

REPORT TO: EDUCATION COMMITTEE – 12 DECEMBER 2011
REPORT ON: REVIEW OF SCHOOL ESTATE
REPORT BY: DIRECTOR OF EDUCATION
REPORT NO: 539-2011

1.0 PURPOSE OF REPORT

1.1 This report provides a comprehensive review of the school estate in Dundee.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Education Committee:

- i. notes the review;
- ii. approves the revised school capacity data for the primary sector;
- iii. agrees that an appropriate block provision be included in the 2012-15 Capital Plan;
- iv. notes the proposed strategy to inform the future direction of the school estate; and
- v. agrees that a further report be brought back to the Education Committee before the summer recess.

3.0 FINANCIAL IMPLICATIONS

3.1 At this point in time a number of major projects have been implemented to improve the school estate. These form part of the Education Capital Plan or, in the case of Harris Academy, this project will be jointly funded through the Scottish Futures Trust with additional funding from the Capital Plan. The financial implications for each project has been already been agreed. Ongoing developments are:

- Ballumbie Primary School (£8.2m) to incorporate Whitfield PS, Newfields PS and Whitfield Early Years Centre;
- The Balgarthno Road shared campus (£10.2m) for Lochee PS and Charleston PS with St Clement's PS;
- The West End shared campus (£11.5m) for Park Place PS and Park Place Nursery with St Joseph's PS; and
- Harris Academy (£31.25m to include a Council contribution of £10.41m).

3.2 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 and electrical upgrades. An annual sum is also set aside to fund the computer Refresh programme across all educational establishments.

4.0 MAIN TEXT

4.1 Background

In recent years there have been significant improvements to the school estate in Dundee. The improvements have impacted on all sectors of education from pre-school through to secondary education and have resulted in a major reduction in the number of educational establishments across the city. The current new build programme will see a further reduction in the number of educational establishments. This will take place as a result of

school mergers and the introduction of two shared campus sites for denominational and non-denominational primary schools. The new build projects and those which have preceded them, represent a significant financial, as well as educational, investment by the Council. However, it must be recognised that the current financial climate is likely to constrain the pace and quantity of future new build developments. This review of the existing school estate will ensure that future improvements are managed efficiently and effectively. Future proposals or projects will be brought to the Education Committee for discussion and approval and appropriate consultation will take place with relevant stakeholders.

4.1.1 During the period from 2006 to 2010, 6 new primary schools and 2 new secondary schools were built in Dundee. (Claypotts Castle PS, Craigowl PS, Downfield PS, Fintry PS, Rowantree PS, St Andrew's PS, Grove Academy and St Paul's RC Academy) The impact was a rationalisation of establishments and the following reduction in the school estate:

- Fintry and Kirkton nursery schools were incorporated into Fintry and Downfield Primary Schools;
- Claypotts Castle PS was created by merging Douglas PS and Powrie PS;
- Craigowl PS was created by merging Brackens PS and Macalpine PS;
- Rowantree PS was created by merging Mid Craigie PS and Mossgiel PS;
- St Andrew's PS was created by merging St Columba's PS and St Margaret's PS; and
- St Paul's RC Academy was the result of the merger of Lawside Academy and St Saviour's High School.

4.1.2 A number of major developments and improvements have taken place through the council's Capital Plan since 2004. These include:

- Kingspark School which opened in August 2010 to provide Dundee with a first class multi-agency facility for young people with severe physical and mental support needs.
- The relocation of Eastern PS into the former Grove Academy building in August 2011;
- The major refurbishment of St John's High School in 2006;
- The major extension of Forthill Primary School in 2005;
- The complete rebuild of Morgan Academy in 2004 following its destruction in a fire;
- Major improvements to Baldragon Academy's sporting and science facilities and the façade of the building;
- Significant capital maintenance and improvements to Baldragon Academy, Braeview Academy, Craigie High School and Menzieshill High School have been undertaken, (refurbishment of science, technical and home economics areas, heating improvements, window replacements, toilet upgrades, roof replacements etc.)
- Capital investment in primary schools including new heating installations, major rewires, roof coverings, window replacement and new cladding, provision of emergency lighting and fire alarm installations, kitchen and dining area upgrades.
- Capital investment in St Mary's PS to upgrade the heating system, relocate the nursery and early years classes and improve the playground facilities.
- Capital investment to the off-site provision includes the installation of new boilers and heating controls and the refurbishment of the Home Economics area in Castlepark Centre.
- Capital investment to the nursery sector includes the installation of new boilers and heating controls, major rewire and new roof coverings at Frances Wright Pre-School Centre as well as improvements to satisfy the Disability Discrimination Act and health and safety requirements.

