its strategic aim 'to ensure there is adequate provision of sporting facilities and that they are of a sufficient standard to permit the appropriate level on sporting competition to take place.'

The sports clubs are indicating that by working together and sharing the facilities there would be close to full usage of the sports hall out of school hours. This would bring in an important revenue stream to help fund the premises management required to facilitate community use.

The submissions from these sports organisations and the Culture and Leisure Department are included in Appendix 7 to the States Report.

13. WHAT OTHER FACILITIES WILL BE INCLUDED?

As well as the standard facilities required for secondary and primary pupils and the community sports facilities, the redevelopment plans also include:

- provision for a pre-school Nursery catering for approximately 30 children aged 3-4 on a part-time basis, allowing for groups of up to 16 children at any one time. (a supported pre-school, Happy Days, currently operates from huts on La Mare de Carteret site)
- a base for the Communication and Autism Support (CAS) Service placed between the two schools providing a designated unit for up to 18 children in the Primary School and up to 18 children in the High School. The unit will also provide a base for the provision of outreach services for Bailiwick school-age children and advice to pre-school providers – the CAS Service currently has more than 150 children on its caseload. The base will consist of two classrooms with associated soft rooms, sensory rooms and small group rooms. Pupils will be allocated places following Formal Assessment
- community facilities for families and the older generation within the schools and sports buildings as a suite of rooms with discrete access comprising 150m² plus the sharing of school facilities out of school hours (e.g. hall, general classrooms, specialist classrooms etc.)

14. WHY DO YOU NEED TO PROVIDE PRE-SCHOOL FACILITIES ON THE SITE?

There is a recognised shortage of pre-school places in this part of the Island and so there is a definite need for pre-school facilities to be included in the development. In accordance with the Education Department's recent pre-school proposals as outlined in the States Report debated in May 2014, the pre-school at La Mare de Carteret may be run by a private provider on a commercial basis (providing revenue for the school), through a third sector organisation or by the Education Department, depending on how the pre-school proposals develop over the next 2 years.

15. WHY DO YOU NEED ANOTHER COMMUNICATION AND AUTISM BASE?

The Communication and Autism Support Service currently supports children and young people across all mainstream and special schools as well as those who, following a formal assessment, are placed at one of the two existing Communication Bases. The service currently supports around 160 children and young people. The base for primary age children is located in a hut at Amherst Primary School and the secondary base operates from two small rooms at St. Sampson's High

School. Communication difficulties and Autism are growing areas of need within Guernsey's pupil population and the current facilities are no longer adequate to provide the support required.

Pupils who are assessed as requiring placement at the proposed new Communication Base at La Mare de Carteret would be placed on the role of either the primary or high school and will be able to participate as fully as possible with the other school pupils in the daily activities of the mainstream schools, whilst still having access to specialised facilities and care.

The new base will cater for up to 18 children in the primary phase and up to 18 young people in the secondary phase.

The existing facilities at Amherst and St. Sampson's High will be returned for use by the schools.

16. WHY ARE THERE MORE CHILDREN WITH THESE DIFFICULTIES NEEDING SUPPORT?

Firstly we need to understand that Guernsey is by no means unique. There is a worldwide increase in the prevalence of children and adults being diagnosed with autism and Guernsey is merely mirroring the rest of the world. Statistics would suggest that one in 80 and or even one in 60 people may well warrant a diagnosis.

We must remember that the diagnosis of autism is the diagnosis of a medical condition made by health professionals in line with worldwide diagnostic criteria. The Diagnostic and Statistical Manual of Mental Disorders (the DSM) provides the criteria by which clinicians define and diagnose various psychiatric and developmental conditions, including autism spectrum disorder.

