

City Chambers
DUNDEE
DD1 3BY

23rd June, 2010

Dear Sir or Madam

EDUCATION COMMITTEE - 28TH JUNE, 2010

The Convener has agreed that the undernoted Item 4(b) be considered as a matter of urgency in terms of Standing order No 17(b) in view of the timescales involved.

Yours faithfully

DAVID K DORWARD

Chief Executive

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which might be perceived as influencing your opinion/vote on any matter.

4(b) REVIEW OF GROVE OFFICE AND EASTERN PRIMARY SCHOOL

(Report No 384-2010 enclosed).

**REPORT TO: EDUCATION AND POLICY & RESOURCES COMMITTEES
- 28 JUNE 2010**

**REPORT ON: REVIEW OF GROVE OFFICE AND EASTERN PRIMARY
ACCOMMODATION**

JOINT REPORT BY: CHIEF EXECUTIVE & DIRECTOR OF EDUCATION

REPORT NO.: 384-2010

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to consider a range of accommodation options in Broughty Ferry, in respect of the accommodation at the old Grove Academy and the Eastern Primary School.

2.0 RECOMMENDATIONS

2.1 The Education and Policy & Resources Committees are asked to:

- i. note and approve the contents of this report;
- ii. note that three options are offered for consideration in the review of Grove Office and Eastern Primary School accommodation (paragraph 5.1 below);
- iii. approve in principle option 3 (the permanent re-location of Eastern Primary School to the old Grove Academy building); and
- iv. instruct the Director of Education to consult formally on the proposal contained in recommendation iii) above, in terms of the Schools (Consultation) (Scotland) Act 2010, and report back to Committee in due course on the outcome of the consultation (paragraph 5.4.2 below).

3.0 FINANCIAL IMPLICATIONS

3.1 The approved Capital Plan has a provision of £2,812,000 for option 1, including the works for both Grove House and Eastern Primary School. If this report were approved, there would be a saving against the approved Capital Plan of at least £772,000, with the possibility that the level of saving could increase to a sum in excess of £1m.

3.2 In addition, there would be estimated revenue savings of £120,000 if option 3 were agreed.

4.0 BACKGROUND

4.1 The Policy & Resources Committee meeting on 8 December 2008 approved Report 624-2008, which included a comprehensive review of office accommodation throughout the city. A key element of that report was the establishment of extensive office accommodation at the old Grove Academy for 186 Education Department staff and 151 Social Work Department staff. The total capital cost of this development is currently estimated to be £1.912m, and the work to create the offices is scheduled to take place between June 2010 and March 2011

- 4.2 Education Department property staff and Architectural Services electrical staff have recently identified that major extensive rewiring work is necessary at Eastern Primary School. Initially, two options on how to carry out the work were considered:
- during the summer holidays over the next three years at a cost of £580,000; or
 - over a single three-month period, having decanted Eastern Primary School into the old Grove Academy, at a cost of £350,000
- 4.3 The Director of Education has identified opportunities for mobile and flexible working to be introduced within his Department, and also a level of spare capacity within schools, which means that the number of Educational Development Service staff who needed to be located at Grove House has reduced from the original projection.
- 4.4 Having considered the implications of all of the above factors in paragraphs 4.1 to 4.3, Council officers have reviewed a number of options for the long term utilisation of Grove House and Eastern Primary School.

5.0 OPTION APPRAISAL

- 5.1 Officers have identified three options for the consideration of the Education Committee:

- Option 1 status quo for Grove House, i.e. development of office accommodation for Education and Social Work staff, and rewiring of Eastern Primary to be undertaken over 3 years
- Option 2 temporary decant of Eastern Primary to Grove House, allowing rewiring of the school to be undertaken over a three-month period in spring 2011: this would result in a five-month postponement of the removal of Council staff to Grove House
- Option 3 permanent re-location of Eastern Primary to Grove House

5.2 Option 1: Status quo for Grove House

- 5.2.1 Grove House would be occupied immediately after the conclusion of the planned refurbishment in March 2011. However, the implementation of mobile and flexible working practices by the Director of Education, and more efficient utilisation of the school estate, would mean that many of the 186 Education staff originally planned for Grove House would no longer need to be located there. Consequently, the building would be underutilised, or alternatively staff from other Council departments would have to be identified to take their place.
- 5.2.2 The rewiring of Eastern Primary School would take place in each of the summer holidays 2010 to 2012 inclusive. This option appears to cause the least disruption for the staff and pupils of Eastern Primary School. However, there is a pressing need to have this work completed, given the identified risk of a serious breakdown of the present system. Even were this not to occur, this option represents an inefficient and costly approach to the job.
- 5.2.3 The total combined net capital cost of this option is estimated to be £2,662,000 (appendix 1).