4.2 The School Estate Management Plan (SEMP)

4.2.1 The School Estate Management Plan (SEMP) is a key document in the review of the school estate. The findings and evaluations made within the SEMP are used to inform and

prioritise improvement priorities. Given the need for clear and accurate information, the SEMP is updated regularly at council level and a report is submitted to the Scottish Government. The SEMP presents a collation of core facts using the following headings:

- condition and suitability;
- floor and site areas; and
- sufficiency (roll and capacity).

The condition and suitability of establishments are updated on a regular basis following detailed surveys carried out in accordance with guidance provided by the Scottish Government, and verified by officers.

Condition and Suitability

4.2.2 The updated core facts data for condition and suitability, for the early years, special, secondary and primary sectors is included in this review as Appendix 1. The information highlights establishments where changes are about to be made as a result of mergers, relocation or transfer to a shared campus site. Each establishment is graded on a scale A to D, defined by Scottish Government as follows:

		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

4.2.3 Core facts for the early years sector are not requested by the Scottish Government, but these have been assessed and are included within the Council's overall SEMP. Both condition and suitability of almost all our nursery schools are rated as good or satisfactory with the exception of the condition of Law Nursery and Park Place Nursery. We intend to replace floor coverings and upgrade fire doors and electrical installations at the former, while the incorporation of the latter into the proposed new West End campus will resolve that situation.

4.2.4 The suitability of the special schools and offsite centres was rated as 'good' or 'satisfactory'. Condition, however, was rated as 'poor' at Connect 5 offsite centre. As part of the future review of the school estate, the facilities at Dryburgh Resources Centre, including the Connect 5 provision and the deficiencies at Castlepark will be resolved as a matter of priority. This will take place as part of the wider assessment within the Council's asset management strategy. In the meantime the building is being maintained and kept fit for purpose.

4.2.5 Almost all secondary schools score 'good' or 'satisfactory' in terms of condition and suitability. Only Harris Academy is rated 'poor' for both core facts but the new school will resolve this situation.

4.2.6 Only 2 primary schools are classified as 'poor' in terms of suitability, namely St Joseph's PS and St Clement's PS. Both schools will move into new build schools. Several primary schools were classified as 'poor' in terms of condition but works contained within the Education capital programme at Clepington PS, Glebelands PS, Gowriehill PS and Our

Lady's PS during 2011-12 will raise the classification to 'satisfactory'. Lochee PS and Whitfield PS will move into new school premises shortly. In the meantime all are being maintained in a safe and functional condition.

Sufficiency

- 4.2.7 The issue of sufficiency and capacity is an important one when reviewing the school estate. In terms of capacity, it is not efficient practice to operate establishments where the occupancy rate is significantly below capacity. This position has improved in Dundee following the recent and ongoing building programme and the ensuing mergers of schools. In addition, the introduction of shared campus sites will reduce the overall number of establishments and lead to a more efficient service.
- 4.2.8 There are currently 9 Nursery Schools in Dundee (Appendix 2). This number will reduce to 7 when Park Place Nursery moves into the new West End campus site and Whitfield Community Early Years' Centre moves into the new Ballumbie building. In addition to the nursery provision in the Nursery Schools, there are currently 20 primary schools with nursery classes or early years centres. The role of these settings can extend well beyond the provision of an educational experience for young children given the provision of extended care and the quality of partnership working with social work and support agencies.
- 4.2.9 A review of primary capacities is included in this review (Appendix 3), given the Education Committee's decision (report no. 26-2010 of 11th January 2010 refers) to approve proposals to ensure progress is made towards achieving class sizes of a maximum of 18 pupils in 13 primary schools. This decision has direct implications for class sizes from P1 - 3 and an impact on the working capacity of those schools with a maximum class size of 18 pupils. This is the first re-assessment of primary school capacity since 1996. As a result and based on current data, the average occupancy rate in primary schools is 66.5% rising to 68.4% on completion of the three new primary schools. The current occupancy summary is as follows:

% Occupancy	No. of Schools	%
40% or less	5	14%
41% - 60%	7	19%
61% - 80%	16	44%
81% or more	8	22%
TOTAL	36	100%

- 4.2.10 There are 9 secondary schools across Dundee. This number has reduced over the years from the maximum number of 13 secondary schools. The secondary school capacities take account of practical class size numbers and Scottish Government formal guidance that a class size of 20 will be the norm in S1 and S2 classes for the study of English and Mathematics. (Appendix 4) The overall occupancy rate in secondary schools is 84%, and the occupancy summary is as follows:

% Occupancy	No. of Schools	%
40% or less	0	0%
41% - 60%	0	0%
61% - 80%	3	33%
81% or more	6	67%
TOTAL	9	100%

4.2.11 The issue of accessibility is included in any assessment of suitability. Over the last three years significant improvements to satisfy the requirements of the Disability Discrimination Act have been carried out at Braeview Academy, Harris Academy, Craigiebarns Primary, St Vincent's Primary, Jessie Porter Nursery and Longhaugh Nursery.

4.3 The School Estate - Future Direction

4.3.1 This review of the current school estate is a positive one. It is reassuring to note the range of recent improvements to the school estate and the impact of the new build programmes on the quality of the overall estate. This has resulted in a situation where the condition and suitability data in the SEMP classified most of our educational establishments as 'good' and 'satisfactory'. The reduction in the overall number of establishments will continue until 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 programme. However, in the present financial climate, it will be necessary to prioritise improvements to maximise efficiency.

4.3.2 Within the existing estate, there is continued scope for further improvements. These improvements will be informed by the Local Plan, the identification and analysis of school capacity data and demographic information on the pupil population across Dundee City. In addition, there will always be a need to respond to unseen situations when they arise at establishment level. This reflects the need to implement a clear strategy to monitor and inform the future direction of the school estate by:

- Involving the Education Committee and 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 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.
- 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 (Appendix 5) 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 to 7 Nursery Schools. There may be scope to integrate such schools into primary schools where it is practical to do so. However, the nature and role of 'stand alone' nursery schools will need to be taken into account to reflect issues such as the partnership arrangements with other agencies and the provision of extended care to support children and families.
- Establishing a priority list to inform future new build programmes using central funding from Scottish Government or the council's Capital Budget. This is not a short term measure and must be planned carefully to maximise resources. The annual SEMP data will be a very useful tool in identifying buildings where there are clear or emerging issues around capacity, condition or suitability.
- Identifying space within the school estate for staff training purposes. This will be necessary when Harris is decanted into the Rockwell building since this is used regularly for staff training purposes. A range of options will have to be considered and

implemented and an audit is currently being undertaken to establish the number of training events taking place in Rockwell including daytime training, twilight courses and weekend events.

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, Depute Chief Executive (Support Services) and Director of Finance.

7.0 BACKGROUND PAPERS

- 7.1 None.

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Director of Education

30 November 2011

The School Estate Management Plan (SEMP)

Condition and Suitability Core Facts

		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
Frances Wright Pre-School Centre	B	B
Jessie Porter Nursery	A	B
Law Nursery	B	B
Longhaugh Nursery	B	B
Menzieshill Nursery	B	B
Wallacetown Nursery	B	B
Woodlea Children's Centre	B	B

The following establishments will move into new build sites along with primary schools:

Park Place Nursery (will move into the new West End campus site)	C	B
Whitfield Early Years Centre (will move into the new Ballumbie PS)	B	B

Primary Schools

The following primary schools will remain when the current new build programme is complete:	Condition	Suitability
Ancrum Road	B	B
Ardler	B	B
Balgarthno Rd campus (new build to be named)		
Barnhill	B	B
Blackness	B	B
Ballumbie PS (new build)		
Claypotts Castle	A	A
Cleington	C	B
Craigiebarns	B	B
Craigowl	A	A
Dens Road	B	B