There is much debate as to why numbers are increasing rapidly. Some of the increase is due to the way children are identified, diagnosed, and served in their local communities, although exactly how much is due to these factors is unknown. Also, it is likely that reported increases are explained partly by greater awareness by doctors, teachers, and parents. However, the data tells us one thing with certainty—more children are being identified as having ASDs than ever before and these children and their families need help. With this in mind it is the responsibility of the Education Department to ensure that all learners in Guernsey and Alderney receive support appropriate to their needs.

17. WHAT ABOUT FACILITIES FOR THE COMMUNITY TO USE?

The project's inclusion of additional sporting, special needs and community facilities chimes exactly with States wide strategic aims and objectives, social policies and resource and land-use plans.

These are considered in detail in Appendix 2 to the States Report which highlights: The concepts of equality of opportunity, social inclusion and social justice, the benefits of collaborative working between the States, commerce and the voluntary and charitable sectors and the maximisation of use of States' assets are at the heart of these policies and strategies.

Community and social facilities for families and older people will be provided through a small suite of rooms which will occupy a corner of the sports building at the heart of the site. Some of these facilities will be available to the community during the day and others within the school buildings will be available during evenings, weekends and school holidays.

As highlighted in Qu 10,11 and 12, the schools' sports facilities will also be available for community

hire.

18. WHERE ARE ALL THE NEW BUILDINGS GOING TO BE LOCATED ON THE SITE?

The project team has carefully considered the location of all the new buildings and facilities on the site taking into account:

- Potential disruption to neighbours, both during the construction phase and when the new schools are in operation
- The fact that both schools will need to continue operating during the building of the new schools
- Any land use restrictions – e.g planning restrictions, drainage, environmental impact etc

The new school buildings with the sport building adjoining the High School are located to the west and north of the LMDC canal and pond. The High School will have three storeys in one wing of the building, as parts of the existing High School have now. The Primary School is a two storey building as the existing school is now.

The two schools and sports hall will be built in a single phase, then the existing schools will be demolished followed by the construction of the remaining hard play, external sports facilities, car parking and landscaping. This will shorten the construction programme and reduce the cost.

Copies of the current and proposed site layout are available at www.education.gg/LMDC

19. HOW IS THE £57m COST MADE UP?

The Education Department is conscious that £57M is a lot of money to be spending at this time. This is why it has carefully considered all other options before seeking approval for the rebuilding of the two schools. Throughout all stages of the project to date, the Department has sought evidence that the plans provide value for money for the investment that the States will be making. The costs included in the States Report are still indicative at this stage and will be confirmed as the project moves through the next stages of detailed design. The intention is to drive down the cost as much as possible whilst still retaining the required quality and robustness for buildings designed with a minimum life of 60 years.

Appendix 11 to the States Report includes a Value for Money review of the plans for the redevelopment of the two schools, sports facilities and associated community facilities. Appendix 12 shows the overall Life Cycle Costs of project – basically how much it will cost to run, maintain and replace elements over a 25 and 60 year period.

The Value for Money review, by leading cost consultants Gardiner and Theobald, considers the cost of each element of the project and compares it to the costs of Les Beaucamps and Baubigny Schools projects and also to the costs of similar projects in the UK.

Each site development will have its own unique challenges and requirements that will make comparing the overall costs between projects quite difficult. For instance you will no doubt be aware that La Mare de Carteret site is prone to flooding and has an important water course and environment that needs to be maintained to ensure that neighbouring properties are not affected by the development.

The best way to compare is to look at the building costs and strip out any ‘abnormals’.

As can be seen from the full cost plan in Appendix 9, the current cost for constructing the **two** schools, Communication and Autism Base, Pre-School facilities and sports building is **£33.8M**. This build cost equates to £2,896/m². This compares with a build cost of £2,989m² for Les Beaucamps (at today’s prices). So, it can be demonstrated that we will be building La Mare de Carteret Schools at a lower cost per square metre than Les Beaucamps High School.

As with any project at this stage of development, there must be allowances made for external works and abnormalities plus professional fees, furniture, fixtures and equipment including ICT equipment, overheads and profit, contingencies and an allowance for inflation. All of these are considered in Appendix 11 and compared against similar projects both in Guernsey and off-Island and the project is found to offer good value for money.