5.3 **Option 2: Temporary decant of Eastern Primary**

- 5.3.1 This option proposes the temporary decant of Eastern Primary School into the Grove House office accommodation, with some additional works being required to allow the decant. During the period April to August 2011 the rewiring and some other refurbishment works would be carried out at Eastern Primary School, with the children and staff returning there in August 2011.
- 5.3.2 This option clearly causes some disruption to the pupils and teachers of Eastern Primary school, and requires additional work to be carried out at Grove House to allow the school to be accommodated for the summer term.
- 5.3.3 The planned occupation of Grove House by Education and Social Work staff would take place in September 2011, five months after the original planned date for the move.
- 5.3.4 The total combined net capital cost of this option is estimated to be £2,610,000 (appendix 2). While there is a saving on the cost of the rewiring at Eastern Primary School, this is partially offset by the cost of the decant and the inclusion of some additional capital works.

5.4 **Option 3: Permanent re-location of Eastern Primary**

- 5.4.1 This option proposes the permanent re-location of Eastern Primary School to the Grove House building. It would also allow a cohort of approximately 45 other Education Department staff to be located within that building.
- 5.4.2 Were the Education Committee to approve this option in principle, it would be necessary, under the terms of the Schools (Consultation) (Scotland) Act 2010, to prepare and publish a formal proposal paper, including an educational benefits statement, and to consult formally with the Parent Councils of Eastern Primary School and Grove Academy, the parents of pupils attending or expected to attend these schools within two years of the date of publication of the proposal paper, the pupils at these schools, the staff at these schools, relevant trade unions, the Broughty Ferry Community Council and any other users of the affected schools. The intention is that consultation will take place in August/September 2010, and will involve meetings of interested parties and adverts in the local media. Thereafter the Council will require to prepare and publish a Consultation Report. A report on the outcome of the consultation will be brought back to the Education Committee on 27 September 2010 to allow the Committee to review the proposal.
- 5.4.3 The Director of Education has discussed this option with the Head Teacher of Eastern Primary School, and both believe that it can provide a number of educational benefits:
- the proximity to the new Grove Academy allows, in effect, the creation of an all-through campus incorporating early years, primary and secondary sectors, which will facilitate and enhance the implementation of a Curriculum for Excellence
 - better opportunities for effective transition between the sectors
 - ready opportunity for the sharing of accommodation, for instance primary use of the swimming pool

- greatly enhanced accommodation for Eastern Primary School, including spacious classrooms, break-out space for active play, extensive PE and games facilities, and a dedicated dining hall and servery
- safe and secure playground space for Eastern Primary School
- scope for future expansion of Eastern Primary School into a three-stream school if necessary

5.4.4 In addition, were this option to be approved, the number of staff potentially requiring parking space at or around the Grove House development would reduce from 337 (plus visitors) to approximately 70. There is no doubt this would reduce the current anxiety felt by local residents regarding parking around and within the Grove House office development. The Education Department is currently working with parents and all schools to improve arrangements for dropping off and picking up pupils, and the Eastern Primary School Travel Plan would be reviewed to take account of this move.

5.4.5 The Chief Executive has discussed this option with the Director of Social Work who is happy that the Social Work staff who were to transfer to Grove House remain in the meantime at Balmerino Road. They would remain there for up to three years prior to moving to alternative accommodation to be identified as part of corporate asset management planning.

5.4.6 As with all school accommodation in the city, the local community would have access to Eastern Primary School outwith school times. The original proposal for Grove House office provision envisaged the Centenary Hall being available for community use, under the auspices of Dundee Leisure, during the day but this option would require Eastern Primary to have ready access to the hall at all times in the school day. Access to the Centenary Hall would still be available for community use outwith school times.

5.4.7 The total combined net capital cost of this option is estimated to be £1,890,000, but assumes a loss of a capital receipt that may not occur; accordingly the net cost is likely to reduce even further. A breakdown of the net capital cost is detailed in appendix 3. In addition, were this option approved, the Council would receive annual revenue savings on the property costs of the Eastern building of circa £120,000 per annum (appendix 4).

5.5 **Conclusion**

5.5.1 Option 3, the permanent relocation of Eastern Primary School to the old Grove Academy building, is the preferred option. There are clear educational benefits as outlined in paragraph 5.4.3 above, there is a benefit in terms of a reduced requirement for parking space, there are opportunities for expansion of school capacity in Broughty Ferry should this prove necessary, and there are significant capital and revenue savings to be made.

6.0 **POLICY IMPLICATIONS**

6.1 This report has been screened for any policy implications in respect of sustainability, strategic environmental assessment, anti-poverty, equality impact assessment and risk management. There are no major issues.

7.0 CONSULTATIONS

7.1 The Depute Chief Executive (Support Services) and Director of Finance have been consulted on this report.

8.0 BACKGROUND PAPERS

8.1 None.

**DAVID K. DORWARD
CHIEF EXECUTIVE**

21 JUNE 2010

**JIM COLLINS
DIRECTOR OF EDUCATION**

21 JUNE 2010

REVIEW OF GROVE OFFICE AND EASTERN PRIMARY ACCOMMODATION

Option 1

The original programme, i.e. Education and Social Work staff move into Grove House, Eastern Primary School remains where it is and the necessary maintenance work at that school is carried out with no decant. Within this option there is a capital receipt from the Balmerino Road site to be considered.