The following primary schools will remain when the current new build programme is complete:	Condition	Suitability
Downfield	A	A
Eastern	A	A
Fintry	A	B
Forthill	B	B
Glebelands	C	B
Gowriehill	C	B
Hillside	B	B
Longhaugh	B	B
Mill of Mains	B	B
Our Lady's	C	B
Rosebank	C	B
Rowantree	A	A
Sidlaw View	B	B
St Andrew's	A	A
St Fergus	B	B
St Luke's & St Matthew's	B	A
St Mary's	B	B
St Ninian's	B	A
SS Peter & Paul's	B	B
St Pius	B	B
St Vincent's	B	B
West End campus (new build to be named)		

Reduction in the number of establishments as a result of the new build programmes:

Ballumbie PS will comprise:

Newfields (will transfer to Ballumbie PS site)	B	B
Whitfield (will transfer to Ballumbie PS site)	C	B
Whitfield Early Years Centre (will move into the new Ballumbie PS)	B	B

Balgarthno Road shared campus site (to be named) will comprise:

Charleston (will transfer to Balgarthno Road shared campus site)	B	B
Lochee (will transfer to Balgarthno Road shared campus site)	C	B
St Clement's (will transfer to Balgarthno Road shared campus site)	C	C

West End shared campus site (to be named) will comprise:

Park Place Nursery (will move into the new West End campus site)	C	B
Park Place (will transfer to West End shared campus site)	B	B
St Joseph's (will transfer to West End shared campus site)	C	C

Secondary Schools

		Condition	Suitability
Rating A	Good	Performing well and operating efficiently	Performing well and operating efficiently
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	Condition	Suitability
Baldragon Academy	B	B
Braeview Academy	B	B
Craigie High School	B	B
Grove Academy	A	A
Harris Academy (SFT funding has been approved. New build programme with effect from August 2013. Decant to Rockwell building is planned.)	C	C
Menzieshill High School	B	B
Morgan Academy	A	B
St John's High School	A	B
St Paul's RC Academy	A	A

Special School and Offsite Education

		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

	Condition	Suitability
Kingspark School	A	A
Balerno Offsite Centre	B	B
Castlepark Offsite Centre	C	B
Connect 5 Offsite Centre	C	A

Nursery School Capacity Data

	Capacity
Frances Wright Pre-School Centre	90/90 - mainstream and ASN
Jessie Porter Nursery	70/70
Law Nursery	70/70
Longhaugh Nursery	70/70
Menzieshill Nursery	70/70
Wallacetown Nursery	60/60
Woodlea Children's Centre	70/70 x 3 to 5 year olds 15/15 x 2 year olds

The following establishments will move into new build sites along with primary schools:

	Roll
Park Place Nursery (will move into the new West End campus site)	45 AM 46 PM 36 FT
Whitfield Early Years Centre (will move into the new Ballumbie PS)	33 AM 26 PM 18 FT

Nursery Classes & Early Years Centres Attached to Primary Schools

Ardler Primary School	No change
Barnhill Primary School	No change
Charleston Primary School	Nursery will be part of the Balgarthno Road site
Claypotts Castle Primary School	No change
Craigiebarns Primary School	No change
Craigowl Primary School	No change
Dens Road Primary School	No change
Downfield Primary School	No change
Eastern Primary School	No change
Fintry Primary School	No change
Forthill Primary School	No change
Glebelands Primary School	No change
Lochee Primary School	Nursery will be part of the Balgarthno Road campus
Mill of Mains Primary School	No change
Newfields Primary School	Nursery will be part of the Ballumbie site
Rowantree Primary School	No change
St Andrew's RC Primary School	No change
St Mary's RC Primary School	No change
St Ninian's RC Primary School	No change
St Vincent's RC Primary School	No change

