

REPORT TO: EDUCATION COMMITTEE – 25 JUNE 2012

REPORT ON: REVIEW OF SCHOOL ESTATE

REPORT BY: DIRECTOR OF EDUCATION

REPORT NO: 254-2012

1.0 PURPOSE OF REPORT

- 1.1 This report provides an update of the school estate in Dundee. It is the follow up to the School Estate report (539-2011) approved by the Education Committee on 11 December 2011.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Education Committee:
- i notes the update on the planned and ongoing improvements to the School Estate; and
 - ii agrees that an annual update report be brought to the Education Committee before each summer recess.

3.0 FINANCIAL IMPLICATIONS

- 3.1 A number of major projects have been completed, implemented or are planned with the specific aim of improving the current school estate. These form part of the 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 have already been agreed.
- 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.
- 3.3 An Agenda Note has been included as part of the Education Committee and Policy and Resources Committee papers for 25 June 2012. It sets out the intention of the Education Department to place a bid to the Scottish Futures Trust to build a new community of schools comprising Baldragon Academy, Sidlaw View Primary and Jessie Porter Nursery School. The submission date for the bid is 23 July 2012. In principle, if the bid is successful, SFT will commit two-thirds of the cost of the Secondary part of the agreed project, and potentially half of the Primary and Nursery part, and will expect the local authority to provide the balance of funding. If the bid is successful, a report will be brought back to the Education Committee and Policy and Resources Committee requesting approval to enter into a consultation exercise with staff, pupils, parents and carers, the Local Community Planning Partnership and the wider community.

4.0 MAIN TEXT

4.1 Background

A number of significant developments are taking place, are proposed or are planned to improve the school estate in Dundee . The Education Committee agreed in December 2011 that all future proposals or projects will be brought to the Education Committee for discussion and approval and appropriate consultation will take place with relevant stakeholders. In addition, an update on the School Estate was requested for June 2012 to inform the Education Committee of key developments within the School Estate.

4.2 The improvements impact on all sectors of education and include the new build programme, planned maintenance works and a refurbishment programme across 9 primary schools. The most recently completed development is Ballumbie Primary School was opened in April 2012. The new school incorporates the previous Whitfield PS, Newfields PS and Whitfield Early Years Centre.

4.3 At this point in time there are a number of proposed, planned or ongoing developments comprising:

- The West End shared campus for Park Place PS, Park Place Nursery and St Joseph's PS. The new building is planned to open in October 2012 when Park Place Primary School will be renamed as Victoria Primary School and Park Place Nursery School will be renamed as Balgay Nursery School. St Joseph's Primary School will retain the same name.
- The Balgarthno Road shared campus for Lochee PS and Charleston PS with St Clement's PS. The new building is planned to open in August 2013 when Lochee and Charleston Primary Schools will merge to create Camperdown Primary School. St Clement's Primary School will retain the same name.
- The replacement of Harris Academy by a new school on the existing site. The existing school and the school community will be relocated into the Rockwell site in August 2013 and will return to the new school when work has been completed in August 2016.
- The four classroom extension to Kingspark School to accommodate a current and projected increase in the school roll. The work was started in April 2012 with a planned completion date of August 2012.
- The four classroom extension to Barnhill Primary School will provide additional teaching space within the school. The building work is included in the Capital Plan and will take place in Summer 2013.
- There is a programme of ongoing consultation on proposals to build new primary schools and community facilities in the Coldside and Menzieshill areas. A report on the consultation process and the relevant options for discussion will also be presented to the P&R Committee on 25 June 2012. Funding has been identified within the existing Capital Plan and a report on the outcome of the consultation programmes will be brought to the P&R Committee and Education Committee in November 2012.
- Subject to approval by the Education Committee on 25 June 2012, a bid to enable a further building programme will be made with the submission date of 23

July 2012. The proposal will be to replace Baldragon Academy with a new school and to include provision to build a new Sidlaw View Primary School and Jessie Porter Nursery School on the same site. This will improve the quality of the school estate in the city. Baldragon Academy is classified as being in 'poor' condition and would require a significant amount of expenditure to raise the status to 'good'. Sidlaw View is currently operating well below capacity at 38.5% and the condition of Jessie Porter Nursery is classified as 'poor'. There is ample area to build in the grounds of Baldragon Academy and to create a new Baldragon Academy, Sidlaw View Primary School and Jessie Porter Nursery School on the same site. This would have the added advantage of enabling each establishment to continue to operate until the completion of the new build programme.