Original alterations to Grove to accommodate Education and Social Work offices		£1,912,000
DCS abortive works		£10,000
Costs associated with Eastern Primary School		
Rewire over (3 years)	£580,000	
Window replacement	£200,000	
Zinc roof	£100,000	
Flooring	£10,000	
	<u>£890,000</u>	<u>£890,000</u>
		<u>£2,812,000</u>
Less Capital Receipts	<u> </u>	£150,000
Estimated Capital Cost (3 year period)		<u><u>£2,662,000</u></u>

REVIEW OF GROVE OFFICE AND EASTERN PRIMARY ACCOMMODATION

Option 2

Temporarily decant Eastern Primary School into Grove House during the period April to August 2011 to allow the rewiring of the Eastern Primary School building, and thereafter relocate Social Work (Balmerino Road) and Education (EDS, etc.) into Grove House after Eastern Primary School returns to the Whinny Brae site. Within this option there is a capital receipt from the Balmerino Road site to be considered.

Alterations etc to Grove as per original cost		£1,912,000
Additional costs at Grove House for temp decant of Eastern PS		
Alteration to servery	£20,000	
Temp toilets (hire)	£12,000	
Temp service connection	£13,000	
Temp fencing and external works	£15,000	
DCS abortive costs	£10,000	
	<hr/>	
	£70,000	
Prelims & Contingencies	£14,000	
	<hr/>	
	£84,000	
Fees	£6,000	
	<hr/>	
	£90,000	£90,000
Decant (Eastern PS) (2 way)		£48,000
		<hr/>
		£2,050,000
Maintenance works at Eastern Primary School		
Complete rewire	£350,000	
Decoration	£50,000	
Window replacement	£200,000	
Zinc roof	£100,000	
Flooring	£10,000	
	<hr/>	
	£710,000	£710,000
		<hr/>
		£2,760,000
TOTAL COST		
Less Capital Receipts		£150,000
		<hr/>
		£2,610,000
		<hr/>

REVIEW OF GROVE OFFICE AND EASTERN PRIMARY ACCOMMODATION

Option 3

Permanently relocate Eastern Primary School into Grove buildings together with some Education staff (EDS). Social Work staff remain at Balmerino Road office buildings for up to three years prior to moving to alternative accommodation to be identified as part of Corporate Asset Management planning. Within this option there are capital receipts from Eastern Primary School and the Balmerino Road site to be considered. A notional loss of a capital receipt has been assumed for the use of alternative accommodation for Social Work during the next three years, however with mobile and flexible working this assumed loss may not occur.

Original alterations etc to Grove adjusted for Eastern PS		£1,340,000
Allowance for relocating balance of Education staff to other locations		£60,000
Additional costs at Grove for permanent relocation of Eastern PS		
Toilets for pupils (2 sets)	£80,000	
Toilets for nursery	£20,000	
Servery reinstatement	£15,000	
Dining storage	£20,000	
Fencing and externals	£30,000	
	<u>£165,000</u>	
Prelims & Contingencies	£35,000	
	<u>£200,000</u>	
Fees 13.8% (and Admin Charges)	£30,000	
	<u>£230,000</u>	£230,000
Social Work to remain at Balmerino Road offices for three years - minimum maintenance		£60,000
Permanent relocation of Social Work to alternative accommodation		£750,000
Decant		
Education (EDS) to Grove	£18,000	
Eastern Primary School to Grove	£22,000	
Social Work to alternative accommodation	£20,000	
	<u>£60,000</u>	£60,000
		<u>£2,500,000</u>
Less Net Capital Receipts		-£610,000
		<u>£1,890,000</u>

REVIEW OF GROVE OFFICE AND EASTERN PRIMARY ACCOMMODATION

Option 3 – Potential Revenue Savings

	2009-2010
Property Costs	£000
Rates	22456
Water & Sewerage	4537
Cleaning	45555
Repairs and Maintenance	24282
Energy	23694
TOTAL	120524

City Chambers
DUNDEE
DD1 3BY

21st June, 2010

Dear Sir or Madam

EDUCATION COMMITTEE

You are requested to attend a MEETING of the **EDUCATION COMMITTEE** to be held in the Main Council Chambers, City Square, Dundee on Monday, 28th June, 2010 to follow the meeting of the City Council called for 6.00 pm.

Yours faithfully

DAVID K DORWARD

Chief Executive

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which might be perceived as influencing your opinion/vote on any matter.

AGENDA OF BUSINESS

I TENDERS RECEIVED

(Report No 382-2010 enclosed).

2 SCHOOL ESTATE STRATEGY

(Report No 361-2010 enclosed).

3 HARRIS ACADEMY - REVIEW OF FEASIBILITY STUDY

(Report No 352-2010 enclosed).

4 ADDITIONAL STAFF DEVELOPMENT DAY 2010-2011

(Report No 373-2010 enclosed).

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 7A of the Act.

5 REQUEST FOR EDUCATION AT HOME

REPORT TO: Education Committee - 28 June 2010

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 382-2010

PURPOSE OF REPORT

This report details tenders received and requests a decision on acceptance thereof.