It should also be recognised that the Education Department will be continuing to look at reducing the costs as the design becomes more developed and finalised.

The Life Cycle Cost report in Appendix 12 shows the benefits of constructing buildings with a longer – 60 year plus – lifespan, rather than constructing buildings with a shorter life span that then need replacing. It also gives an indication of the operational costs of the facility over the next 25 and 60 years.

20. CAN WE AFFORD IT?

The States process of Capital Prioritisation recognises that the Island must continue to invest in a number of key infrastructure and development projects. During the annual budget process a certain amount of money is transferred into the Capital Reserve where it is available to fund projects that have been prioritised by the States.

The redevelopment of La Mare de Carteret Schools has been agreed as one of the top priority projects (known as approved pipeline projects) for funding from the Capital Reserve and the project has had to pass through certain gateways and checks to ensure that everything has been completed in line with best practice. A recent Project Assurance Review carried out on behalf of the Treasury & Resources Department states that this is an exceptionally well planned and managed project, with strong stakeholder support providing a compelling business justification for proceeding.

The Education Department believes that doing nothing and allowing the La Mare de Carteret buildings to deteriorate further is simply not an option and will prove more costly in the long run.

21. ARE YOU GOING TO BUILD ON THE PLAYING FIELDS?

The grass playing fields will remain largely undisturbed by the redevelopment. However, to improve traffic flow in and around the site and improve emergency access, the plans do include the creation of a new school access road to the north of the site (please note this is not a public road and it will be gated and locked when the school site is closed). It is intended that school traffic

will enter the site at the current entrance on Rue de Galaad and there will be an **exit only** from the new junction to the west of the entrance to Clos des Mielles.

The proposed location of the access road and school buildings and other facilities on the site can be seen on the site plan available at www.education.gg/LMDC

22. WILL I GET THE CHANCE TO COMMENT ON THE PROPOSALS?

The plans will be submitted to the Environment Department in the usual way that all other planning applications are submitted. Members of the public will be able to view the plans at the Environment Department's offices and make submissions if they wish.

We are also planning some public drop-in sessions at the schools where you will be able to see large copies of the latest site plans and layouts and ask any questions or provide further comments on the proposals. The first drop-in session will be in the foyer at La Mare de Carteret High School on **Tuesday 4th November between 4 and 6pm**. Feel free to drop by at any stage or email any questions to LMDC@education.gov.gg

23. WHEN WILL BUILDING WORK START?

There are still a number of approvals required before any work can start on the site.

The States must give funding approval for the project – this is the purpose of the States Report which is due to be debated at the end of November.

The Department will need to appoint a main contractor – this is done through a competitive tender process in line with States Procurement Procedures.

The Environment Department must grant full planning approval.

The plans must receive sign-off by other agencies such as Building Control, the Fire Officer, Environmental Health, utilities etc

If all of the above approvals are received then construction will start in May 2015

24. WILL LOCAL COMPANIES BE AWARDED THE CONTRACT?

The Education Department has undertaken early engagement with the construction market and four local contractors came forward to help the project team assess the impact of different procurement and programme approaches. The JCT Design & Build Contract type was selected following feedback from local contractors.

Although there is no absolute guarantee that the final contract will be awarded to a local company, States Procurement Processes ensure that local companies score more highly in any tendering process as long as quality and price remain acceptable and offer best value to the Island as a whole.

The main contractor chooses who he wishes to sub-contract with. And the Education Department does not have any contractual powers to intervene in these appointments. The contractor will appoint whoever he wishes, as long as any work complies with the quality expected.

25. WHO CAN I CONTACT FOR FURTHER INFORMATION

The Education Department will regularly post any new information about the development of La Mare de Carteret Schools site on its website www.education.gg/LMDC

You can also email any questions or comment to LMDC@education.gov.gg