

**REPORT TO: EDUCATION COMMITTEE – 24 NOVEMBER 2014**

**REPORT ON: REVIEW OF SCHOOL ESTATE**

**REPORT BY: DIRECTOR OF EDUCATION**

**REPORT NO: 436-2014**

## **1.0 PURPOSE OF REPORT**

- 1.1 This report provides an update of the school estate in Dundee and information on proposals requiring formal consultation under the Schools (Consultation) (Scotland) Act 2010. It is a follow up to the Review of School Estate Report (381-2013) approved by the Education Committee on 23 September 2013 (Article IV refers).

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Education Committee:

- i notes the current, planned and ongoing improvements to the School Estate;
- ii instructs the Director of Education to present the consultation process on the following proposals for Education Committee consideration in December 2014.
  - the closure of Menzieshill High School (including the redelineation of its existing catchment area within Dundee) to the new Harris Academy, and the redelineation of the existing catchment area for Rosebank Primary School to Morgan Academy in August 2016;
  - the revision of catchment areas for Sidlaw View Primary School, Ardler Primary School, Downfield Primary School and Craigowl Primary School from August 2016;
  - the redelineation of the existing catchment area for St Clement's RC Primary School to make St John's High School the associated secondary school from August 2016; and
  - subject to the allocation of funding from the Scottish Futures Trust, and to Committee approval of the financial implications, the building of a new school campus setting to replace the current provision for Longhaugh Primary School, Longhaugh Nursery, and a merger of St Luke's and St Matthew's RC Primary School and St Vincent's RC Primary School.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1 A number of major projects have been completed, implemented or are planned with the specific aim of improving the current school estate. The financial implications for these projects have already been agreed. These form part of the Capital Plan or have been jointly funded through the Scottish Futures Trust with additional funding from the Capital Plan. The current new build programme will replace:

- Harris Academy
- Baldragon Academy
- Sidlaw View Primary School
- Jessie Porter Nursery
- Hillside Primary School
- Gowriehill Primary School
- Menzieshill Nursery School
- Rosebank Primary School
- Our Lady's RC Primary School
- Frances Wright Pre-School Centre

3.2 An element of direct funding would be required from the Scottish Futures Trust (SFT) and the Capital Fund to enable a new build campus setting to replace the following establishments:

- Longhaugh Primary School
- Longhaugh Nursery
- St Luke's and St Matthew's RC Primary School
- St Vincent's RC Primary School.

The SFT funding allocation and the Capital Fund contribution would form the financial package for the new build campus and would require to be agreed by committee.

3.3 Scottish Government funding was provided to meet:

- adaptations to accommodate the increased nursery entitlement for specific two year olds from 'workless' households; and
- the alterations to dining facilities to reflect increased uptake numbers following the entitlement of free school meals for pupils in P1-3.

3.4 The balance of the Capital Plan each year is prioritised to address large scale improvements to the school estate such as works to heating systems, roof replacements, window replacements, plumbing and electrical upgrades.

## 4.0 MAIN TEXT

### 4.1 Background

A number of significant developments are taking place to improve the school estate in Dundee. The Education Committee agreed on 12th December 2011 that an annual update report on the school estate would be prepared for committee (Article I refers). In addition, the Schools (Consultation) (Scotland) Act 2010 sets out a rigorous, open and transparent system for councils to consult on proposed school closures and other changes to the school estate.

4.2 The improvements to the school estate impact on all sectors of education and include the new build programme; planned maintenance works; curricular upgrades; adaptations to accommodate the increased nursery entitlement for specific two year olds; alterations to dining facilities to reflect the needs of the entitlement to free school meals for pupils in P1-3 and an ongoing programme of general works. At this point in time, there are a number of recently completed, planned or ongoing developments as set out in Appendix 1.

4.3 Across the School Estate, the reduction in the overall number of establishments will continue as the current build programme is completed. The condition of the estate has improved through new build programmes, the effective use of the Capital Plan and the identification of relevant priorities for maintenance and improvement work. Future prioritisation of new build programmes, upgrades and adaptations will continue to be informed by the Capital Plan. Within the existing estate, the proposals set out for approval by the Education Committee in this report will, if agreed, lead to a further reduction in the number of secondary and primary schools. The proposals have been informed by the Local Plan, the analysis of school capacity data and demographic information on the pupil population across Dundee City.