RECOMMENDATIONS

Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractors and (2) the undernoted total amount, including allowances, for each project:

Project Reference	Project	Contractor	Tender Amount	Total Amount	Finance Available
10-6011	Frances Wright Centre - Renewal of Roof Coverings	Dundee Contract Services	£96,110.51	£109,805.51	£109,806.00
10-6039	Glebelands Primary School - Toilet Upgrade and new Ramp	Dundee Contract Services	£23,900.00	£27,305.00	£27,305.00

FINANCIAL IMPLICATIONS

The Director of Finance has confirmed that funding for the above projects is available as detailed on the attached sheets.

POLICY IMPLICATIONS

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

CONSULTATIONS

The Client Department has been consulted with regard to policy implications and the Chief Executive, Depute Chief Executive (Support Services) and Director of Finance have also been consulted in the preparation of this report. Any issues are detailed on the attached sheets.

BACKGROUND PAPERS

Unless stated otherwise on the attached sheets, there are no background papers.

FURTHER INFORMATION

(1) Detailed information relating to the above Tenders is included on the attached sheets.
(2) The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council :-

- a) Report Nr 148-2003 : Partnering Guidelines for Construction Projects
- b) Report Nr 356-2009 : Construction Procurement Policy
- c) Standing Orders : Tender Procedures of the Council

Rob Pedersen
City Architectural Services Officer
18 June 2010

382-2010

EDUCATION COMMITTEE - 28 JUNE 2010

CLIENT	Education		Education	
PROJECT REFERENCE	10-6011		10-6039	
PROJECT	Frances Wright Centre		Glebelands Primary School	
DESCRIPTION OF WORKS	Renewal of Roof Coverings Renewal of flat roof coverings to main North Roof and lower South Roof .		Toilet Upgrade and new Ramp The works comprise removal of existing ramps, formation of new entrances to Dining Hall with platform lift, together with internal alterations to form new Disabled Toilet.	
TOTAL COST	Several Works	£96,110.51	Several Works	£23,900.00
	Allowances	£13,695.00	Allowances	£3,405.00
	TOTAL	£109,805.51	TOTAL	£27,305.00
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2010/2011	£109,806.00	2010/2011	£27,305.00
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	Annual capital financing costs	£7,405.00	Annual capital financing costs	£1,841.00
POLICY IMPLICATIONS	There are no major issues.		There are no major issues.	
CONSULTATIONS	There are no major issues.		There are no major issues.	
TENDERS	Negotiated contract : 1 Dundee Contract Services £96,110.51		Negotiated contract : 1 Dundee Contract Services £23,900.00	
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES	Professional Services	£13,695.00	Professional Services	£3,405.00
	TOTAL	£13,695.00	TOTAL	£3,405.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	

REPORT TO: EDUCATION COMMITTEE - 28 JUNE 2010

REPORT ON: SCHOOL ESTATE STRATEGY

REPORT BY: DIRECTOR OF EDUCATION

REPORT NO: 361-2010

1.0 PURPOSE OF REPORT

1.1 This report summarises the progress made in maintaining and improving the Council's educational estate.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Education Committee:

- i. notes and approves this School Estate Strategy;
- ii. instructs the Director of Education to prepare a report for the Education Committee, no later than December 2010, on a revision of school capacity data; and
- iii. instructs the Director of Education to monitor and report progress on capital projects as appropriate.

3.0 FINANCIAL IMPLICATIONS

3.1 Major projects being undertaken via the Education Capital Plan include new primary schools for the Whitfield area (£8.2m), the Balgarthno Road area (£10.2m) and West End area (£11.5m), and for Harris Academy (£9m). However, it should be noted that the projected cost of the Harris Academy build is now £31.25m, which will require a Council contribution of £10.41m, and the capital plan, when next reviewed, will be amended accordingly.

3.2 The balance of the capital plan each year allows for works to all areas of the school estate, including works to heating systems, roof replacements, electrical upgrades, etc. An annual sum is also set aside for the computer Refresh programme.

4.0 MAIN TEXT

4.1 Background

4.1.1 At its meeting of 15th December 2003 the Education Committee approved the initial School Estate Management Plan (SEMP) - report no. 810-2003 refers - which was then submitted to the Scottish Government. The SEMP has subsequently been updated and reported to the Scottish Government in 2006 and 2008. The Government will shortly be requesting a further update, currently being finalised.

4.1.2 The SEMP, *inter alia*, will present a collation of core facts (paragraphs 4.3 below), detailing floor and site areas, condition, sufficiency (roll and capacity), and suitability for all schools in Dundee. Condition and suitability have been updated following

detailed surveys carried out in accordance with guidance provided by the Scottish Government, and verified by officers.