Appendix 3

Revised Capacity of Primary Schools

PRIMARY SCHOOL CORE FACTS	CORE FACT ONE		CORE FACT THREE	CORE FACT FOUR			CORE FACT FIVE	
	Gross Internal Floor Area (SQ M)	Site Curtilage (SQ M)	Overall Condition of school	Pupil roll from the Sept 2011 School Census	Primary School Working Capacity	Sufficiency on Working Capacity	Nursery Class Attached	Suitability Category
School Name	Core Fact 1 part 1	CF 1 part 2	CF 3 part 1	CF 4 part 1	4 part 2		FTE	Core Fact 5
Ancrum Road Primary School	3053	5750	B	343	456	75.2		B
Ardler Primary School *	2775	9796	B	130	275	47.3	30	B
Ballumbie Primary School			A	305	684			
Barnhill Primary School *	2796	17292	B	415	434	95.6	30	B
Blackness Primary School	2100	2370	B	314	370	84.9		B
Charleston Primary School * *	2561	14200	B	132	210	62.9	40	B
Claypotts Castle Primary School * *	4276	18500	A	372	434	85.7	50	A
Cleington Primary School *	5155	5494	C	442	593	74.5		B
Craigiebarns Primary School *	2970	19078	B	321	404	79.5	40	B
Craigowl Primary School **	4623	20200	A	464	434	106.9	30	A
Dens Road Primary School *	3193	6250	B	260	400	65.0	40	B
Downfield Primary School *	4101	17000	A	377	434	86.9	60	A
Eastern Primary School **	3249	4720	A	349	467	74.7	30	A
Fintry Primary School **	4910	19800	A	314	434	72.4	30	B
Forthill Primary School *	4188	15720	B	546	651	83.9	40	B
Glebelands Primary School *	3426	10790	C	321	398	80.7	40	B
Gowriehill Primary School **	2876	16705	C	139	404	34.4		B
Hillside Primary School *	2876	17050	B	291	368	79.1		B
Lochee Primary School *	2651	15631	C	89	317	28.1	20	B
Longhaugh Primary School **	3268	18655	B	278	451	61.6		B
Mill Of Mains Primary School *	2720	18292	B	247	338	73.1	20	B
Our Lady's RC Primary School **	2565	16550	C	106	283	37.5		B
Park Place Primary School	1686	5175	B	159	217	73.3		B
Rosebank Primary School *	2228	13190	C	131	305	43.0		B
Rowantree Primary School * *	4162	14800	A	258	434	59.4	30	A
Sidlaw View Primary School **	2760	19520	B	161	418	38.5		B
St Andrew's RC Primary School *	4641	19000	A	339	434	78.1	30	A
St Clement's RC Primary School *	2570	17730	C	184	372	49.5		C
St Fergus' R C Primary School **	2775	9770	B	150	404	37.1		B
St Joseph's RC Primary School *	2435	10560	C	275	434	63.4		C
St Luke's & St Matthew's RC Primary School *	2889	16150	B	264	434	60.8		A
St Mary's RC Primary School *	3474	6950	B	226	312	72.4	20	B
St Ninian's RC Primary School **	3049	19720	B	150	217	69.1	20	A
St Peter & Paul RC School	2488	5343	B	309	340	90.9		B

PRIMARY SCHOOLCORE FACTS	CORE FACT ONE		CORE FACT THREE	CORE FACT FOUR			CORE FACT FIVE	
	Gross Internal Floor Area (SQ M)	Site Curtilage (SQ M)	Overall Condition of school	Pupil roll from the Sept 2011 School Census	Primary School Working Capacity	Sufficiency on Working Capacity	Nursery Class Attached	Suitability Category
St Pius' RC Primary School *	1748	10300	B	117	250	46.8		B
St Vincent's RC Primary School * * *	4028	9566	B	193	434	44.5	30	B
	111265	467617		9471	14244	66.5		