4.4 On 12 December 2011 the Education Committee agreed a strategy to monitor and inform the future direction of the school estate (Article I refers). The strategy elements have been used to inform the proposals as set out within this committee report through the process of:

- Updating the Education Committee and involving key stakeholders such as the Local Community Planning Partnerships, parents and carers on discussions around the school estate and the future direction of travel.
- Making effective use of the annual School Estate Management Plan (SEMP) to ensure that the suitability and condition of establishments is graded as satisfactory or good. This

will ensure a consistent baseline standard across the school estate. It will enable prompt action to be taken when specific issues arise within establishments and will necessitate the ongoing need to prioritise and maximise allocated funding from the Capital Plan. The information in the SEMP is re-evaluated on an iterative basis and a formal submission is sent to Scottish Government annually.

- Reviewing and realigning existing boundary and catchment areas to reflect and respond to emerging demographic issues and increases in the pupil population. This must also reflect planned new build housing programmes across the city and would be carried out in conjunction with the City Development team.
- Reviewing the function and purpose of 'stand alone' nursery schools. This number has reduced significantly in recent years and there may be further scope to locate such schools in shared campus sites where it is practical to do so. However, it is accepted that a number of 'stand alone' nursery schools work in close partnership with other agencies and provide extended care to support children and families.

- 4.6 The establishment of a priority list to inform future new build programmes using central funding from Scottish Government or the council's Capital Fund must be planned carefully to maximise resources. The annual SEMP data is a very useful tool in identifying buildings where there are clear or emerging issues around capacity, condition or suitability. The most recent School Estate Management Plan (SEMP) was submitted to the Scottish Government in May 2014. The SEMP presented a collation of core facts detailing floor and site areas, condition, sufficiency (roll and capacity), and suitability for all schools in Dundee. The occupancy rate for each establishment is based on the annual census data taken each September. For the purpose of this report, the occupancy rates reflect the pupil population in May 2014. Appendix 2 summarises the current core facts data for condition and suitability, for each establishment. Each establishment is graded on a scale A to D, defined by Scottish Government as follows:

		<b>Condition</b>	<b>Suitability</b>
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

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 aim of the department is to ensure that all establishments are graded as 'good' or 'satisfactory' in terms of their condition and suitability. The new build programme or current planned works will impact positively on establishments with a 'poor' classification.

- 4.7 Core facts for the early years sector are not requested by the Scottish Government. Both condition and suitability of almost all our nursery schools are rated as good or satisfactory with the exception of the 'poor' condition of Jessie Porter Nursery which is planned for replacement. There is an ongoing evaluation of the provision for the Offsite Education Service. The Service uses a number of locations across the city but there is a recognition that the quality of the provision should be improved.
- 4.8 In line with the agreed strategy, a number of major school improvements were identified and included within the Capital Plans for 2014-15 and 2015-16. In addition, central funding from Scottish Government has been used to create provision to expand pre-school provision and ensure that primary schools will be able to meet the requirements of providing free school

meals to all pupils in P1-3 from January 2015. The work to be carried out in each school (Appendix 1) has been the subject of discussion and agreement between the individual schools and staff from the City Development team. Examples of the improvements include:

- Adapting and improving learning and teaching areas;
- Installing new lighting;
- Painting and decorating;
- Improving entrance areas;
- Upgrading offices and staff areas; and
- Providing new flooring and carpets.

- 4.9 The work described throughout the report is in addition to ongoing improvements across the school estate in line with Capital Plan funding to address issues such as electrical rewiring; replacement of windows; toilet upgrades; roofing repairs and general maintenance.
- 4.10 In line with the School Estate strategy, there are specific areas requiring committee approval for formal consultation by the Education Department during the course of Session 2014 – 15. These are:
- The closure of Menzieshill High School and the reassignment of its catchment area and its associated Dundee primary schools to the new Harris Academy in August 2016. The pupil roll in Menzieshill High School has been in steady decline for a number of years and it is operating significantly below the level of capacity. Although the school building has a capacity of 995 pupils, it is currently operating at a capacity level of 48%.