4.2 The School Estate - Updated Achievements

- 4.2.1 Significant work has been undertaken in recent times to modernise the school estate. Most of this work has been delivered through the medium of the Public Private Partnership (PPP) scheme, begun in 2006 and completed in 2010. To recap: 6 new primary schools (Claypotts Castle, Craigowl, Downfield, Fintry, Rowantree and St Andrew's) and 2 secondary schools (Grove Academy and St Paul's RC Academy) have been completed. The total value of the PPP project has been £90m, resulting in an annual unitary charge to the Council of £9.34m (at current prices).
- 4.2.2 The PPP project has assisted the Council in its ongoing work to rationalise the school estate. Fintry and Kirkton nursery schools have been incorporated into the new Fintry and Downfield Primary Schools respectively. Claypotts Castle Primary School came about as a result of the merger of Douglas and Powrie, as did Craigowl (Brackens and Macalpine), Rowantree (Mid Craigie and Mossgiel) and St Andrew's (St Columba's and St Margaret's). The new St Paul's RC Academy was the result of the merger of Lawside Academy and St Saviour's High School.
- 4.2.3 The Education Committee, at its most recent meeting on 14th June, 2010 (report no. 326-2010 refers) approved the post-occupancy evaluation report on the PPP schools, which showed overwhelming approval from all relevant stakeholders.
- 4.2.4 Through the Education capital programme, significant maintenance works and improvements have been carried out over the last two financial years. Reflecting on each sector of the Education Department in turn, within the nursery sector new boilers and heating controls have been installed at Frances Wright Pre-School Centre (£104k), and there have been improvements necessitated by the Disability Discrimination Act and health and safety requirements.
- 4.2.5 In the primary sector, a major extension of Forthill Primary School was undertaken in 2005 at a cost of £4.7m. In addition, within the last two years, 17 primary schools have benefited from a capital investment of £2.4m. This work has included new heating installations, roof coverings, window replacement, provision of emergency lighting, kitchen and dining area upgrades, and cladding work.
- 4.2.6 In the secondary sector, Morgan Academy was re-built in 2004 following its destruction in a fire (£20.1m) and a major refurbishment of St John's High School was undertaken in 2006 (£13.1m). For both of these projects, the benefits of retaining and maintaining a large surplus establishment (Rockwell School) have been appreciated. In the last two years Baldragon Academy has benefited from major improvements to its sporting and science facilities (£784k) and through external cladding (£1m+). Further significant maintenance and improvements (refurbishment of curricular areas, heating improvements, window replacements, toilet upgrades, etc.) have been carried out in Baldragon Academy, Braeview Academy, Craigie High School, Harris Academy and Menzieshill High School, at a total cost of £1.2m.
- 4.2.7 In the special education and offsite sectors, the new Kingspark School will open in August 2010 (£14m), and will provide Dundee with a superb multi-agency facility for our young people with severe physical and mental difficulties. Castlepark Offsite Centre has been provided with new boilers and heating controls, and the Home Economics area has been refurbished (£141k).

4.3 The School Estate - Present Position

Condition and Suitability

- 4.3.1 Appendices 1, 2, 3 and 4 set out the updated core facts data for condition and suitability, for the early years, special, secondary and primary sectors respectively. 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

- 4.3.2 Core facts for the early years sector are not requested by the Scottish Government, but these have been assessed and will be included within the Council's overall SEMP. Both condition and suitability of almost all our nursery schools are rated as good or satisfactory (appendix 1), 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.
- 4.3.3 The suitability of the special schools and offsite centres was rated as 'good' or 'satisfactory'. Condition, however, was rated as 'poor' at Kingspark and Castlepark and Connect 5 offsite centres (appendix 2). The imminent opening of the new Kingspark School and the eventual relocation of Connect 5 (as part of the general relocation of facilities at Dryburgh Resources Centre) resolves this, and the deficiencies at Castlepark will be resolved through the Education capital programme.
- 4.3.4 Almost all secondary schools score 'good' or 'satisfactory' in terms of condition and suitability. Only Harris Academy is rated 'poor' for both core facts: the proposed new school will resolve this (appendix 3).
- 4.3.5 7 primary schools are classified as 'poor' in terms of condition (appendix 4). Proposed planned maintenance work contained within the Education capital programme at Eastern, Gowriehill and Our Lady's Primary Schools during 2010-2011 will raise the classification to 'satisfactory'. The 4 other schools - Lochee, St Clement's, St Joseph's and Whitfield - are being replaced within the next round of new build projects; in the meantime all are being maintained in a safe and functional condition. It should also be noted that St Clement's and St Joseph's are also classified as 'poor' in terms of suitability.

Sufficiency

4.3.6 In accordance with the requirements of Audit Scotland and the HMle inspection of the education functions of Dundee City Council, the Education Department will consider measures to address over-capacity in its schools.

4.3.7 With regard to secondary school capacities, these were last revised and approved by the Education Committee in 2005 (report no. 195-2005 of 18th April, 2005 refers). The Department is now in the process of reviewing them to take account of guidance, now implemented in Dundee, to have a maximum of 20 young people in S1 and S2 English and Mathematics classes. Based on the 2005 revision, 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%	1	11%
61% - 80%	2	22%
81% or more	6	67%
TOTAL	9	100%

4.3.8 A similar exercise is required to review primary capacities, given the Education Committee's decision (report no. 26-2010 of 11th January 2010 refers) to limit class sizes to a maximum of 18 pupils in 13 primary schools. This will be the first re-assessment of primary school capacity since 1996. Based on current data, the overall occupancy rate in primary schools is 56%, and the occupancy summary is as follows:

% Occupancy	No. of Schools	%
40% or less	10	27%
41% - 60%	10	27%
61% - 80%	12	32%
81% or more	5	14%
TOTAL	37	100%

4.3.9 The question of accessibility is included in any assessment of suitability. Over the last two years significant improvements to satisfy the requirements of the Disability Discrimination Act, totalling £146k, have been carried out at Braeview Academy, Harris Academy, Craigiebarns Primary, St Vincent's Primary, Jessie Porter Nursery and Longhaugh Nursery.

