

ITEM No ...5.....

REPORT TO: CHILDREN AND FAMILIES SERVICES COMMITTEE – 27 JANUARY 2020
REPORT ON: OPTIONS FOR PRIMARY PROVISION TO SERVE WESTERN GATEWAY
REPORT BY: EXECUTIVE DIRECTOR OF CHILDREN AND FAMILIES SERVICE
REPORT NO: 41-2020

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to seek Children and Families Services Committee approval of the following recommendations related to options for primary provision for the Western Gateway.

2.0 RECOMMENDATIONS

2.1 It is recommended that members of the committee:

- i) note the current position regarding primary provision in the west of the city/Western Gateway;
- ii) instruct officers to continue to liaise with communities in the area regarding future learning opportunities for children and young people;
- iii) note that active dialogue will continue with developers in the Western Gateway regarding current and future house building and infrastructure plans;
- iv) note that officers will continue to work together with neighbouring councils to ensure that best value is achieved in the delivery of education provision for local communities;
- v) instruct officers to provide regular updates to members on the issue through the annual service estate report.

3.0 FINANCIAL IMPLICATIONS

3.1 Estimated capital costs to build a new primary and nursery provision is £13.5m.

3.1.2 Current developer contributions are set at £4680 per dwelling. Financial contributions to date are approximately £600k.

3.1.3 The annual additional revenue costs will amount to approximately £1.9m when the school reaches operational capacity. These figures are all based on 2019/20 current prices.

3.2 More detailed financial implications are listed within section 7.0.

4.0 BACKGROUND

ONGOING EDUCATIONAL ESTATE CONSULTATION

4.1 At the Children and Families Services Committee held on the 28 January 2019, Article VI of the minute of meeting of this committee and report 47-2019 refers) a report was presented and approval received to consult informally on options in relation to future schools estate including the future of Braeview Academy in light of the recent fire and possible options for Craigie High School, as well as educational provision for the Western Gateway of Dundee. Options relevant to this proposal were set out as follows:

- A potential Tri-council 2-18 Joint Community Learning Campus in the west of Dundee and/or a Western Gateway primary school;

- Reinstating Braeview Academy on its existing site and continuing with the maintenance programme to Craigie High School with the potential, in the future, for refurbishment or replacement of both schools on their existing sites or alternative site within their respective catchment areas; or
 - Closing both Braeview Academy and Craigie High School and creating a new single secondary school serving the east of Dundee located on the Drumgeith Road site.
- 4.2 A report on the consultation was considered at the Children and Families Services Committee on 9 September 2019, Article VI of the Minute of that meeting, report 297-2019 refers, and a report on service estate 45-2020 refers, following completion of a period of related informal consultation. The Executive Director was instructed to take forward further work on learning estate matters pertaining to primary provision for the Western Gateway bringing back recommendations to the Children and Families Services Committee for approval in due course.
- 4.3 The Learning Estate Strategy and Funding model from the Scottish Government which could support any proposal is summarised as follows:
- There will be £2bn investment in the Scottish learning estate over a 25 year period from 2019 to 2044. This will comprise £1bn from Scottish Government and £1bn match funding from local authorities;
 - Funding is moving to a fully revenue based model. This means Local Government must fund the upfront £2bn capital investment required to build and improve schools. The Scottish Government will provide revenue funding to local authorities, to support their proportion of the funding over a 25 year period to meet facilities management and life cycle maintenance costs. Other revenue costs of supporting the school will be met by the local authority without funding support, e.g. teachers and non-domestic rates.
- 4.3.1 In order to access the above national funding support the following guiding principles should be adhered to:
- Condition and suitability – The need to improve and maintain learning environments to category A and B ratings and thus support and enhance their function
 - The employment of place - based approach – The need to co-ordinate and integrate local services to support communities, improve outcomes and progress the public sector reform agenda.
 - Climate change mitigation and adaptation - The need to increase energy efficiency in building performance and move towards zero carbon by 2050.
 - Digital approaches to learning and delivery - The need to create new and innovative digital services delivery and infrastructure including remote learning and access.