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	662	651	635	555	529	497	487
<b>Occupancy</b>	67%	65%	64%	56%	53%	50%	48%

The redelineation of the catchment area for Morgan Academy to include the existing catchment area for Rosebank Primary School and to make Morgan Academy its associated secondary school from August 2016. Currently, Harris Academy's catchment area includes the catchment area of Rosebank Primary School but most Rosebank pupils make a placing request to attend Morgan Academy. This has implications for both secondary schools in terms of providing support to the primary school and a relevant transition programme. There is capacity in Morgan Academy to take the P7 pupils who live in the catchment area of Rosebank Primary School, or who attend it. This must be done through the process of formal consultation in line with the Schools (Consultation) (Scotland) Act 2010.

- The revision of catchment areas for the non-denominational primary schools in the Strathmartine ward from August 2016. This will include, Ardler Primary School, Craigowl Primary School, Downfield Primary School and Sidlaw View Primary School. The revision is important because the pupil roll of Craigowl Primary School continues to exceed the working capacity with the result that the community facility must be used for teaching areas. The building of the replacement school for Sidlaw View Primary School and the fact that the new school will be on a different site will create the opportunity to revise catchment areas. This must be done through the process of formal consultation in line with the Schools (Consultation) (Scotland) Act 2010. Ardler Primary School building has a capacity of 275 pupils. Its roll has been increasing since 2008, as shown in Table 1. Craigowl Primary School building has a capacity of 434 pupils. It has been consistently over capacity since it opened in 2008. Its roll has been increasing since 2011, as shown in Table 6. Downfield Primary School building has a capacity of 434 pupils. Its roll has been increasing since 2008, as shown in Table 7. Sidlaw View Primary School building has a capacity of 418 pupils. Its roll has been increasing since 2008, as shown in Table 4.

**Table 1: Ardler Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	128	123	136	130	140	144	158
<b>Occupancy</b>	47%	45%	49%	47%	51%	52%	57%

**Table 2: Craigowl Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	518	491	484	464	482	486	498
<b>Occupancy</b>	119%	113%	112%	107%	111%	112%	115%

**Table 3: Downfield Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	349	360	364	377	373	379	401
<b>Occupancy</b>	80%	83%	84%	87%	86%	87%	92%

**Table 4: Sidlaw View Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	124	126	137	161	156	175	177
<b>Occupancy</b>	30%	30%	33%	39%	37%	42%	42%

- The redelineation of the existing catchment area for St Paul's RC Academy and St John's RC High School by transferring the catchment area for St Clement's RC Primary School from St Paul's RC Academy to St John's RC High School and to make St John's High School its associated secondary school from August 2016. Currently, St Paul's RC Academy catchment area includes the catchment area of St Clement's RC Primary School but almost all St Clement's pupils make a placing request to attend St John's RC High School. This has implications for both secondary schools in terms of providing support to the primary school and a relevant transition programme. There is capacity in St John's RC High School to take the P7 pupils who live in the catchment area of St Clement's RC Primary School, or who attend it. This must be done through the process of formal consultation in line with the Schools (Consultation) (Scotland) Act 2010.
- The proposal to build a new school campus setting to replace the current provision for Longhaugh Primary School, Longhaugh Nursery, and a merger of St Luke's and St Matthew's RC Primary School and St Vincent's RC Primary School is subject to the allocation of funding from the Scottish Futures Trust. Each of the establishments would benefit from the building of a new setting since they are classified as being in satisfactory or poor condition. Given the nature of the proposal and the merger of St Vincent's RC PS with St Luke's and St Matthew's RC PS, this must be done through the process of formal consultation in line with the Schools (Consultation) (Scotland) Act 2010. St Vincent's RC Primary School building has a capacity of 434 pupils but the roll has declined since 2009, as shown in Table 5. St Luke's and St Matthew's RC Primary School building has a capacity of 434 pupils. It has an average roll of 260 and operates at a capacity of 60%, as shown in Table 6. Longhaugh Primary School building has a capacity of 427 pupils and a current roll of 281 pupils, as shown in Table 3. Longhaugh Nursery has a capacity of 70 children.