4.4 **The School Estate - Future Provision**

4.4.1 Members of the Education Committee are aware that they have approved a substantial school building programme in the short- to mid-term. This incorporates the following projects:

- Kingspark School (£14m)
(opening August 2010)
- new primary school (£11.1m)

(merger of Newfields and Whitfield Primary Schools and Whitfield Early Years Centre, projected opening 2012)

- new primary school campus (£11.5m)
(re-location of Park Place and St Joseph's Primary Schools, incorporating Park Place Nursery, projected opening 2012)
- new primary school campus (£10.2m)
(merger of Charleston and Lochee Primary Schools, and a new St Clement's Primary School in the same building, projected opening 2013)
- new Harris Academy
(progress report to Education Committee (report no. 352-2010 of 28th June 2010 refers)

4.4.2 These new build projects represent a significant financial, as well as educational, investment by the Council, and it is likely in the current financial climate that there will be limited scope for further similar projects. Nevertheless, any future projects will clearly be brought to the Education Committee for approval, and in good time to allow appropriate consultation with stakeholders.

4.4.3 However, it is reassuring to note from the condition and suitability core facts data that virtually all of Dundee's educational properties are classified as 'good' or 'satisfactory'. The most serious needs have been addressed either through the PPP project or through prudent and managed expenditure via the capital plan for maintenance and improvement works.

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.

5.2 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.

JIM COLLINS
Director of Education

11th June, 2010
JC/MM

Condition and Suitability Core Facts

Appendix 1

Early Years Establishments

	Condition	Suitability
Frances Wright Pre-School Centre	B	A
Jessie Porter Nursery	B	A
Law Nursery	C	A
Longhaugh Nursery	B	A
Menzieshill Nursery	B	A
Park Place Nursery	C	B
Wallacetown Nursery	B	A
Whitfield Early Years Centre	B	B
Woodlea Children's Centre	B	A

Appendix 2

Special Schools

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

Appendix 3

Secondary Schools

	Condition	Suitability
Baldragon Academy	B	B
Braeview Academy	B	B
Craigie High School	B	B
Grove Academy	A	A
Harris Academy	C	C
Menzieshill High School	B	B
Morgan Academy	A	B
St John's High School	A	A
St Paul's RC Academy	A	A

Primary Schools

	Condition	Suitability
Ancrum Road	B	B
Ardler	B	B
Barnhill	B	B
Blackness	B	B
Charleston	B	B
Claypotts Castle	A	A
Cleington	B	B
Craigiebarns	B	B
Craigowl	A	A
Dens Road	B	B
Downfield	A	A
Eastern	C	B
Fintry	A	A
Forthill	B	B
Glebelands	B	B
Gowriehill	C	B
Hillside	B	B
Lochee	C	B
Longhaugh	B	B
Mill of Mains	B	B
Newfields	B	B
Our Lady's	C	B
Park Place	B	B
Rosebank	B	B
Rowantree	A	A
Sidlaw View	B	B
St Andrew's	A	A
St Clement's	C	C
St Fergus	B	B
St Joseph's	C	C
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
Whitfield	C	B

REPORT TO: EDUCATION COMMITTEE - 28 JUNE 2010
REPORT ON: HARRIS ACADEMY - REVIEW OF FEASIBILITY STUDY
REPORT BY: DIRECTOR OF EDUCATION
REPORT NO: 352-2010

1.0 PURPOSE OF REPORT

1.1 This report advises the Committee as to progress on the review of the original feasibility study on the refurbishment of Harris Academy.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Education Committee:

- (i) notes the progress made to date on the review of the original feasibility study on the refurbishment of Harris Academy;
- (ii) notes that work to date has included the consideration of five options for Harris Academy (paragraph 4.4 below);
- (iii) agrees that further investigation of options 3 ('transformation of existing building') and 4 ('new build on existing site') should be undertaken;
- (iv) agrees that options 1 ('do nothing'), 2 ('refurbish existing building') and 5 ('new build on another site') should be rejected; and
- (v) instructs the Director of Education to bring a final report on the review of the original feasibility study for the consideration of the Education Committee on 27 September 2010.

3.0 FINANCIAL IMPLICATIONS

3.1 There is provision in the Capital Plan 2010-2013 for this project at a gross cost of £27m less capital grant of £18m, leaving net capital expenditure of £9m. If the costs are £31.25m per the current Scottish Government approval, the net cost after capital grant of £20.84m would be £10.41m, resulting in an additional cost to the Council of £1.41m. This would require to be built into the next review of the Capital Plan.

4.0 MAIN TEXT

Background

4.1 Reference is made to Article IV of the minute of the meeting of the Education Committee of 7 December 2009 when the Committee noted

the contents of Agenda Note AN250-2009 including, *inter alia*, the proposal that the Education Capital Projects Director would convene a Management Group to review the original feasibility study on the refurbishment of Harris Academy and produce a comprehensive report reviewing the options appraised.

