

REPORT TO: EDUCATION COMMITTEE - 28 JUNE 2010

REPORT ON: SCHOOL ESTATE STRATEGY

REPORT BY: DIRECTOR OF EDUCATION

REPORT NO: 361-2010

1.0 PURPOSE OF REPORT

1.1 This report summarises the progress made in maintaining and improving the Council's educational estate.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Education Committee:

- i. notes and approves this School Estate Strategy;
- ii. instructs the Director of Education to prepare a report for the Education Committee, no later than December 2010, on a revision of school capacity data; and
- iii. instructs the Director of Education to monitor and report progress on capital projects as appropriate.

3.0 FINANCIAL IMPLICATIONS

3.1 Major projects being undertaken via the Education Capital Plan include new primary schools for the Whitfield area (£8.2m), the Balgarthno Road area (£10.2m) and West End area (£11.5m), and for Harris Academy (£9m). However, it should be noted that the projected cost of the Harris Academy build is now £31.25m, which will require a Council contribution of £10.41m, and the capital plan, when next reviewed, will be amended accordingly.

3.2 The balance of the capital plan each year allows for works to all areas of the school estate, including works to heating systems, roof replacements, electrical upgrades, etc. An annual sum is also set aside for the computer Refresh programme.

4.0 MAIN TEXT

4.1 Background

4.1.1 At its meeting of 15th December 2003 the Education Committee approved the initial School Estate Management Plan (SEMP) - report no. 810-2003 refers - which was then submitted to the Scottish Government. The SEMP has subsequently been updated and reported to the Scottish Government in 2006 and 2008. The Government will shortly be requesting a further update, currently being finalised.

4.1.2 The SEMP, *inter alia*, will present a collation of core facts (paragraphs 4.3 below), detailing floor and site areas, condition, sufficiency (roll and capacity), and suitability for all schools in Dundee. Condition and suitability have been updated following

detailed surveys carried out in accordance with guidance provided by the Scottish Government, and verified by officers.

4.2 The School Estate - Updated Achievements

- 4.2.1 Significant work has been undertaken in recent times to modernise the school estate. Most of this work has been delivered through the medium of the Public Private Partnership (PPP) scheme, begun in 2006 and completed in 2010. To recap: 6 new primary schools (Claypotts Castle, Craigowl, Downfield, Fintry, Rowantree and St Andrew's) and 2 secondary schools (Grove Academy and St Paul's RC Academy) have been completed. The total value of the PPP project has been £90m, resulting in an annual unitary charge to the Council of £9.34m (at current prices).
- 4.2.2 The PPP project has assisted the Council in its ongoing work to rationalise the school estate. Fintry and Kirkton nursery schools have been incorporated into the new Fintry and Downfield Primary Schools respectively. Claypotts Castle Primary School came about as a result of the merger of Douglas and Powrie, as did Craigowl (Brackens and Macalpine), Rowantree (Mid Craigie and Mossgiel) and St Andrew's (St Columba's and St Margaret's). The new St Paul's RC Academy was the result of the merger of Lawside Academy and St Saviour's High School.
- 4.2.3 The Education Committee, at its most recent meeting on 14th June, 2010 (report no. 326-2010 refers) approved the post-occupancy evaluation report on the PPP schools, which showed overwhelming approval from all relevant stakeholders.
- 4.2.4 Through the Education capital programme, significant maintenance works and improvements have been carried out over the last two financial years. Reflecting on each sector of the Education Department in turn, within the nursery sector new boilers and heating controls have been installed at Frances Wright Pre-School Centre (£104k), and there have been improvements necessitated by the Disability Discrimination Act and health and safety requirements.
- 4.2.5 In the primary sector, a major extension of Forthill Primary School was undertaken in 2005 at a cost of £4.7m. In addition, within the last two years, 17 primary schools have benefited from a capital investment of £2.4m. This work has included new heating installations, roof coverings, window replacement, provision of emergency lighting, kitchen and dining area upgrades, and cladding work.
- 4.2.6 In the secondary sector, Morgan Academy was re-built in 2004 following its destruction in a fire (£20.1m) and a major refurbishment of St John's High School was undertaken in 2006 (£13.1m). For both of these projects, the benefits of retaining and maintaining a large surplus establishment (Rockwell School) have been appreciated. In the last two years Baldragon Academy has benefited from major improvements to its sporting and science facilities (£784k) and through external cladding (£1m+). Further significant maintenance and improvements (refurbishment of curricular areas, heating improvements, window replacements, toilet upgrades, etc.) have been carried out in Baldragon Academy, Braeview Academy, Craigie High School, Harris Academy and Menzieshill High School, at a total cost of £1.2m.
- 4.2.7 In the special education and offsite sectors, the new Kingspark School will open in August 2010 (£14m), and will provide Dundee with a superb multi-agency facility for our young people with severe physical and mental difficulties. Castlepark Offsite Centre has been provided with new boilers and heating controls, and the Home Economics area has been refurbished (£141k).