**Table 5: St Vincent's RC Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15

<b>Roll</b>	224	230	210	193	186	191	181
<b>Occupancy</b>	52%	53%	48%	44%	43%	44%	42%

**Table 6: St Luke's and St Matthew's RC Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	251	249	266	264	259	270	260
<b>Occupancy</b>	58%	57%	61%	61%	60%	62%	60%

**Table 7: Longhagh Primary School, census roll and occupancy, 2008 to 2014**

	Academic Year						
	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Roll</b>	312	296	279	271	275	282	281
<b>Occupancy</b>	73%	69%	65%	63%	64%	66%	66%

## 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. There are no major issues.

## 6.0 CONSULTATION

- 6.1 This report has been the subject of consultation with the Chief Executive, the Director of Corporate Services and the Head of Democratic and Legal Services.

## 7.0 BACKGROUND PAPERS

- 7.1 None.

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Director of Education

November 2014

The new build programme, planned maintenance works, adaptations and ongoing programme of general works for 2014-15 and 2015-16

**New build programme:**

**Harris Academy** (replacement)  
target date August 2016

**Baldragon Academy** (replacement)  
target date January 2017

**Sidlaw View PS and Jessie Porter Nursery** (replacement on new site)  
target date October 2016

**Gowriehill PS and Hillside PS/ and Menziesshill Nursery** (replacement on new site)  
target date August 2017

**Rosebank PS, Our Lady's RC PS and Frances Wright Pre-School** (replacement on new site)  
target date August 2018

**Works identified and carried out to raise the condition of establishments**

**Craigiebarns PS**

Renew timber screens and windows to dining area and gym hall (approx. £140,000); and Replacement gym hall flooring (approx. £30,000).

**Longhaugh PS**

Installation of new fire alarm (approx. £67,000)  
Installation of new boilers and new heating distribution system (approx. cost £417,000).

**General Upgrades:-**

**Barnhill PS**

Completion of new extension comprising 50 place nursery, additional gym, four new classrooms and link corridor (approx. £2,820,000)

**Braeview Academy**

Installation of lift and raising floor level of corridors to make ground floor and 1st floor 95 % internally accessible (approx. £128,000).

**Castle Park Centre**

New fire alarm and roofing work (approx. £48,000).

**Dens Road PS**

Roofing repairs and replacement gym flooring (approx. £125,000).

**Clelington PS**

Upgrade fire doors (approx. £30,000).

**Forthill PS**

Replacement curtain walling/windows and upgrading infants' toilets (approx. £223,000).

**Glebelands PS**

Formation of new entrance to the front of the school incorporating relocation of reception; upgrading fire doors;  
new gym floor covering;  
improving the security and internal circulation within the school (approx. £250,000).

**St Luke's and St Matthew's RC PS**

Replacement Glazed Screen (approx £42,000).

**St Ninian's PS**

Upgrade infants toilets (approx. £40,000)

**Curriculum Upgrades:****St John's RC HS**

Formation of additional Home Economics Classroom (approx. £90,000).

**Craigie HS**

Refurbishment of Home Economics Classroom (approx.£52,000)

**Menzieshill HS**

Refurbishment of Science Classroom (approx £65,000).

**Adaptations to create capacity for the introduction of Free School Meals for P1-3:-****Blackness PS**

Internal expansion of dining facility (approx. £48,000).

**Clepington PS**

Internal extension to existing dining and server area (approx. £350,000).

**Craigiebarns PS**

External extension of dining area (approx. £187,000).

**Primary Schools generally**

upgrade of server provisions (approx. £55,000).

**Provision of Nursery Spaces for Under 3's**

<b>Ardler PS</b>	(approx. £13,000)
<b>Ballumbie PS</b>	(approx. £74,000)
<b>Dens Rd PS</b>	(approx. £147,000)
<b>Mill of Mains PS</b>	(approx. £69,000)
<b>St Ninian's RC PS</b>	(approx. £99,000)

**Capital Works Proposed for 2015-2016****General Upgrades:-****Ancrum Rd PS**

Roofing work and upgrade to pupils' toilets (approx., £200,000).

**Ardler PS**

Upgrade of pupils' toilets (approx. £40,000)

**Balerno Centre Off-site Unit**

New fire alarm and other repairs (approx. £25,000)

**Barnhill PS**

Replacement windows and fire doors (approx. £125,000).

**Castlepark Off-site Unit**

Replacement windows and formation of taxi drop off area (approx. £75,000).

**Clepington PS**

Window replacement phase 1 (£160,000)



**Craigiebarns PS**

Renew fire alarm and upgrade pupils' toilets (approx. £170,000).

**Forthill PS**

Curtain wall replacement (£185,000).