5.0 MAIN TEXT

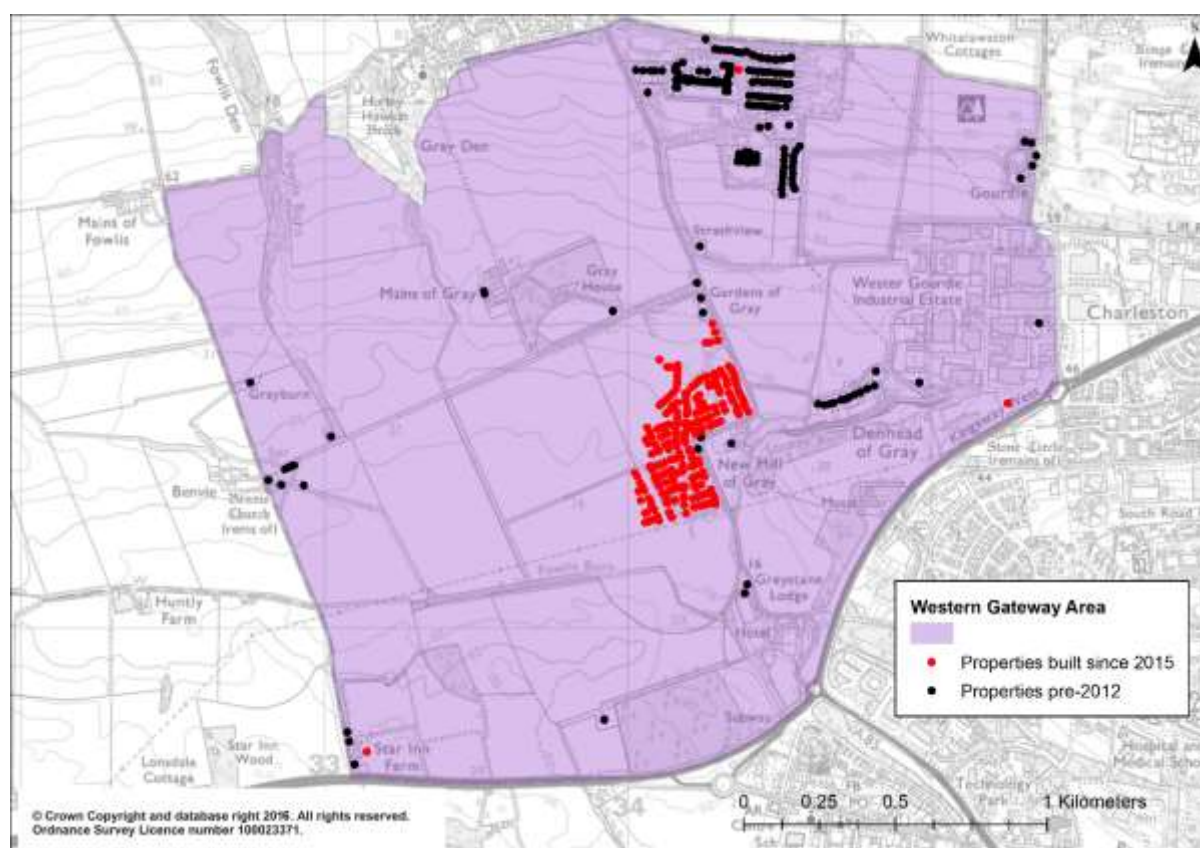
WESTERN GATEWAY PRIMARY PROVISION

- 5.1 Dundee City Council is securing developer contributions towards educational provision for the Western Gateway from the housing developments in that area. All developers are required to pay towards the cost of provision to meet the future increase in demand resulting from new housing. At present approximately £600k has been contributed and it is anticipated that by 2030 with a development of up to approximately 1400 houses, the cumulative total of contributions could be circa £7m. A clause within the developer's legal agreements stipulates that all contributions are returned unless Committee approval is granted for any works or preparatory works relating to the construction of a primary school for the Western Gateway by June 2025. These arrangements allow ample time to determine the size, nature, and location

of any additional primary requirement, with any final decision not being required until May 2025.

- 5.2 Due consideration is required regarding the nature of this provision in relation to the wider learning estate and future estate needs not just by Dundee City Council, but by neighboring local councils as well, due to the shared geography of the Western Gateway.
- 5.3 The Children and Families Service would wish to ensure the most efficient use of our estate in providing maximum educational benefit but at the same time consider any new developments within the confines of the council capital programme.
- 5.4 The forthcoming Council Capital Plan though broad, will be limited and forces a needs based prioritisation of both the scope and phasing of what are significant educational capital aspirations. Based on the current information available it is not currently possible for the council to commit financially to both resolving the secondary school issues in the east of the city and constructing a new build primary in the Western Gateway.
- 5.5 It will be important to monitor the level of primary demand, along with parental choice for placements, to identify the best time to provide any increased local primary provision that may be required.
- 5.6 It remains essential to continue to work with neighbouring local authorities in any decisions on how to best meet current and future primary needs. Taking further time to make these decisions, will allow pupil numbers, along with the impact of parental placing request choice, to give a more settled view of what additional capacity may be needed locally.
- 5.7 Another factor for consideration in building a new school is the additional revenue costs to the council. A new provision would lead to significantly increased costs for the Children and Families Service revenue budget for the following reasons:
 - Additional management, teaching and support staff would be required to fill all newly created positions associated with running a new primary provision other than those required to meet the increasing pupil numbers.
 - The creation of a new building would result in additional costs to run, maintain and repair the buildings.
- 5.8 City Development have confirmed there are **478** residential properties within the Western Gateway area as at 16th January 2020 (see Map 1). Historically, as at the end of 2011, there were 215 residential dwellings within the Western Gateway area. Starting in 2015, a further 263 residences have since been built:
 - 244 properties at the Springfield and Persimmon developments at Dykes of Gray,
 - 19 elsewhere in the Western Gateway

