

ITEM No ...2.....

REPORT TO: CHILDREN, FAMILIES AND COMMUNITIES COMMITTEE 20 JANUARY 2025

REPORT ON: REVIEW OF THE SERVICE ESTATE

REPORT BY: EXECUTIVE DIRECTOR OF CHILDREN AND FAMILIES SERVICE

REPORT NO: 17– 2025

1 PURPOSE OF REPORT

1.1 This report provides an annual update on the condition and suitability, as well as occupancy levels, of the learning estate. It also provides an update on completed and planned improvement work.

2 RECOMMENDATION

2.1 It is recommended that Committee:

- a notes the content of the report, and
- b instructs the Executive Director to provide an update in twelve months.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications associated with this report.

4 BACKGROUND

4.1 The Education Committee (Article I of the Minute of the Meeting of the Education Committee held on 12 December 2011, report 539-2011 refers) agreed that an annual update report on the school estate would be prepared for committee.

5 CONDITION AND SUITABILITY

5.1 City Development review the condition and suitability of the learning estate on a yearly basis in line with Scottish Government guidance. Each establishment receives a rating for condition and for suitability on scale from A (good) to D (bad).

5.2 The condition and suitability gradings for each nursery, primary, secondary and special school, as of September 2024 are included in Appendix 1.

5.3 As of September 2024:

- All standalone nurseries are rated A (good) or B (satisfactory) for condition and for suitability.
- Twenty-seven primary schools are rated A (good) or B (satisfactory) for condition; thirty-two primary schools are rated A (good) or B (satisfactory) for suitability.
- Six secondary schools are rated A (good) or B (satisfactory) for condition and for suitability. Only Braeview and Craigie have a 'C' rating, with both schools set to close at the end of the 2024/25 academic session. The new East End Community Campus will open in August 2025.
- The two special schools (Kingspark and Rockwell) are rated A (good) or B (satisfactory) for condition and for suitability.

- 5.4 Barnhill, Blackness, Craigiebarns, Eastern and St Mary's primary schools are all currently graded as C for condition. In the current financial year, circa £825k is being invested into an improvement programme for these buildings. Planned works during this session includes - window replacement, roof replacement, toilet refurbishments, electrical, storage and access upgrades. In session 2025/26, circa £1.495 investment is planned to further improve the condition of these school buildings.
- 5.5 St Pius X RC Primary School was also graded C for condition. This resulted in recent and significant investment to undertake work on the school roof which cost circa £145k. It is anticipated that the age profile and condition of the building will result in the need for ongoing similar financial commitments.
- 5.6 The Children and Families Service works very closely with City Development regarding the ongoing improvements and adaptations planned and delivered to maintain and improve the learning estate. The overall investment in this work in session 2024/25 was £3.55m. An overview of this work, as well as work currently planned for 2025/26 is included in Appendix 2.

6 SCHOOL CAPACITY

- 6.1 The planning capacity for schools is based on a standard formula using the Strathclyde Model to ensure a consistent approach across the school estate.
- 6.2 Information regarding the planning capacity and occupancy level for each primary, secondary and special school is included in Appendix 3.
- 6.3 The total capacity across the primary estate is 13,261 pupils. At present 9,926 spaces are used, which represents an occupancy level of 75%. The total capacity across the secondary estate is 9,716 pupils. At present 8,437 spaces are used, which represents an occupancy level of 87%.
- 6.4 There are 4 schools recorded as having an occupancy level greater than 100%. These schools are using the flexibility within their accommodation which enables them to respond appropriately to the demands of specific class compositions, individual pupil needs and occupancy levels. Work is underway in St John's Roman Catholic High School to increase the school capacity with the addition of four modular classrooms.
- 6.5 Action is taken each year to create reserved spaces in schools to try to ensure that Priority 1 pupils who move into a catchment area during the school year are granted a space. A report is presented to Committee for approval detailing the proposed number of reserved spaces in specific schools.
- 6.6 The Children and Families Service closely monitors the capacity of all schools and takes action to address any issues. This can include, for example, capping intakes, increasing the number of reserved places for priority 1 pupils, monitoring placing requests and if this continues to be a significant issue, reviewing catchment areas.

