

Briefing Note

The Honourable John-Paul Langbroek MP
Minister for Education, Training and Employment

Action required: For Approval

Action required by: As soon as possible

Urgent – Approval required to ensure long term accommodation needs are met.

SUBJECT: FUTURE ACCOMMODATION NEEDS - REDCLIFFE STATE HIGH SCHOOL, REDCLIFFE SPECIAL SCHOOL AND REDCLIFFE CAMPUS OF BRISBANE NORTH INSTITUTE OF TAFE

Summary of key objectives

- Ministerial approval is required for a consultation process to re-align education and training services in the vicinity of Redcliffe State High School, to maximise the use of the Department of Education, Training and Employment's (DETE) land and buildings.
- The realignment of education and training services will ensure long term accommodation needs in the local area are met.

Key issues

1. Schools on the Redcliffe Peninsula continue to experience enrolment growth.
2. Redcliffe State High School (SHS) under the Year 7 to Secondary program is proposed to receive 12 additional classroom spaces and two flexible learning areas.
3. The additional classroom requirements for Year 7 to Secondary are likely to be placed on the oval campus of the Redcliffe SHS site.
4. This would result in an additional 250 students utilising the overpass several times daily to access facilities across the school campuses.
5. Redcliffe Special School is currently located adjacent to the main campus of Redcliffe SHS. Redcliffe Special School has 18 classroom spaces.
6. The relocation of Redcliffe Special School would allow for the refurbishment of a large portion of the 18 classrooms spaces for Year 7 to Secondary.
7. Redcliffe Special School would relocate to the Brisbane North Institute of TAFE (BNIT) – Redcliffe campus facility which is 'physically impaired' compliant and would require minor modifications to the majority of existing areas.
8. This would also allow for the current service provision at Redcliffe Special School to consider the inclusion of early years.
9. The inclusion of early years at Redcliffe Special School is anticipated to reduce the number of students currently occupying the early year's programs at Woody Point Special School.
10. Woody Point Special School no longer has building platforms available for further classroom accommodation needs without significant capital investment.
11. The new Redcliffe Special School site would be master planned to allow further expansion of the site to house the amalgamation of Woody Point, if required in the future.
12. The Redcliffe campus of BNIT is underutilised based on the current offering of programs relevant to the area.

13. It is proposed that the Redcliffe campus of BNIT would be based out of Redcliffe SHS and would look to occupy and share accommodation.
14. If the proposal to occupy and share accommodation with Redcliffe SHS is not a viable option for BNIT, than alternative accommodation (which may include commercial leasing options), will need to be sourced.
15. Where opportunity exists, some programs may be able to be transferred to other campuses within the Institute. Any costs incurred would be borne by the Education component of the Capital Works Program.
16. During the period of construction for Redcliffe Special School and Redcliffe SHS, the Redcliffe TAFE Campus would need to be relocated to a commercial lease until 2016.
17. Associated costs with the lease, relocation and the provision of long term accommodation for the Redcliffe TAFE campus will be borne by the Education component of the Capital Works Program.

Implications

18. There would need to be a contribution from the 2013–14 and 2014–15 Capital Works Program – Education component to support this proposal, if supported during the consultation process.
19. Funding is available in the 2013–14 and 2014–15 Capital Works Program.
20. The BNIT – Redcliffe campus has been valued at s.73(1) - RTI - (Net Present Value).
21. There are a number of options relating to the Capital Works component of this proposal:
 - a) Option 1 (Capital Transfer) - Value of s.73(1) - RTI - N be transferred from the Education component to the Training component of a future Capital Works Program.
 - b) Option 2 – (Lease) - DETE to arrange a long term lease arrangement for premises that suit the delivery requirements of the Institute on the Redcliffe Peninsular. The term of this lease arrangement is to equate to the current NPV of s.73(1) - RTI - This lease is to be transferrable from DETE to the new TAFE Parent Entity. This lease arrangement could include a sublease arrangement that is at the discretion of the TAFE Parent Entity to ensure flexible delivery options.
22. The Brisbane North Institute of TAFE recommends 'Option 2 – Lease'.
23. **Attachment 1** outlines the financial impost to future Capital Works Programs.