- 4.2 Members will also be aware that on 2 June 2010 it was confirmed by the Scottish Government that the replacement of Harris Academy has been included in the first tranche of Scotland's Schools for the Future programme and that it will attract grant funding of up to £20.84m commencing in financial year 2013/14 from the Scottish Government via the Scottish Futures Trust. The grant funding of £20.84m is based on two thirds of the projected capital cost of £31.25m. It was also confirmed that the preferred procurement route for the construction contract for Harris Academy will be through the Scottish Government sponsored procurement consortium, the East Central Territory Hub.

Progress with Review

- 4.3 The first meeting of the Management Group comprising officers from Education, Finance, City Development and Architectural Services took place on 10 December 2009 in the form of a workshop with the purpose of identifying and exploring possible options for the upgrading or replacement of Harris Academy and of allocating tasks that required further investigation and/or detailed work to working groups of appropriate officers.
- 4.4 The options that were considered were:
- (1) to do nothing (other than addressing ongoing maintenance requirements);
 - (2) to refurbish existing buildings (as original feasibility study);
 - (3) to transform/reconfigure as much as is practical of 1930s building, demolishing other buildings including part of 1930s building, and adding new build where required;
 - (4) to construct a new building on the existing site (following demolition of the existing buildings); and
 - (5) to construct a new building on another site.
- 4.5 Following discussion within the working group, it was agreed not to investigate further option 1 ('do nothing') and option 2 ('refurbish existing buildings') since they could not fully address the constraints of the existing accommodation and therefore compromised the delivery of education for staff and pupils.
- 4.6 The tasks allocated to working groups included:
- (i) projecting future S1 intake and roll capacity for new school - these were subsequently confirmed as 220 and 1185 respectively;

- (ii) modelling teaching accommodation requirements based on the maximum S1 intake, S5/6 staying on rates and existing and projected subject timetables;
- (iii) meeting with school senior management team and individually with principal teachers to discuss preferred departmental and resource adjacencies and also departmental accommodation requirements;
- (iv) producing an indicative accommodation schedule based on (i) - (iii) above;
- (v) developing concept plans based on (iv) above for options 3, 4 and 5;
- (vi) establishing whether there was an acceptable alternative site of sufficient size (approx. 8 hectares) within the catchment of Harris Academy - it was subsequently confirmed that there is no other site available;
- (vii) carrying out title checks;
- (viii) carrying out a tree survey;
- (ix) confirming availability of Rockwell for decant purposes; and
- (x) meeting with Historic Scotland to discuss the possibility of demolishing all or part of the 1930s Category B Listed building - an initial meeting took place in Harris Academy on 3 February 2010.

- 4.7 When it was confirmed that there was no alternative site available for Harris, it was decided that concept plans for option 5 could not be progressed.
- 4.8 Following the development of concept plans for options 3 and 4, it was confirmed that the 'new build' option 4 was much more efficient and delivered a school which met all of the educational, social and access requirements, even on the difficult site.
- 4.9 The same could not be said of the 'transformation' option 3, which was always a compromise between achieving the required educational, social and access requirements and retaining some or all of the 1930s building. In addition, the more of the 1930s building that is retained, the higher will be the projected construction costs since transforming the 1930s building will be less cost efficient than new build.

Historic Scotland

- 4.10 At the meeting with representatives of Historic Scotland on 3 February 2010, it was made clear (and subsequently confirmed in writing) that their view is that the 1930s Category B Listed building should be retained and adapted to make it "better fit to meet modern educational needs".
- 4.11 Historic Scotland further indicated that should we wish to proceed with proposals which involve total or partial demolition of the 1930s building we would need to demonstrate that:

- (a) the building is not of special interest; or
 - (b) the building is incapable of repair; or
 - (c) the demolition of the building is essential to delivering significant benefits to the economic growth of the wider community; or
 - (d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
- 4.12 For the Council to be able to deliver either option 3 or option 4, Historic Scotland will need to agree to modify or withdraw its listing of the 1930s building. This is likely to involve the submission of a Conservation Study justifying the eventual proposals.
- 4.13 To allow the Council to take an informed decision as to which option to develop, the options need to be fully investigated to identify the risks attached to each. The main unknown at this time is how much, if any, of the 1930s building will be able to be demolished.
- 4.14 Accordingly, LDN Architects have been commissioned to carry out what is effectively the first stage of a Conservation Study by way of preparing a Conservation Statement and Appraisal of Development Options to review whether it is possible to reconcile conservation and educational needs. LDN Architects are acting as intermediaries for the Council with Historic Scotland in respect of aspects of this Conservation Study.

Capital Expenditure

- 4.15 It is estimated that the 'new build' option 4 will be able to be delivered at a capital cost of £31.25m which is in line with the Scottish Futures Trust estimate (see paragraph 4.2 above). It is anticipated that the 'transformation' option 3 could cost between 10% and 20% more than the new build option. However, more accurate costs have still to be developed and key to these will be the outcome of the Conservation Study and Historic Scotland's view on that study.