7 BUILDING SAFETY

- 7.1 A system is in place for the inspection, monitoring, reporting, and addressing of defects that arise within all Council nurseries, primary, secondary and special school buildings.
- 7.2 The Head Teachers assume the role of Building Manager and have overall responsibility for property safety assisted by the Building Co-ordinator which is the Business Manager in Secondary Schools and Children and Families Service Health & Safety Team in both Primary and Nursery Schools. City Development's Design & Property Services have allocated a Property Officer to each school who carry out comprehensive building condition inspections on

an annual basis. The Property Officers also carry out regular inspections of the school and its facilities (typically monthly). The Building Manager, Building Co-ordinator or facility staff will also inspect on an ongoing basis and report any safety concerns to the Property Officer. The Property Officer attends regular meetings with schools once a term where a set agenda specifically looks at health and safety issues. Operational Mechanical, Electrical and Property Officers continue to assist and support with day-to-day duties and repairs and maintenance where required.

- 7.3 There are separate health and safety contracts in place for safety inspection and testing in areas as diverse as electrical testing, testing of gas appliances, fire alarm servicing and assessment of water quality.
- 7.4 A detailed structural inspection is carried out every three years across the estate by City Engineers. Any structural maintenance needs arising from these inspections are programmed on a prioritised basis. These cyclical inspections highlight a need for structural maintenance across the school's estate with allowance provided within the capital plan over the next five years to preserve asset condition and safety. Any major works required are identified through these inspection processes and prioritised through the capital budget process. Property Risk Management Surveys are also carried out in conjunction with our insurance partners.
- 7.5 A system is also in place for the eight Dundee PPP Contract Schools through the facilities management contractor. Any work required in relation to these properties is carried out through planned maintenance processes. The work is funded through the lifecycle maintenance portion of the contract.

8 REINFORCED AUTOCLAVED AERATED CONCRETE (RAAC)

- 8.1 Reinforced autoclaved aerated concrete (RAAC) has been used in part of the roof structure at two of our school buildings – St Fergus and Ardler Primary Schools and is regularly monitored and reviewed.
- 8.2 Management of RAAC in these properties entails six monthly inspections by the City Engineer and reflects relevant guidance provided by the construction industry and Scottish Government. The RAAC at each school is described as in good condition currently with no structural issues apparent, accordingly both schools can safely continue to operate.

9 FIRE SAFETY

- 9.1 Building Surveying Services continue to deliver duty holder training to Head Teachers, Tayside Contracts and Contract Managers working in schools. In addition, the C&FS Health & Safety Team have been provided with presentations to make further training available to duty holders, fire marshals and fire stewards.
- 9.2 Fire Risk Assessments are reviewed annually, followed up by fire audits. The Fire Safety Officer liaised with Tayside Contracts and Children and Families Services staff regarding the importance of securing bins and enclosures following a review in 2023 to reduce the possibility of wilful fire-raising.
- 9.3 All schools have up to date and relevant Fire Risk Assessments in place, and every school is reviewed annually by a Fire Risk Assessor. The Fire Safety Officer also supports and provides guidance to the Head Teachers, Business Manager and Locality Support Officers on a regular basis to ensure all fire safety measures and procedures are maintained.
- 9.4 The Scottish Fire and Rescue Service (SFRS) has not responded Unwanted Fire Alarm Signal (UFAS) notifications in 2024. They have thematic auditing procedures which will mean visiting a number of different schools annually, every year the schools visited will change.

10 ASBESTOS MANAGEMENT AND OTHER TRAINING

- 10.1 All relevant Education facilities have asbestos management surveys in place where required and are re-inspected annually by accredited Surveyors. Each of these Education properties have their own Action Plans which are reviewed by City Development, updated, appropriately actioned and/or managed at regular intervals.
- 10.2 Any asbestos related works are carried out during school holiday periods/weekends and strictly in line with relevant regulation and control. Relevant staff are suitably trained, and guidance is provided to Building Managers and Head Teachers as appropriate.

11 RESIDENTIAL CHILDCARE

- 11.1 The Council has a total of seven houses offering up to 39 beds. Six houses offer accommodation for children and young people aged 6-21 years. Fairbairn Street House was recently refurbished and delivers support for up to 6 care leavers aged 16- 24 years. This allows the service to extend options for young adults leaving care to have supported accommodation, including on return to the city from out of Authority placements.
- 11.2 The houses are registered services under the Care Inspectorate whose annual inspection reports identify houses where there are clear or emerging issues around the suitability and fabric of the buildings to meet the needs of the young people we care for.

12 POLICY IMPLICATIONS

- 12.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services, or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

13 CONSULTATIONS

- 13.1 The Council Leadership Team was consulted in the preparation of this report and are in agreement with its content.

14 BACKGROUND PAPERS

- 14.1 None.