Background

24. Over the past 10 years both Redcliffe and Woody Point Special Schools have received additional classroom accommodation to meet growing enrolments.
25. Woody Point Special School, in particular, is under significant pressure for classroom accommodation as a result of the increase in enrolments in the main school as well as the Early Childhood Development Centre.
26. Redcliffe SHS is a split campus with an overpass built in 2009 as a result of the coronial inquest into the death of Caitlin Hanrick, a Redcliffe SHS student, who was fatally injured on 4 December 2006 while crossing on a pedestrian crossing at Oxley Avenue.
27. The Redcliffe Campus of BNIT is opposite Redcliffe SHS sports grounds and is located close to the Redcliffe businesses.
28. The campus features business and office administration studies as well as progressive education in English for migrants; adult literacy and numeracy; learning and life skills;

childcare and community and human services. Other facilities include a library and learning information centre.

29. In the 2011–12 financial year, enrolments at Redcliffe Campus of BNIT contributed 258,240 annual hours of curriculum (AHC), predominantly in the VET Revenue General (VRG) fund source. This equates to approximately \$2.5 million in revenue for the Institute.
30. Unique student numbers at Redcliffe Campus of BNIT were in decline during 2009–2011, however have increased in the 2011–12 period (796) and are now the same as 2009 figures (795). This is in contradiction to the population growth for the area which is slower (1.5%) than the State population growth rate (2.2%) and could be an indication that programs offered at Redcliffe are relevant to the needs of clients.
31. Recognition of Prior Learning (RPL) activity has contributed to this increase (53,652 AHC's in 2011–12). There has been an annual increase in AHC's delivered at Redcliffe campus. It is expected that this trend will continue given AHC's to date (as at 29 November 2012).

Right to information

32. I am of the view that the contents or attachments contained in this brief **are not suitable** for publication.

Released under RTI Act by [redacted]

Recommendation

It is recommended that the Minister:

- **approve** the commencement of a consultation process to re-align education and training services in the vicinity of Redcliffe SHS to maximise the use of DETE land and buildings.

NOTED

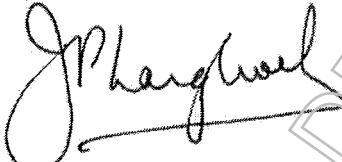


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 Chief of Staff
 Office of the Hon John-Paul Langbroek MP
 Minister for Education, Training and
 Employment

27, 6, 13

Copy to Assistant Minister

APPROVED/NOT APPROVED
ENDORSED/NOTED



JOHN-PAUL LANGBROEK MP
 Minister for Education, Training and
 Employment

29, 6, 13

Minister's comments

Action Officer Grant Byrne Director	Endorsed by: ED Dave Baxter	Endorsed by: Director Vanessa La	Endorsed by: ADG Vince White	Endorsed by: ED Robert Petherbridge	Endorsed by: A/DDG Jodi Schmidt
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Funding Position - Education Component of Capital Works Program

Work Description	Approximate Cost	Approximate Saving
Refurbishment of Redcliffe Special School for Year 7 to Secondary (figure includes \$633,453 for refurb of Y7TS)	\$1,500,000	
Current Cost for Year 7 to Secondary		\$5,731,275
Relocation of Redcliffe Special School to BNIT - Redcliffe TAFE - 8 x classroom spaces for early years program - provision/upgrade of toilets - part conversion of library to classrooms - minor conversion of remaining classrooms for special education - playground/play areas and fencing - general maintenance - furniture, equipment and relocation - improvements to drop off/set down	\$9,000,000	
Sale of asset to Education from TAFE	s.73(1) - RTI -	
Cost to establish BNIT lease facility until 2016 - fitout and relocation	\$500,000	
Cost to establish BNIT on Redcliffe SHS	\$1,500,000	
Saving of Capital Investment to Woody Point Special - cost to demolish and build a multi-storey structure		\$5,000,000
	s.73(1) - RTI -	\$10,731,275