West End Primary School
Balgarthno Primary School

4957

A
A

434
405

618
534

70.2
75.8

- * Nursery class attached
- * P1-3 18 pupils
- * Special Unit

Secondary School Capacity Date

SECONDARY SCHOOL CORE FACTS	CORE FACT ONE		CORE FACT THREE	CORE FACT FOUR			CORE FACT FIVE
	Gross Internal Floor Area (SQ M)	Site Curtilage (SQ M)	Overall Condition of school	Pupil roll from the Sept 2011 School Census	Secondary School Capacity	Sufficiency on working capacity	Suitability Category
School Name	Core Fact 1 part 1	CF 1 part 2	CF 3 part 1	Pupil Roll Sept 2011 CF 4 part 1	4 part 2		Core Fact 5
Baldragon Academy	11,367	111,730	B	666	990	67.3	B
Braeview Academy	11,745	109,940	B	608	990	61.4	B
Craigie High School	12,010	68,060	B	788	959	82.2	B
Grove Academy	14,702	15,337	A	1,139	1,223	93.1	A
Harris Academy	14,559	82,260	C	1,075	1,339	80.3	C
Menzieshill High School	11,835	54,950	B	559	1,020	54.8	B
Morgan Academy	11,211	64,973	A	950	914	103.9	B
St John's RC High School	11,912	63,710	A	903	1,050	86.0	B
St Paul's RC Academy	14,289	66,000	A	946	1,028	92.0	A
	113,630	636,960		7,634	9,513	80.2	

Special School / Offsite Education

SPECIAL SCHOOL CORE FACTS	CORE FACT ONE		CORE FACT THREE	CORE FACT FIVE
	Gross Internal Floor Area (SQ M)	Site Curtilage (SQ M)	Overall Condition of school	Suitability Category
School Name	Core Fact 1 part 1	CF 1 part 2	CF 3 part 1	Core Fact 5
Kingspark School	6,610	44,395	A	A
Connect 5 (Dryburgh Resources Centre)	2,930	19,339	C	A
Castlepark	619	3,400	C	B
Balerno Centre (Happyhillock)	766	1,790	B	B
	10,925	68,924		

The demographic information contained in this report is drawn from the 2011 Housing Land Audit (HLA) and represents the land supply on effective housing sites in each of the non-denominational primary school catchment areas (adjusted to take account of committed housing demolitions).

The figures for certain schools appear high because of the housing sites that lie within its catchment. The attachment gives a breakdown of the supply within the Ardler, Glebelands, Park Place and Rosebank catchments.

The household 'projections' are really estimates of the number of houses that could be built within each catchment area. They are based on the programming figures contained in the Housing Land Audit and are informed by information from housebuilders, past trends as well as departmental knowledge. They are produced to demonstrate whether sufficient land with housing development potential is available to meet demand over the 7 year period under consideration.

The rate of completions will be dictated by the housing market and further sites will continue to be added to the supply, for example through the preparation of the Local Development Plan. As such, these figures give an indication of the potential scale of new housing opportunities within each catchment.

Household (HLA) Projections Breakdown

Ardler Catchment Area

The Ardler catchment includes the following HLA 2011 sites:
(Net units to be completed)

Western Gateway, South Gray (230),
Western Gateway Swallow (270),
Dundee Western Liff Ph1 (50),
Dundee Western Liff Ph2 (100),
Ardler Ph 6A (52).

Glebelands Catchment Area

The Glebelands catchment includes the following HLA 2011 sites:
(Net units to be completed)

Wallace Craigie Works, (146)
Lower Dens Mill (111)
City Quay Ph 2 (107)
Land South of Victoria Dock Rd (75)
Camperdown Dock (30)
Princes Street Ph2 (20)
Tayspinners Works (20)
Taybank Works (18)
Princes Street (Ph1) 10
Kemback Street (8)
127 Broughty Ferry Rd (1)

Park Place Catchment Area

The Park Place catchment includes the following HLA 2011 sites:
(Net units to be completed in brackets)

Former Homebase Site (202),
Railyards (110)
Hawkhill Court, Mid Wynd (101)
Queen Victoria Works (40),
Marketgait/South Tay Street (18),
South Tay Street (15)
Roseangle Peterson House (10)
Greenfield Place 95
19-21 Roseangle (5)

Rosebank Catchment Area

The Rosebank catchment includes the following HLA 2011 sites:
(Net units to be completed)

Central Waterfront (375),
Maxwelltown Multis (300),
62 Dock Street (30),
Chalmers Hall (27),
Seagate/Trades Lane (24)
38-40 Seagate (24),
Tay Hotel (22),
95 Seagate (17),
22 Castle Street (12),
Nelson Street (12),
224-32 Hilltown (10),
20 Bonnybank Road (8),
91 Commercial Street (6),
12-14 Murraygate (5),
James Street/North Street (2)