Map 1: Western Gateway area showing residential properties by build date



ROLL PROJECTIONS

5.9 Estimated occupancy rates for new developments, used to calculate school roll projections for new housing, are shown in Table 1 below. These are based on existing occupation rates of development sites across Dundee:

Table 1: Projected occupation rates for new build housing

	Nursery	Primary	Secondary
Number of pupils per 100 properties	8 to 10	35 to 37	20 to 27

5.10 The estimates shown in Table 1 indicate that Greenfield developments generate approximately 3.6 primary school aged pupils per 10 residences. However, at present the Western Gateway does not appear to be occupied to this level. In considering pupil projections for the Western Gateway area it is useful to divide the area into two sets of residences:

- Those built before 2012. These are 'mature' developments, having existed for over seven years, and we can consider the pupils actually living in the properties. (Table 2)
- Properties built since 2015, the new developments at Dykes of Gray, with an ongoing build schedule through to 2030. The pupil population within these properties will still be growing and the projections from Table 1 are theoretically applicable. (Table 3)

Dundee City Council has access to full pupil information for its pupils and can differentiate between the two sets of residences above. We have obtained figures from Angus and Perth and Kinross Councils for the total numbers of pupils they have hailing from the Western

Gateway area. However, these are not further broken down. As a conservative approach we have allocated pupils attending Angus and Perth and Kinross Council schools all to the post-2015 housing stock.

Table 2: Numbers of pupils identified from Dundee City Council Schools, living in pre-2012 properties within the Western Gateway area, broken down by educational sector (September 2019 census)

	Nursery (age 3+)	Primary	Secondary
Identified pupils	8	6	9

Table 3: Projected numbers of pupils for post-2015 housing in the Western Gateway area (using estimated occupation rates from Table 1) compared with actual identified pupils attending schools in Angus, Dundee City or Perth and Kinross Councils, broken down by educational sector (September 2019 census)

	Nursery (age 3+)	Primary	Secondary
Projected pupils	20 to 24	85 to 90	49 to 66
Actual identified pupils	10	52	42

5.11 Based on this information, Table 4 below indicates the estimated number of primary pupils that could be living within the area by 2026/27.

Table 4: Projected number of primary aged pupils living within Western Gateway area.

		Total Number of Residential properties		Number of Primary aged children (Table 2 plus Table 3)
Existing 2019/20:		478		58
Year built	Academic Year expected at school	New build properties	Cumulative properties	Estimated total # of Primary aged pupils
2020	2020/21	114	592	99
2021	2021/22	100	692	135
2022	2022/23	100	792	171
2023	2023/24	105	897	209
2024	2024/25	105	1,002	247
2025	2025/26	111	1,113	287
2026	2026/27	68	1,181	311

5.12 Table 5 provides detailed roll analysis and capacities for St Fergus RC and Ardler Primary Schools, together with Angus and Perth and Kinross Council schools adjacent to Western Gateway area.

Table 5: Current and projected rolls and spare capacity for Western Gateway catchment primary schools and neighbouring local schools. Projections do NOT including new house building.

Local Authority	Primary School	Capacity		Academic Year							
				'17/18	'18/19	'19/20	'20/21	'21/22	'22/23	'23/24	
Dundee City	Ardler	267	Roll	151	135	131	131	127	123	118	
			Space	116	132	136	136	140	144	149	
	St Fergus RC	367	Roll	173	171	167	161	154	162	162	
			Space	194	196	200	206	213	205	205	
			DCC pupils From Western Gateway Sept 2019								
Angus	Liff	125	28	Roll	104	96	99	101	94	98	91
				Space	21	29	26	24	31	25	34
	Birkhill	321	11	Roll	232	239	238	237	229	233	236
				Space	89	82	83	84	92	89	85
Perth & Kinross	Invergowrie	283	2	Roll	182	188	175	177	173	163	164
				Space	101	95	108	106	110	120	119

Table 6: Number of children/pupils identified living in Western Gateway area, by Local Authority and School

