

ITEM No ...3.....

REPORT TO: CHILDREN AND FAMILIES COMMITTEE – 2 MARCH 2026

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

REPORT BY: EXECUTIVE DIRECTOR OF CHILDREN AND FAMILIES SERVICE

REPORT NO: 52-2026

1.0 PURPOSE OF REPORT

1.0 This report provides an annual update on the condition and suitability of the learning estate and an update on completed and planned improvement work.

2.0 RECOMMENDATION

2.1 It is recommended that Committee notes the content of the report.

3.0 FINANCIAL IMPLICATIONS

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

4.0 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.

4.2 To align with annual reporting to Scottish Government and timeous reporting of information, School capacities and rolls will be reported following the September pupil census. Reporting of condition, suitability and planned building improvements will be reported following the Scottish Government Core Facts return in May.

5.0 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), B (satisfactory), C (poor), or D (bad).

5.2 A "C" rating of a property with planned works could influence and increase the grading. However other factors reducing the building performance during any given period could mean the grading remains the same when reassessed. In addition, investment may be required over more than one year to increase the overall grading. An overview of the entire school estate is considered when prioritising the works programme to ensure the schools remain operational and maintain compliance.

5.3 The condition and suitability gradings for each nursery, primary, secondary, and special school, as of May 2025 are included in Appendix 1. In summary:

5.3.1 All standalone nurseries are rated A or B for condition and for suitability.

5.3.2 Twenty-seven primary schools are rated A or B for condition; All thirty-three primary schools are rated A or B for suitability.

- 5.3.3 Six secondary schools are rated A or B for condition and for suitability. Braeview Academy and Craigie High School were closed at the end of academic session 2024/25. These were replaced by the new Greenfield Academy in August 2025.
- 5.3.4 Kingspark and Rockwell are rated A or B for condition and for suitability.
- 5.4 In session 2025/26, circa £1.495m investment was planned to further improve the condition of Barnhill, Blackness, Craigiebarns, Eastern and St Mary's primary schools all of which are currently graded as C for condition. Some of this work had to be deferred due to competing priorities, but the work will be undertaken in summer 2026 if not sooner.
- 5.5 The Children and Families Service collaborate with City Development on improvements to the learning estate. Appendix 2 provides a summary of the 2025/26 summer works, valued at approximately £2.1 million. The programme of projects for the 25/26 summer break was reprofiled to ensure works were carried out that may have effect on operational service. Accordingly, 3 projects at North East Campus, St. Mary's RC PS and St. Ninians RC PS were deferred to 26/27 summer programme ensuring a balanced and deliverable programme across the estate could be completed without disruption to the school term.

6.0 BUILDING SAFETY

- 6.1 There is a system in place to inspect, monitor, report, and fix 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, while in primary and nursery schools, support comes from the Corporate Health & Safety Team.
- 6.2 Each school is assigned a Property Officer from City Development's Design & Property Services. These officers carry out a full building inspection once a year and conduct regular monthly checks. They also attend meetings with schools once a term to discuss health and safety matters.
- 6.3 In addition to these formal inspections, Building Managers, Co-ordinators, and school staff regularly check the buildings and report any concerns to the Property Officer. Mechanical, Electrical, and Property Officers assist with daily maintenance and repairs as needed. Specialist health and safety contracts are in place. These cover areas such as 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 handled through planned maintenance and funded through the lifecycle maintenance part of the contract.

7.0 REINFORCED AUTOCLAVED AERATED CONCRETE (RAAC)

- 7.1 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.
- 7.2 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. Trial work has been undertaken in Ardler Primary School during Autumn 2025 with further pilot works to be undertaken Summer 2026, which will then inform any future remedial works.

8.0 FIRE SAFETY

8.1 Building Surveying Services continues to provide training for Head Teachers, Tayside Contracts staff, and Contract Managers who work in schools. The Corporate Health & Safety Team also offers presentations to help train duty holders, fire marshals, and fire stewards.

8.2 Fire Risk Assessments are reviewed every year, followed by fire safety audits. All schools have current and relevant Fire Risk Assessments, which are reviewed annually by a Fire Risk Assessor. Our Fire Safety Officer also regularly supports and advises Head Teachers, Business Managers, and Locality Support Officers to make sure fire safety procedures are maintained.

8.3 The Scottish Fire and Rescue Service (SFRS) no longer responds to Unwanted Fire Alarm Signals (UFAS). Instead, they now carry out themed audits by visiting 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 the financial years 2022/23, 2023/24, and 2024/25 are shown in Appendix 3.

Schools are grouped into two categories:

- Secondary Schools
- Primary and Nursery Schools

9.2 Many primary and nursery schools share the same building and metering; therefore, they are reported together. Consumption refers to the total amount of billed gas and electricity (kWh) used within each financial year. Emissions refer to the total tonnes of CO₂ equivalent (tCO₂e) generated from this energy use.

9.3 The total school energy consumption decreased by 4.7% in 2023/24 and 4.8% in 2024/25 compared with the previous years due to a roll out in energy efficiency and capital works. There is a higher reduction in the secondary schools with the primary and nursery schools showing a smaller reduction.

9.4 The total school emissions decreased by 3.4% in 2023/24 and 4.8% in 2024/25. This has been achieved through measures such as incorporating energy management tools, improved energy efficiency measures and in some cases, switching to low carbon heating solutions.

9.5 Recent investment in the secondary estate following the opening of Drumgeith Community Campus will deliver greater improvements in emissions and energy from 2025/26 onwards.

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 and are in agreement with its content.

12.0 BACKGROUND PAPERS

- 12.1 None.

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Executive Director of Children and Families
Service

Paul Fleming
Head of Service – Education, Learning &
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March 2026

APPENDIX 1**SUMMARY DATA ON THE SCHOOL ESTATE****Core facts on the school estate as of May 2025**

		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	C	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	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
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	B	B
St Paul's RC Academy	Secondary	A	A
Kingspark School	Special	A	A
Rockwell Learning Centre	Special	B	B

Braeview and Craigie were open at the time of the assessments and, therefore, are included in the most recent Scottish Government data (School Estates Statistics 2025.)

APPENDIX 2**CAPITAL WORKS PROGRAMME****2025/26 - Proposed General upgrading works:**

School	Works for 2025/26	Estimated value	Status
Barnhill PS	Electrical Upgrade Phase 4	£420,000	Complete
St Peter and Pauls PS	Replacement Internal Fire Doors	£100,000	Planning stage
Harris Academy	Underfloor heating works	£300,000	On site
North East Campus	Underfloor heating works	£140,000	Deferred to 26/27
Craigiebarns PS	Roof Covering Replacement – Phase 4	£450,000	Complete
St Marys PS	Roof Covering Replacement – Phase 4	£100,000	Deferred to 26/27
Eastern PS	Window Replacement Programme – Phase 1	£250,000	Complete
Eastern PS	Toilets Upgrade	£150,000	Complete
Blackness PS	Toilets Upgrade	£125,000	Complete
St Ninians PS	Toilets Upgrade	£65,000	Deferred to 26/27

Estimated total value £2.1m

APPENDIX 3

DUNDEE CITY COUNCIL SCHOOLS ENERGY CONSUMPTION AND EMISSIONS

(2022/23-2024/25)

