

REPORT TO: CHILDREN AND FAMILIES COMMITTEE – 22 JUNE 2026

REPORT ON: REVIEW OF THE SERVICE ESTATE – CONDITION AND SUITABILITY

REPORT BY: INTERIM EXECUTIVE DIRECTOR OF CHILDREN AND FAMILIES SERVICE

REPORT NO: 141-2026

1.0 PURPOSE OF REPORT

- 1.1 This report provides an update on the condition and suitability of the learning estate and an update on completed and planned improvement work to align with the Authority Return for the Scottish Government Core Facts in May 2026.

2.0 RECOMMENDATION

- 2.1 It is recommended that the Committee notes the updated position on the condition and suitability of the learning estate and the programme of improvement works.

3.0 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications directly arising from this report.

4.0 BACKGROUND

- 4.1 The Children and Families Committee (Article I of the Minute of the Meeting of the Children and Families 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.
- 4.2 The Children & Families Committee (Article III of the Minute of the Meeting of the Children & Families Committee held on 2 March 2026, report 52-2026 refers) agreed to note the condition and suitability of the learning estate and requested an update on completed and planned improvement work.
- 4.3 The outcome of the review of the condition of Dundee's primary and secondary learning estate is reported annually to Scottish Government in May. Previously, this information was presented to Committee the following January alongside school capacities. In future, condition, suitability and planned improvement works will be reported to Committee in May, in line with the Scottish Government return, providing more timely information for Members

5.0 CONDITION AND SUITABILITY

- 5.1 City Development reviews the condition of the primary and secondary learning estate on an annual basis and suitability on a five-year basis, in line with Scottish Government requirements. Each establishment receives an overall rating for condition and suitability on a scale from A (good), B (satisfactory), C (poor), or D (bad).
- 5.2 Planned works on properties rated C may improve the grading; however, other factors affecting building performance may result in the grading remaining unchanged at reassessment. In some cases, improvement requires investment over more than one year. The overall estate is considered when prioritising the works programme to maintain safe, operational and compliant buildings.
- 5.3 The condition and suitability gradings for all establishments, as of May 2026, are included in Appendix 1. In summary:

- All standalone nurseries are rated A or B for condition and suitability.
- Twenty-eight of thirty-three primary schools are rated A or B for condition; all primary schools are rated A or B for suitability.
- All secondary schools are rated A or B for condition and suitability.
- Kingspark School and Rockwell Learning Centre are rated A or B for condition and suitability.

- 5.4 In 2025/26, £1.56m was invested in roofs, toilets, windows and rewiring at Craigiebarns, Barnhill, Blackness and Eastern primary schools to improve condition. Further investment is planned for 2026/27 at Blackness, Craigiebarns, Eastern and St Mary's primary schools, all previously graded C for condition. Initial roof works have also been undertaken at Blackness and St Ninian's primary schools to allow more substantial works to be undertaken in summer 2027/28. Following the final phase of rewiring in 2025/26, Barnhill Primary School has been re-assessed as condition grade B.
- 5.5 In the latest condition assessment, St Ninian's RC Primary School has been assessed as condition grade C due to deterioration in areas of the flat roof. Repairs have been undertaken to address the immediate issue, keeping the school safe and operational, whilst more substantive works are designed, planned and procured for summer 2027.
- 5.6 All properties assessed as condition grade C are included within the planned programme of works, ensuring areas requiring improvement are prioritised.
- 5.7 The Children and Families Service collaborates with City Development on improvements to the learning estate. Appendix 2 provides a summary of the 2026/27 summer works, valued at approximately £2.56m, ensuring a balanced and deliverable programme across the estate without disruption to learning and teaching,

6.0 BUILDING SAFETY

- 6.1 There is a system in place to inspect, monitor, report and rectify defects in all Council nursery, primary, secondary and special school buildings. Head Teachers act as Building Managers and are responsible for the safety of the property. In secondary schools they are supported by Business Managers; in primary and nursery schools, support is provided by the Corporate Health and Safety Team.
- 6.2 Each school is assigned a Property Officer from City Development's Design and Property Services. These officers carry out a full building inspection once a year and conduct regular monthly checks. They also attend property meetings with schools once a term to discuss building issues and health and safety matters.
- 6.3 In addition to these formal inspections, Building Managers, Co-ordinators and school staff routinely check buildings and report concerns to the Property Officer. Mechanical, Electrical and Property Officers support day-to-day maintenance and repairs as required. Specialist health and safety contracts are in place for electrical testing, gas appliance checks, fire alarm servicing and water quality assessments.
- 6.4 Every three years, City Engineers carry out detailed structural inspections across all school buildings. Any necessary structural repairs are prioritised and included in the capital plan for the next five years. Major works identified through these inspections are funded through the capital budget. Property Risk Management Surveys are also carried out in conjunction with insurance partners.
- 6.5 For the eight Dundee PPP schools, a facilities management contractor is responsible for inspections and maintenance. Any required work is managed through planned maintenance and funded through the lifecycle maintenance provisions within the contract.