4.3 The School Estate - Present Position

Condition and Suitability

- 4.3.1 Appendices 1, 2, 3 and 4 set out the updated core facts data for condition and suitability, for the early years, special, secondary and primary sectors respectively. Each establishment is graded on a scale A to D, defined by Scottish Government as follows:

		Condition	Suitability
Rating A	Good	Performing well and operating efficiently	Performing well and operating efficiently
Rating B	Satisfactory	Performing adequately but showing minor deterioration	Performing well but with minor problems
Rating C	Poor	Showing major defects and/or not operating adequately	Showing major problems and/or not operating optimally
Rating D	Bad	Life expired and/or serious risk of imminent failure	Does not support the delivery of services to children and communities

- 4.3.2 Core facts for the early years sector are not requested by the Scottish Government, but these have been assessed and will be included within the Council's overall SEMP. Both condition and suitability of almost all our nursery schools are rated as good or satisfactory (appendix 1), with the exception of the condition of Law Nursery and Park Place Nursery. We intend to replace floor coverings and upgrade fire doors and electrical installations at the former, while the incorporation of the latter into the proposed new West End campus will resolve that situation.
- 4.3.3 The suitability of the special schools and offsite centres was rated as 'good' or 'satisfactory'. Condition, however, was rated as 'poor' at Kingspark and Castlepark and Connect 5 offsite centres (appendix 2). The imminent opening of the new Kingspark School and the eventual relocation of Connect 5 (as part of the general relocation of facilities at Dryburgh Resources Centre) resolves this, and the deficiencies at Castlepark will be resolved through the Education capital programme.
- 4.3.4 Almost all secondary schools score 'good' or 'satisfactory' in terms of condition and suitability. Only Harris Academy is rated 'poor' for both core facts: the proposed new school will resolve this (appendix 3).
- 4.3.5 7 primary schools are classified as 'poor' in terms of condition (appendix 4). Proposed planned maintenance work contained within the Education capital programme at Eastern, Gowriehill and Our Lady's Primary Schools during 2010-2011 will raise the classification to 'satisfactory'. The 4 other schools - Lochee, St Clement's, St Joseph's and Whitfield - are being replaced within the next round of new build projects; in the meantime all are being maintained in a safe and functional condition. It should also be noted that St Clement's and St Joseph's are also classified as 'poor' in terms of suitability.

Sufficiency

4.3.6 In accordance with the requirements of Audit Scotland and the HMle inspection of the education functions of Dundee City Council, the Education Department will consider measures to address over-capacity in its schools.

4.3.7 With regard to secondary school capacities, these were last revised and approved by the Education Committee in 2005 (report no. 195-2005 of 18th April, 2005 refers). The Department is now in the process of reviewing them to take account of guidance, now implemented in Dundee, to have a maximum of 20 young people in S1 and S2 English and Mathematics classes. Based on the 2005 revision, the overall occupancy rate in secondary schools is 84%, and the occupancy summary is as follows:

% Occupancy	No. of Schools	%
40% or less	0	0%
41% - 60%	1	11%
61% - 80%	2	22%
81% or more	6	67%
TOTAL	9	100%

4.3.8 A similar exercise is required to review primary capacities, given the Education Committee's decision (report no. 26-2010 of 11th January 2010 refers) to limit class sizes to a maximum of 18 pupils in 13 primary schools. This will be the first re-assessment of primary school capacity since 1996. Based on current data, the overall occupancy rate in primary schools is 56%, and the occupancy summary is as follows:

% Occupancy	No. of Schools	%
40% or less	10	27%
41% - 60%	10	27%
61% - 80%	12	32%
81% or more	5	14%
TOTAL	37	100%

4.3.9 The question of accessibility is included in any assessment of suitability. Over the last two years significant improvements to satisfy the requirements of the Disability Discrimination Act, totalling £146k, have been carried out at Braeview Academy, Harris Academy, Craigiebarns Primary, St Vincent's Primary, Jessie Porter Nursery and Longhaugh Nursery.