Local Authority	School	Nursery	Primary	Secondary
Angus	Birkhill Primary	2	11	
	Liff Primary	5	28	
	Monifieth High			30
Subtotal	Angus	7	39	30
Perth and Kinross	Longforgan Primary		1	
	Invergowrie Primary		2	
Subtotal	Perth and Kinross	0	3	0
Dundee City ELC Partner Provider	High School of Dundee Nursery	1		
	Oranges and Lemons Tech Park	1		
	Red Squirrel Nursery	4		
	Teddy Bear Club Nursery	2		
Dundee City	Balgay Hill Nursery	1		
	Menzieshill Nursery	1		
	Ardler Primary	1		
	Blackness Primary		1	
	Craigowl Primary		4	
	Our Lady's RC Primary		2	
	St Fergus RC Primary		1	
	St Joseph's RC Primary		5	
	SS Peter and Paul RC Primary		1	
	Tayview Primary		2	
	Baldragon Academy			4
	Craigie High			1
	Harris Academy			5
	St John's RC High			9
St Paul's RC Academy			1	
Kingspark			1	
Subtotal	Dundee City	11	16	21
		Nursery	Primary	Secondary
Total		18	58	51

- 5.13 Table 6 above shows the current spread of young people who reside in the Western Gateway and what educational provision they access. In reality it is unlikely that all primary aged pupils will access their local primary for a variety of family, childcare or work reasons.
- 5.14 At the moment, through parental choice, almost all families residing within the Western Gateway send their children to Angus, Perth and Kinross Council schools or other (non-catchment) Dundee Primary Schools.
- 5.15 Presently there are less children requiring educational provision in the Western Gateway compared to the demographics observed in similar greenfield developments existing in Dundee. It will be important to keep this under continual review in the future.
- 5.16 It is clear from the above data that the local primary schools and the catchment primary schools have more than sufficient accommodation to provide primary provision in the foreseeable future.

6.0 NURSERY PROVISION

- 6.1 Previous estimations by Dundee City Council have indicated that Greenfield developments generate approximately 1 nursery aged child per 10 residences (see Table 1). Based on this information, Table 7 below indicates the estimated number of nursery children that could be living within the area by 2026.

Table 7: Projected Nursery pupils living within Western Gateway area by 2025, this pertains to 3 to 5 year olds

		Total Number of Residential properties		Number of Nursery (aged 3+) children (Table 2 plus Table 3)
Existing 2019/20:		478		18
Year built	Academic Year expected at school	New build properties	Cumulative properties	Estimated total # of Nursery (aged 3+) pupils
2020	2020/21	114	592	28
2021	2021/22	100	692	37
2022	2022/23	100	792	46
2023	2023/24	105	897	55
2024	2024/25	105	1,002	64
2025	2025/26	111	1,113	74
2026	2026/27	68	1,181	80

6.2 If a further circa 1,000 residential units are built by 2026 and if these units are occupied by a similar demographic to existing Greenfield developments in Dundee, then we can expect around 80 nursery aged children to be living in the area. Further work will be required to determine the exact level of children aged 3-5 as families often make bespoke arrangements for care including use of registered childminders.

6.3 Within the delivery of 1140 hours of early learning and childcare provision there is sufficient capacity across the city and specifically within the west of Dundee through council and private partner provision.

6.4 The data in the tables above demonstrate that there is no current requirement for a new school, but we will monitor developments, keep in close touch with interested parties and revert back to members with periodic updates.

7.0 FINANCIAL IMPLICATIONS

7.1 The additional revenue costs are set out below. These figures are calculated estimates based upon similar existing estate within the city. The maintenance burden of the new building is likely to be low in the short to medium term but will increase over time.

- to construct a primary school for the Western Gateway, the additional revenue costs which will be incurred if the school opened in August for the remainder of that financial year would amount to £1.2m.
- Thereafter the annual additional revenue costs will amount in excess of £1.9m when the school reaches operational capacity. These figures are all based on 2019/20 current prices.

7.2 The identification and approval of any additional capital and revenue funding would require to be established by Council as part of future budget processes in order for a school to be delivered.

8.0 CONCLUSIONS

- 8.1 It is our ambition to still provide more localised primary provision and accommodation through collaborative working with neighbouring councils to continue to meet the emerging needs from the Western Gateway, with a commitment to provide future provision for the Western Gateway at an appropriate time.
- 8.2 This may deliver best value of resource and avoid the possibility of new estate opening and operating under capacity.

9.0 POLICY IMPLICATIONS

- 9.1 This Report has been subject to an assessment of any impact on equality and diversity, fairness and poverty, environment and corporate risk. There are no major issues.

10.0 CONSULTATION

- 10.1 The Council Management Team have been consulted in the preparation of this report.

11 BACKGROUND PAPERS

- 11.1 None.

Paul Clancy, Executive Director of Children and Families Service
Audrey May, Head of Service, (Chief Education Officer)
Gordon Laidlaw, Learning Estate Project Officer

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