7.0 REINFORCED AUTOCLAVED AERATED CONCRETE (RAAC)

- 7.1 RAAC is present in part of the roof structure at two school buildings—St Fergus Roman Catholic Primary School and Ardler Primary School—and is regularly monitored and reviewed.
- 7.2 Management of RAAC in these properties comprises 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, so both schools can continue to safely operate. Initial pilot repairs to an office were successfully undertaken in Autumn 2025, confirming the design principles provide a practical deliverable rectification. A further pilot will be undertaken to a classroom during Summer 2026 with this returned to use in time for the Autumn term commencing. These pilot schemes comprise of directly supporting the RAAC with a grid of timber beams, making the RAAC structurally redundant, and will inform the direction of any future remedial work at these two schools.

8.0 FIRE SAFETY

- 8.1 Building Surveying Services continues to provide training for Head Teachers, Business Managers, Tayside Contracts staff and Contract Managers who work in schools. The Corporate Health and Safety Team also provides presentations to support duty holders, fire marshals and fire stewards.
- 8.2 Fire Risk Assessments are reviewed annually, followed by fire safety audits. All schools have current Fire Risk Assessments, reviewed each year by a Fire Risk Assessor. The Fire Safety Officer also supports and advises Head Teachers, Business Managers and Locality Support Officers to ensure fire safety procedures are maintained.
- 8.3 The Scottish Fire and Rescue Service no longer routinely responds to Unwanted Fire Alarm Signals (UFAS). Instead, themed audits are undertaken through visits to a selection of schools each year.

9.0 ENERGY EFFICIENCY AND EMISSIONS OF THE SCHOOL ESTATE

- 9.1 The energy consumption and associated carbon emissions for Dundee City Council schools for financial year 2025/26 are shown in Appendix 3.
- 9.2 As many primary and nursery schools share the same building and metering, they are reported together. Consumption refers to total billed gas and electricity (kWh) used within the financial year. Emissions refer to total tonnes of CO₂ equivalent (tCO₂e) generated from this energy use.
- 9.3 Total school energy consumption decreased by 11% in 2025/26 compared with the previous year, primarily due to the closure of Braeview Academy and Craigie High School in June 2025. Energy data for Drumgeith Campus is being monitored and will be updated in the annual report following a full year of operation.
- 9.4 Total school emissions decreased by 12% in 2025/26 compared with the previous year. This reduction was again mainly due to the closure of Braeview Academy and Craigie High School. A further contribution came from the lower electricity emission factor, reflecting the ongoing decarbonisation of the GB electricity grid. Emissions also reduced through energy management tools, improved energy efficiency measures and, in some cases, the adoption of low-carbon heating solutions.

10.0 POLICY IMPLICATIONS

- 10.1 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.

11.0 CONSULTATIONS

- 11.1 The Council Leadership Team was consulted in the preparation of this report.

12.0 BACKGROUND PAPERS

- 12.1 None.

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June 2026

APPENDIX 1

SUMMARY DATA ON THE SCHOOL ESTATE

Core facts on the school estate as of May 2026

		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
Menzieshill 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	B	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
Longhaugh 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	C	A
St Peter and Paul RC Primary School	Primary	B	B
St Pius' RC Primary School	Primary	B	B
Tayview Primary School	Primary	A	A
Victoria Park Primary School	Primary	A	A

Baldragon Academy	Secondary	A	A
Greenfield Academy	Secondary	A	A
Grove Academy	Secondary	A	A
Harris Academy	Secondary	A	A
Morgan Academy	Secondary	B	B
St John's RC High School	Secondary	B	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

2025/26 - Completed General Upgrading Works:

School	Works for 2025/26	Value (approx)	Status
Eastern PS	Windows Replacement – Phase 1	£450,000	Complete
Harris Academy	Underfloor heating works	£240,000	Complete
Eastern PS	Upgrade Centenary Block Toilets	£125,000	Complete
Craigiebarns PS	Roof Covering Replacement – Phase 4	£350,000	Complete
Blackness PS	Toilets Upgrade	£175,000	Complete
Barnhill PS	Rewire – Final Phase	£400,000	Complete

Approximate total value £1.560m

2026/27 - Proposed General upgrading works:

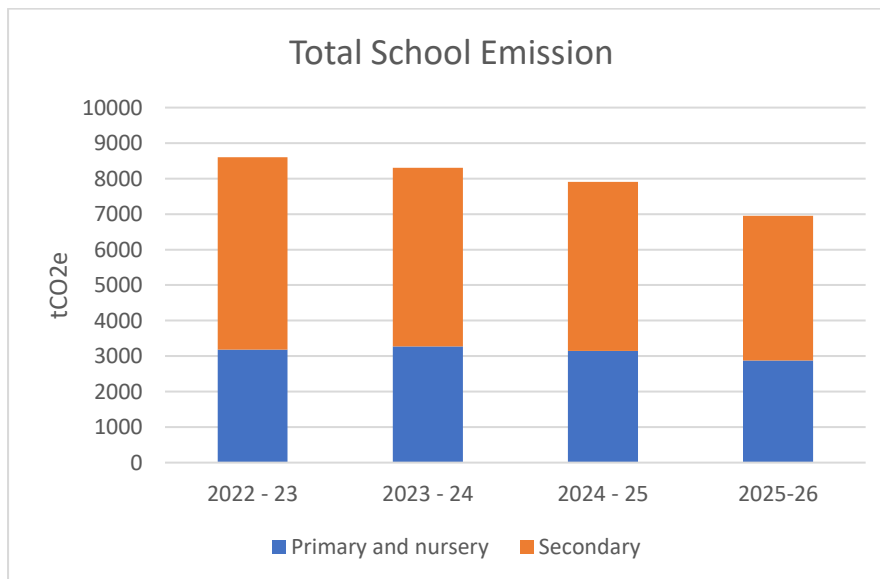
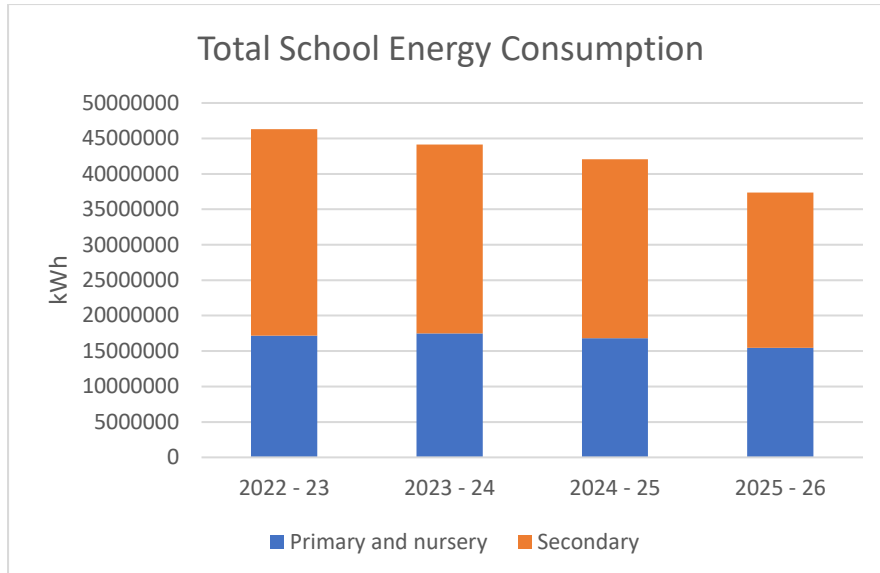
School	Works for 2026/27	Estimated value	Status
St Peter and Pauls PS	Replacement Internal Fire Doors	£220,000	Planned
St Peter and Pauls PS	Boiler Replacement	£200,000	Complete
Morgan Academy	Moths Eradication – Phase 1	£125,000	Planned
North East Campus	Underfloor heating works	£140,000	Planned
St Marys PS	Roof Covering Replacement – Phase 4	£100,000	Planned
St Ninians PS	Toilets Upgrade	£80,000	Planned
Craigiebarns PS	Roof Replacement - Phase 5	£400,000	Planned
Eastern PS	Window Replacement – Phase 2	£400,000	Planned
Cleington PS	Upgrade Emergency Lighting	£250,000	Planned
Barnhill PS	Upgrade Toilets	£200,000	Planned
Blackness PS	Upgrade Toilets	£80,000	Planned
Kingspark School	Nurse Call System	£50,000	Planned
Kingspark School	Replace Arjo personal shower units	£225,000	On-going

Estimated total value £2.56m

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APPENDIX 3

DUNDEE CITY COUNCIL SCHOOLS ENERGY CONSUMPTION AND EMISSIONS (2025/26)



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