Audrey May
Executive Director of Children and Families
Service

Paul Fleming
Head of Service – Education, Learning &
Inclusion

December 2024

APPENDIX 1**SUMMARY DATA ON THE SCHOOL ESTATE****Core facts on the school estate as of September 2024**

		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

Early Years Establishments

	Condition	Suitability
Balgay Hill Nursery	A	A
Balluniefield Nursery	A	A
Caird View Nursery	A	B
Coldside Nursery	A	A
Frances Wright Nursery	A	A
Hill View Nursery	A	B
Jessie Porter Nursery	A	A
Longhaugh Nursery	A	B
Menziesshill Nursery	A	A
Quarry View Nursery	A	A
Wallacetown Nursery	B	B
Woodlea Children's Centre	B	B

Primary/Secondary Schools

School Name	School Type	Overall Condition	Suitability of Estate
Ancrum Road Primary School	Primary	B	B
Ardler Primary School	Primary	B	B
Ballumbie Primary	Primary	A	A
Barnhill Primary School	Primary	C	B
Blackness Primary School	Primary	C	B
Camperdown Primary	Primary	A	A

Claypotts Castle Primary School	Primary	A	A
Cleington Primary School	Primary	B	B
Craigiebarns Primary School	Primary	C	B
Craigowl Primary School	Primary	A	A
Dens Road Primary School	Primary	B	B
Downfield Primary School	Primary	A	A
Eastern Primary School	Primary	C	B
Fintry Primary School	Primary	A	A
Forthill Primary School	Primary	B	B
Glebelands Primary School	Primary	B	B
Longhagh Primary School	Primary	A	A
Mill of Mains Primary School	Primary	B	B
Our Lady's RC Primary School	Primary	A	A
Rosebank Primary School	Primary	A	A
Rowantree Primary School	Primary	A	A
Sidlaw View Primary School	Primary	A	A
St Andrew's RC Primary School	Primary	A	A
St Clement's RC Primary School	Primary	A	A
St Fergus RC Primary School	Primary	B	B
St Joseph's RC Primary School	Primary	A	A
St Francis RC Primary School	Primary	A	A
St Mary's RC Primary School	Primary	C	B
St Ninian's RC Primary School	Primary	B	A
St Peter and Paul RC Primary School	Primary	B	C
St Pius' RC Primary School	Primary	C	B
Tayview Primary School	Primary	A	A
Victoria Park Primary School	Primary	A	A

Baldragon Academy	Secondary	A	A
Braeview Academy	Secondary	C	B
Craigie High School	Secondary	C	C
Grove Academy	Secondary	A	A
Harris Academy	Secondary	A	A
Morgan Academy	Secondary	B	B
St John's RC High School	Secondary	A	B
St Paul's RC Academy	Secondary	A	A
Kingspark School	Special	A	A
Rockwell Learning Centre	Special	B	B

APPENDIX 2**CAPITAL WORKS PROGRAMME****2024/25 - General upgrading works**

School	Works for 2024/25	Value
Barnhill PS	Electrical Upgrade Phase 3 and Fire Alarm Replacement	£410,000
	<i>Works completed on time and budget in 2024-25 session</i>	
Mill O' Mains PS	Development of Enhanced Support Area	£270,000
	<i>Works completed on time and budget in 2024-25 session</i>	
St John's HS	Enhanced Support Area Improvements	£285,000
	<i>Works completed on time and budget in 2024-25 session</i>	
St John's HS	Swimming Pool relining and Pool Plantroom refurbishment	£370,000
	<i>Works completed on time and budget in 2024-25 session</i>	
Craigiebarns PS	Roof Covering replacement – Phase 3	£180,000
	<i>Works completed on time and budget in 2024-25 session</i>	
St Mary's PS	Roof Covering replacement – Phase 3	£235,000
	<i>Works completed on time and budget in 2024-25 session</i>	
St Pius PS	Roof Covering Replacement – Assembly Hall and stage	£145,000
	<i>Works completed on time and budget in 2024-25 session</i>	
St Ninian's PS	Final Phase Window replacement	£150,000
	<i>Works completed on time and budget in 2024-25 session</i>	
Blackness PS	Upgrade of Ground Floor Toilets	£85,000
	<i>Works now scheduled to take place in 2025-26 session</i>	
Eastern PS	Upgrade Centenary Block Toilets	£100,000
	<i>Works now scheduled to take place in 2025-26 session</i>	
Eastern PS	Upgrade of windows through original school building	On-going
	<i>Project development ongoing with trial samples completed session 24-25</i>	
Eastern PS	Install Lenel controls	£70,000
	<i>Works completed on time and budget in 2024-25 session</i>	
Barnhill PS	New External Bin Store	£50,000
	<i>Works completed on time and budget in 2024-25 session</i>	
St Johns HS	Provision of new modular accommodation	£1,200,000
	<i>On schedule to be completed on budget within 2024-25 session</i>	

The above overall investment in our service estate for session 2024/25 was £3.55m.