- 4.4 Across the School Estate, the reduction in the overall number of establishments will continue as 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. 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.
- 4.5 In December 2011 the Education Committee agreed a strategy to monitor and inform the future direction of the school estate by:
- Updating the Education Committee and involving 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 annual 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 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 and there may be further scope to locate such schools in shared campus sites where it is practical to do so. However, it is accepted that a number of 'stand alone' nursery schools work in close partnership with other agencies and provide extended care to support children and families.
 - 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. 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.

- 4.6 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 is a very useful tool in identifying buildings where there are clear or emerging issues around capacity, condition or suitability. The most recent School Estate Management Plan (SEMP) was submitted to the Scottish Government in May 2012. The SEMP presented a collation of core facts detailing floor and site areas, condition, sufficiency (roll and capacity), and suitability for all schools in Dundee. The occupancy rate for each establishment is based on the annual census data taken each September. For the purpose of this report, the occupancy rates reflect the pupil population in September 2011. Appendix 1 summarises the updated core facts data for condition and suitability, for each establishment. 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

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 aim of the department is to ensure that all establishments are graded as 'good' or 'satisfactory' in terms of their condition and suitability. The following schools are classified as 'poor' in terms of suitability:

- Harris Academy. There is SFT funding to rebuild this school on the same site. The school will be decanted in August 2013 and the new school will open in August 2016.
- St Joseph's RC Primary School and St Clement's RC Primary School. Both schools will be closed in the short term and will be relocated to the new West End campus and Balgarthno Road campus respectively.

- 4.7 Core facts for the early years sector are not requested by the Scottish Government, but these have been assessed and are included within Appendix 1. Both condition and suitability of almost all our nursery schools are rated as good or satisfactory with the exception of the condition of Jessie Porter Nursery, Law Nursery and Park Place Nursery.

- Jessie Porter Nursery School is in a 'poor' condition mainly to the condition of its roof which is presently being kept wind and watertight with temporary repairs until such time as the future of this building is known.
- Law Nursery School is in a 'poor' condition due to the quality of the servery and aspects of the electrics supplying the servery. However, work will take place during July 2012 which will raise the property condition to 'satisfactory'.

- Park Place Nursery will move into the new shared campus in the West End and will be renamed Balgay Nursery. It will open in October 2012.

4.8 In line with the agreed strategy a number of school improvements have been identified and included within the Capital Plan. This includes a major programme of refurbishment or upgrade in the following eight schools:

- Ancrum Road Primary School
- Barnhill Primary School
- Blackness Primary School
- Clepington Road Primary School
- Dens Road Primary School
- Glebelands Primary School
- Longhaugh Primary School
- St Mary's Primary School

The work to be carried out in each school has been the subject of discussion and agreement between the individual schools and staff from the City Development team. Examples of the improvements to be made includes activities such as:

- Adapting and improving learning and teaching areas;
- Installing new lighting;
- Painting and decorating;
- Improving entrance areas;
- Upgrading offices and staff areas; and
- Providing new flooring and carpets.

4.9 This work described throughout the report is in addition to ongoing improvements across the school estate in line with Capital Plan funding to address issues such as electrical rewiring; replacement of windows; toilet upgrades; roofing repairs and general maintenance.