**Glebelands PS**

Replacement windows (approx. £30,000).

**Longhaugh PS**

New heating distribution phase 2 (approx. £90,000).

**Mill of Mains PS**

Replacement windows (approx. £100,000).

**St Fergus RC PS**

Upgrade pupils' toilets (approx. £70,000)

**St John's HS**

Air conditioning to classrooms and window replacement (approx. £230,000).

**St Ninian's PS**

Timber window refurbishment (approx. £40,000).

**St Pius PS**

New Boiler (approx. £120,000)

### Summary data on the School Estate

		<b>Condition</b>	<b>Suitability</b>
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

### Early Years Establishments

	<b>Condition</b>	<b>Suitability</b>
Balgay Hill Nursery School	A	A
Frances Wright Pre-School Centre	B	B
Jessie Porter Nursery	C	B
Law Nursery	B	B
Longhaugh Nursery	B	B
Menziesshill Nursery	B	B
Wallacetown Nursery	B	B
Woodlea Children's Centre	B	B

### Primary Schools

<b>School Name</b>	<b>School Type</b>	<b>Overall Condition</b>	<b>Suitability of Estate</b>	<b>School Capacity</b>	<b>Roll Sept '14</b>	<b>Sufficiency on Working Capacity</b>
Ancrum Road Primary School	Primary	B	B	451	381	84%
Ardler Primary School	Primary	B	B	267	158	59%
Ballumbie Primary	Primary	A	A	676	351	52%
Barnhill Primary School	Primary	B	B	545	459	84%
Blackness Primary School	Primary	A	B	342	327	96%
Camperdown Primary	Primary	A	A	338	234	69%
Claypotts Castle Primary School	Primary	A	A	434	373	86%
Cleington Primary School	Primary	B	B	574	490	85%
Craigiebarns Primary School	Primary	B	B	367	297	81%
Craigowl Primary School	Primary	A	A	434	498	115%

Dens Road Primary School	Primary	B	B	342	239	70%
Downfield Primary School	Primary	A	A	434	401	92%
Eastern Primary School	Primary	A	B	459	407	89%
Fintry Primary School	Primary	A	A	434	367	85%
Forthill Primary School	Primary	B	B	651	621	95%
Glebelands Primary School	Primary	B	B	365	302	83%
Gowriehill Primary School	Primary	C	B	367	129	35%
Hillside Primary School	Primary	C	B	342	305	89%
Longhaugh Primary School	Primary	C	B	415	281	68%
Mill of Mains Primary School	Primary	B	B	317	256	81%
Our Lady's RC Primary School	Primary	C	B	267	149	56%
Rosebank Primary School	Primary	C	B	267	133	50%
Rowantree Primary School	Primary	A	A	434	289	67%
Sidlaw View Primary School	Primary	B	B	418	177	42%
St Andrew's RC Primary School	Primary	A	A	434	353	81%
St Clement's RC Primary School	Primary	A	A	228	190	83%
St Fergus RC Primary School	Primary	B	B	367	162	44%
St Joseph's RC Primary School	Primary	A	A	342	309	90%
St Luke's & St Matthew's RC Primary School	Primary	C	A	434	260	60%
St Mary's RC Primary School	Primary	B	B	300	255	85%
St Ninian's RC Primary School	Primary	B	A	217	159	73%
St Peter & Paul RC Primary School	Primary	B	B	328	323	98%
St Pius' RC Primary School	Primary	B	B	242	176	73%
St Vincent's RC Primary School	Primary	C	B	434	181	42%
Victoria Park Primary School	Primary	A	A	242	184	76%
Baldragon Academy	Secondary	C	B	1,126	717	64%

Braeview Academy	Secondary	C	B	990	543	55%
Craigie High School	Secondary	C	B	959	632	66%
Grove Academy	Secondary	A	A	1,370	1,243	91%
Harris Academy (Rockwell site)	Secondary	B	B	1,248	940	75%
Menziesshill High School	Secondary	B	B	1,020	487	48%
Morgan Academy	Secondary	A	B	1,050	947	90%
St John's RC High School	Secondary	A	B	1,142	945	83%
St Paul's RC Academy	Secondary	A	A	1,028	749	73%
Kingspark School	Special	A	A	172	178	103%
Offsite Education Centre	Special	C	B	72	68	94%