2025/26 - Proposed General upgrading works:

School	Works for 2025/26	Estimated value
Barnhill PS	Electrical Upgrade Phase 4	£420,000
St Peter and Pauls PS	Replacement Internal Fire Doors	£100,000
Harris Academy	Underfloor heating works	£300,000
North East Campus	Underfloor heating works	£140,000
Craigiebarns PS	Roof Covering Replacement – Phase 4	£450,000
St Marys PS	Roof Covering Replacement – Phase 4	£100,000
Eastern PS	Window Replacement Programme – Phase 1	£250,000
Eastern PS	Toilets Upgrade	£150,000
Blackness PS	Toilets Upgrade	£125,000
St Ninians PS	Toilets Upgrade	£65,000

The above overall proposed investment in our service estate for session 2025/26 is circa £2.1m.

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**SCHOOL CAPACITIES, OCCUPANCY LEVELS AND CATCHMENT STATUS –
APPENDIX 3**
Table 1: Primary School Capacities, Rolls and catchment status as at September 2024

School Name	Planning Capacity	Roll	Occupancy	Living in catchment	Outside catchment	% in catchment	% outside catchment
Ancrum Road	451	315	70%	178	137	57%	43%
Ardler	267	110	41%	73	37	66%	34%
Ballumbie Primary	676	388	57%	278	110	72%	28%
Barnhill	534	375	70%	301	74	80%	20%
Blackness	342	339	99%	133	206	39%	61%
Camperdown Primary	338	204	60%	146	58	72%	28%
Claypotts Castle	500	358	72%	290	68	81%	19%
Cleington	574	413	72%	289	124	70%	30%
Craigiebarns	367	284	77%	125	159	44%	56%
Craigowl	434	286	66%	179	107	63%	37%
Dens Road	292	240	82%	134	106	56%	44%
Downfield	434	290	67%	145	145	50%	50%
Eastern	459	366	80%	148	218	40%	60%
Fintry	434	359	83%	185	174	52%	48%
Forthill	651	458	70%	339	119	74%	26%
Glebelands	432	350	81%	171	179	49%	51%
Longhaugh	371	267	72%	126	141	47%	53%
Mill of Mains	317	281	89%	199	82	71%	29%
Our Lady's RC	245	240	98%	179	61	75%	25%
Rosebank	278	299	108%	192	107	64%	36%
Rowantree	434	282	65%	226	56	80%	20%
Sidlaw View	440	213	48%	143	70	67%	33%
St Andrew's RC	484	463	96%	365	98	79%	21%
St Clement's RC	288	191	66%	149	42	78%	22%
St Fergus RC	367	176	48%	73	103	41%	59%
St Francis RC	392	299	76%	236	63	79%	21%
St Joseph's RC	367	366	100%	182	184	50%	50%
St Mary's RC	300	286	95%	216	70	76%	24%
St Ninian's RC	308	255	83%	177	78	69%	31%
Ss Peter and Paul RC	341	356	104%	241	115	68%	32%
St Pius' RC	242	162	67%	131	31	81%	19%
Tayview	660	451	68%	282	169	63%	37%
Victoria Park	242	204	84%	98	106	48%	52%

Table 2: Secondary School Capacities, Rolls and catchment status as at September 2024

School Name	Planning Capacity	Roll	Occupancy	Living in catchment	Outside catchment	% in catchment	% outside catchment
Baldragon Academy	1100	861	78%	697	164	81%	19%
Braeview Academy	1058	738	70%	618	120	84%	16%
Craigie High School	1050	754	72%	557	197	74%	26%
Grove Academy	1370	1358	99%	1081	277	80%	20%
Harris Academy	1507	1406	93%	1132	274	81%	19%
Morgan Academy	1065	979	92%	751	228	77%	23%
St John's RC High School	1261	1271	101%	1023	248	80%	20%
St Paul's RC Academy	1305	1070	82%	959	111	90%	10%

Table 3: Special School Capacities and Rolls as at September 2024

School Name	Planning Capacity	Roll	Occupancy
Kingspark School	172	178	103%
Rockwell Learning Centre	51	30	59%