4.4 The School Estate - Future Provision

4.4.1 Members of the Education Committee are aware that they have approved a substantial school building programme in the short- to mid-term. This incorporates the following projects:

- Kingspark School (£14m)
(opening August 2010)
- new primary school (£11.1m)

(merger of Newfields and Whitfield Primary Schools and Whitfield Early Years Centre, projected opening 2012)

- new primary school campus (£11.5m)
(re-location of Park Place and St Joseph's Primary Schools, incorporating Park Place Nursery, projected opening 2012)
- new primary school campus (£10.2m)
(merger of Charleston and Lochee Primary Schools, and a new St Clement's Primary School in the same building, projected opening 2013)
- new Harris Academy
(progress report to Education Committee (report no. 352-2010 of 28th June 2010 refers)

4.4.2 These new build projects represent a significant financial, as well as educational, investment by the Council, and it is likely in the current financial climate that there will be limited scope for further similar projects. Nevertheless, any future projects will clearly be brought to the Education Committee for approval, and in good time to allow appropriate consultation with stakeholders.

4.4.3 However, it is reassuring to note from the condition and suitability core facts data that virtually all of Dundee's educational properties are classified as 'good' or 'satisfactory'. The most serious needs have been addressed either through the PPP project or through prudent and managed expenditure via the capital plan for maintenance and improvement works.

5.0 POLICY IMPLICATIONS

5.1 This report has been screened for any policy implications in respect of sustainability, strategic environment assessment, anti-poverty, equality impact assessment and risk management.

5.2 There are no major issues.

6.0 CONSULTATION

6.1 This report has been the subject of consultation with the Chief Executive, Depute Chief Executive (Support Services) and Director of Finance.

7.0 BACKGROUND PAPERS

7.1 None.

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Director of Education

11th June, 2010
JC/MM

Condition and Suitability Core Facts

Appendix 1

Early Years Establishments

	Condition	Suitability
Frances Wright Pre-School Centre	B	A
Jessie Porter Nursery	B	A
Law Nursery	C	A
Longhaugh Nursery	B	A
Menzieshill Nursery	B	A
Park Place Nursery	C	B
Wallacetown Nursery	B	A
Whitfield Early Years Centre	B	B
Woodlea Children's Centre	B	A

Appendix 2

Special Schools

	Condition	Suitability
Kingspark School	C	B
Balerno Offsite Centre	B	B
Castlepark Offsite Centre	C	B
Connect 5 Offsite Centre	C	A

Appendix 3

Secondary Schools

	Condition	Suitability
Baldragon Academy	B	B
Braeview Academy	B	B
Craigie High School	B	B
Grove Academy	A	A
Harris Academy	C	C
Menzieshill High School	B	B
Morgan Academy	A	B
St John's High School	A	A
St Paul's RC Academy	A	A

Primary Schools

	Condition	Suitability
Ancrum Road	B	B
Ardler	B	B
Barnhill	B	B
Blackness	B	B
Charleston	B	B
Claypotts Castle	A	A
Cleington	B	B
Craigiebarns	B	B
Craigowl	A	A
Dens Road	B	B
Downfield	A	A
Eastern	C	B
Fintry	A	A
Forthill	B	B
Glebelands	B	B
Gowriehill	C	B
Hillside	B	B
Lochee	C	B
Longhaugh	B	B
Mill of Mains	B	B
Newfields	B	B
Our Lady's	C	B
Park Place	B	B
Rosebank	B	B
Rowantree	A	A
Sidlaw View	B	B
St Andrew's	A	A
St Clement's	C	C
St Fergus	B	B
St Joseph's	C	C
St Luke's & St Matthew's	B	A
St Mary's	B	B
St Ninian's	B	A
SS Peter & Paul's	B	B
St Pius	B	B
St Vincent's	B	B
Whitfield	C	B