Summary of Progress to Date

- 4.16 As described in the foregoing paragraphs, detailed and robust work is being undertaken by both Council staff and LDN Architects with a view to compiling a comprehensive and costed feasibility study for presentation to the Education Committee. Due to the sensitive and protracted nature of ongoing negotiations with Historic Scotland it is likely that the final feasibility study with appended block drawing options can be considered by the Education Committee at its meeting on 27 September 2010.

Project Timeline

- 4.17 Notwithstanding the restraints in terms of ongoing consultations with Historic Scotland in respect of design development, it is likely that a start on site could be made in the autumn of 2013. This target date would fit in

with the SFT profile which indicates that Dundee's contribution will commence during financial year 2013/14.

5.0 POLICY IMPLICATIONS

- 5.1 This report has been screened for any policy implications in respect of sustainability, strategic environmental assessment, anti-poverty, equality impact assessment and risk management. There are no major issues.

6.0 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services) and Director of Finance have been consulted on this report.

7.0 BACKGROUND PAPERS

- 7.1 None.

Jim Collins
Director of Education

17 June 2010
JC/GRP/MM

REPORT TO: EDUCATION COMMITTEE - 28 JUNE 2010

REPORT ON: ADDITIONAL STAFF DEVELOPMENT DAY 2010-2011

REPORT BY: DIRECTOR OF EDUCATION

REPORT NO: 373-2010

1.0 PURPOSE OF REPORT

1.1 This report brings to the attention of the Education Committee a request to approve one additional day for staff development and training in all schools and establishments on 1 October 2010, as granted by the Cabinet Secretary for Education and Learning. To make this possible, the Cabinet Secretary has indicated his intention to modify the number of days schools must be open using his powers under Section 133(4) of the Education (Scotland) Act 1980.

2.0 RECOMMENDATIONS

2.1 The Education Committee is recommended to:

- i. note the contents of this report;
- ii. approve one additional staff development and training day on 1 October 2010;
- iii. instruct the Director of Education to make a formal request to the Cabinet Secretary for the additional day; and
- iv. instruct the Director of Education to provide parents and carers with advance notice of the additional staff development and training day.

3.0 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising from this report.

4.0 MAIN TEXT

4.1 Reference is made to Article V of the minute of the meeting of the Education Committee of 9 March 2009 where the Committee approved report no. 163-2009. The report requested the allocation of an additional staff development and training day to be held in each of August 2009, 2010 and 2011. This was to assist in the implementation of a Curriculum for Excellence (CfE).

4.2 Furthermore, the Scottish Government invited authorities to apply for an additional in-service day this session, which was taken in Dundee on 1 June 2010 (report no. 78-2010 of 8 February 2010 refers).

4.3 The implementation of CfE continues to represent a major development across Scottish education. All establishments are working currently on the development and implementation of revised planning, assessment, recording and reporting arrangements arising from the framework document, *'Building the Curriculum 5: A Framework for Assessment'*, which was published on 29 January 2010, together with an associated paper on quality assurance and moderation.

- 4.4 To support the continued implementation of the assessment framework within CfE, the Cabinet Secretary for Education and Learning has approved the allocation of a further staff development and training day, to be taken between August and December 2010, and has invited and encouraged all local councils formally to request it.
- 4.5 As with the allocation of previous additional in-service days, this decision has clear implications for the Education Department given our stated commitment to the successful implementation of CfE across all sectors of education. The allocation of an additional staff development day will be used to enable staff across establishments to focus on specific areas of development arising from *'Building the Curriculum 5: A Framework for Assessment'*. In addition it will provide the opportunity for professional reflection of the effective use of assessment to support and enhance the learning process.
- 4.6 The assessment framework and the associated quality assurance paper have been agreed by the national CfE Management Board. Implementation of the new framework has started in our schools and will be the focus of ongoing staff development throughout the session. The allocation of an additional staff development and training day will clearly enhance the existing time for professional development. The programme for the day will be developed in discussion with schools and monitored closely by the Educational Development Service to ensure that the time is used to maximum effect.
- 4.7 It will also provide a staff development day when staff can participate in a variety of carefully planned and relevant professional development activities at school, departmental and individual level. As with previous staff development events, this will enable staff to engage in professional discussion about the development and successful implementation of the new assessment framework.
- 4.8 In our view, the most suitable date on which to request the additional staff development and training day is 1 October 2010. Having considered alternative dates between August and December 2010, the department considers this solution to be the most appropriate one for a number of reasons, including the fact that this date immediately precedes the start of the October holiday period and may minimise potential disruption for parents and carers in terms of childcare arrangements.

5.0 POLICY IMPLICATIONS

- 5.1 This report has been screened for any implications in respect of sustainability, strategic environment assessment, anti-poverty, equality impact assessment and risk management.
- 5.2 There are no major issues.

6.0 CONSULTATIONS

- 6.1 This report has been subject to consultation with the Chief Executive, Depute Chief Executive (Support Services), the Director of Finance, Head Teachers and the teacher trade unions.

7.0 BACKGROUND PAPERS

7.1 None.

Jim Collins
Director of Education

17 June 2010
JC/MM