4.10 In line with the School Estate strategy there are specific areas for further scrutiny and analysis by the Education Department during the course of Session 2012 – 13. These are:

- The potential need to review and realign existing boundary and catchment areas to reflect and respond to emerging demographic issues and the projected increases in the pre-school and primary population. This is not a major issue at this point in time given the current pupil population and there are no current plans to make changes but this may become an issue to be dealt with in future years.
- The fact that the occupancy level in a small number of primary schools is still below 50%. This number has reduced considerably in recent years and will continue to do so as the building programme develops but it is important to monitor the overall situation to ensure the efficient and effective management of the School Estate.
- The need to review the availability of pre-school provision across the city in nursery schools, primary schools with nursery classes and provision by partner providers. This review will focus on the rising pre-school population and the potential impact on the uptake and availability of pre-school places from August 2013. The current level of places will be sufficient to meet demand during the

course of Session 2012 - 13 and the review will identify if action will be required to increase the number of places in various parts of the city from August 2013.

- The ongoing evaluation of the provision for the Offsite Education Service. The Service uses a number of locations across the city but there is a recognition that the quality of the provision should be improved. The evaluation will identify potential locations for the Offsite Service to ensure a consistently high standard of accommodation for the pupils using the service. This will lead to the closure of the existing Dryburgh building.
- The continued need to finalise a location within the School Estate for staff training purposes. This will be necessary from October 2012 when Rockwell is being refurbished in preparation for the decant of Harris Academy and can no longer be used as a venue for staff training 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, the Director of Corporate Service and the Head of Democratic and Legal Services.

7.0 BACKGROUND PAPERS

- 7.1 None.

MICHAEL WOOD
Director of Education

14 June 2012

Appendix 1

Summary data on the School Estate

		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	C	B
Law Nursery	C	B
Longhaugh Nursery	B	B
Menzieshill Nursery	B	B
Wallacetown Nursery	B	B
Woodlea Children's Centre	B	B
Park Place Nursery (will move into the new West End campus site)	C	B

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	C	343	456	75.2		B
Ardler Primary School *	2775	9796	B	130	275	47.3	30	B
Ballumbie Primary School	4957	23782	A	305	684	44.6	70	A
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	C	260	400	65.0	40	B

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
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 *	4168	18215	B	546	651	83.9	40	B
Glebelands Primary School *	3426	10790	C	321	398	80.7	40	B
Gowriehill Primary School **	2876	16705	B	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	C	278	427	63.5		B
Mill Of Mains Primary School *	2720	18292	B	246	338	72.8	20	B
Our Lady's RC Primary School **	2565	16550	B	106	283	37.5		B
Park Place Primary School	1686	5175	B	159	217	73.3		B
Rosebank Primary School *	2228	13190	B	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	149	404	36.9		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	2458	5343	B	309	340	90.9		B
St Pius' RC Primary School *	1682	10300	B	117	250	46.8		B
St Vincent's RC Primary School ***	4028	9566	B	193	434	44.5	30	B
	116106	493894		9462	14220	66.5		

* Nursery class attached

* P1-3 18 pupils

* Special Unit

Secondary School Data

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 Sept 2011	Secondary School Capacity	Sufficiency on working capacity	Suitability Category
School Name	Core Fact 1 part 1	CF 1 part 2	CF 3 part 1	CF 4 part 1	4 part 2		Core Fact 5
Baldragon Academy	11,367	111,730	C	666	990	67.3	B
Braeview Academy	11,745	109,940	B	607	990	61.3	B
Craigie High School	12,010	68,060	B	786	959	82.0	B
Grove Academy	14,702	15,337	A	1,139	1,233	92.4	A
Harris Academy	14,559	82,260	C	1,074	1,339	80.2	C
Menzieshill High School	11,835	54,950	B	555	1,020	54.4	B
Morgan Academy	11,211	64,973	A	944	914	103.3	B
St John's RC High School	11,912	63,710	A	904	1,050	86.1	B
St Paul's RC Academy	14,289	66,000	A	945	1,028	91.9	A
	113,630	636,960		7,620	9,523	80.0	

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	B
Castlepark	619	3,400	C	B
Balerno Centre (Happyhillock)	766	1,790	B	B
	10,925	68,924		