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<b>Report To:</b>	<b>Education &amp; Lifelong Learning Committee</b>	<b>Date:</b> 8 September 2009
<b>Report By:</b>	<b>Acting Director of Education</b>	<b>Report No:</b> EDUC/80/09/TR
<b>Contact Officer:</b>	<b>Tom Reid</b>	<b>Contact No:</b> 01475 712892
<b>Subject:</b>	<b>Update on School Estate Management Plan</b>	

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## 1.0 PURPOSE

- 1.1 The purpose of this paper is to provide an update on the three aspects of the School Estate Management Plan (SEMP); PPP, Prudential and Capital.
- 1.2 To propose the development of a Project Board structure for the School Estate Management Plan (SEMP).

## 2.0 SUMMARY

- 2.1 Details of the previous work completed with the SEMP are provided in section 4.
- 2.2 Detail on the completion of the Prudential Schools programme is provided in section 5.
- 2.3 Details on the progress of the PPP Project are included in section 6.
- 2.4 Following the approval of the updated SEMP at the ELLC of 18<sup>th</sup> June 2008 further progress has been made in the development of Overton / Highlanders and the new joint campus in Port Glasgow following Education and Lifelong Learning Committee approval on 3<sup>rd</sup> March 2009. Details are included in section 7.
- 2.5 Working groups have been looking at the future Joint Campus in Port Glasgow and Additional Support Needs; following this a further consultation exercise is required. Details are included in section 8.
- 2.6 A number of Capital Projects were completed over the summer holiday period and details are included in section 9.
- 2.7 Programme Boards to monitor School Estate Management Plan will be established following approval at the Special Education and Lifelong Learning Committee of 18<sup>th</sup> August 2009.
- 2.8 A number of projects required to be developed over the coming months and section 10 provides details of the School Estates Team's plan for these projects.

## 3.0 RECOMMENDATION

- 3.1 Members are asked to:-
  - i. Note the progress of the Prudential Schools Project.
  - ii. Note the progress of the PPP Schools Project.
  - iii. Approve the establishment of SEMP Programme Boards and development

groups

- iv. Note the details of the capital projects completed during the summer holiday period
- v. Note the School Estate Team's programme for future projects.

**Albert Henderson**  
**Acting Director of Education**

## 4.0 BACKGROUND

- 4.1 An annual report on the condition of our schools is provided to the Scottish Government, this return was submitted in June 2009, details provided in the following tables. In previous years condition has been based on the condition survey carried out in 2003 by Mackenzie Partnership, updated annually by the School Estate Team. It is recommended that a full condition survey is carried out every 5 years and therefore condition surveys were commissioned from Drivers Jonas LLP, following competitive tender. The Condition of Schools reported to the Scottish Government and noted below is based on these surveys.

The 2003 report indicated that five primary schools and one secondary school were in good condition, a further three primary schools, two secondary schools and one special school were regarded as being in satisfactory condition, with the remaining eleven primary schools, three secondary schools and three special schools regarded as being in poor condition. The condition ratings for 2009 are significantly better, reflecting the substantial investment made by the Council in replacing poor schools with new buildings and in refurbishing existing buildings. The Prudential Schools project has resulted in the Council replacing two C rated secondary schools and three C rated primary schools with an A rated secondary and A rated Primary. The refurbishment of Wemyss Bay PS has resulted in it being upgraded from C to A. The full condition survey has resulted in some schools being re rated in a better category than in 2008 return without significant investment. It is apparent from this that some schools had ratings which were unduly pessimistic.

### Summary of Condition of Schools 2009 (2008 figures in brackets)

- Primary Schools - 11 Poor (20)  
7 Satisfactory (3)  
5 Good (3)
- Secondary Schools - 3 Poor (7)  
2 Satisfactory (1)  
1 Good (0)
- Special Schools - 0 Bad (1)  
3 Poor (2)  
1 Satisfactory (1)

### Condition of Schools as Core Facts Return May 2007

Special Schools	
Garvel School	Satisfactory
Glenburn School	Poor
Lilybank School	Poor
Mearns Centre	Poor

Secondary Schools	
Gourock High School	Poor
Greenock Academy	Poor
Inverclyde Academy	Good
Notre Dame High School	N/A
Port Glasgow High School	Satisfactory
St Columba's High School	Poor
St Stephen's High School	Satisfactory

Primary Schools	
Ardgowan Primary School	Poor
Earnhill Primary School	Poor
Gourock Primary School	Good
Highlanders Academy Primary School	Poor
Inverkip Primary School	Satisfactory
Kilmacolm Primary School	Poor
King's Oak Primary School	Good
Lady Alice Primary School	Satisfactory
Moorfoot Primary School	Poor
Newark Primary School	Good
Overton Primary School	Poor
Ravenscraig Primary School	Poor
Sacred Heart Primary School	Poor
St Francis' Primary School	Satisfactory
St Gabriel's Primary School	Poor
St John's Primary School	Satisfactory
St Joseph's Primary School	Satisfactory
St Kenneth's Primary School	N/A
St Laurence's Primary School	Poor
St Mary's Primary School	Satisfactory
St Michael's Primary School	Good
St Ninian's Primary School	Satisfactory
St Patrick's Primary School	Poor
Wemyss Bay Primary School	Good

#### 4.2 Details of work completed

Work started on the School Estate Management Plan (SEMP) in 2004 and details of the work completed between 2004 and 2008 have been included in previous SEMP update reports.

#### 4.3 Summer 2008

Three Primary Schools were closed, Slaemuir Primary School, Clune Park Primary School and Highholm Primary School and decanted to the new Newark Primary School which opened for pupils on 20<sup>th</sup> August 2008.

Wemyss Bay Primary School, who have been based in King's Glen Primary School while their school was being refurbished, returned to their fully refurbished school which opened on 20<sup>th</sup> August 2008. Official opening took place on Friday 5<sup>th</sup> December 2008.

St Kenneth's Primary School was also closed and decanted to King's Glen Primary School where they will remain until their new school that they will share with St Laurence's Primary School. The new school is being built on the current St Kenneth's site.

Barmoss Nursery moved to Newark Primary School and Rainbow Nursery was decanted to the Barmoss building until their new building was complete. Rainbow moved into their new building in December 2008 and the formal opening took place on 20<sup>th</sup> March 2009.

Blairmore Nursery was decanted to King's Glen building with St Kenneth's Primary School to allow the development of the new PPP school to proceed.

- 4.4 The Scottish Government recently announced an £800m funding package for secondary schools, the successful Councils will be announced in September 2009. The main criteria for the allocation for these funds to upgrade secondary schools that are in the poorest category (D), as we do not have any secondary schools in this category then it is unlikely that we will awarded any funding.

## **5.0 PRUDENTIAL SCHOOLS PROGRAMME**

### **5.1 The Prudential programme has provided;**

A new secondary school (1100) for Wellington Academy and Greenock High School on the Ravenscraig pitches site. The new school has been named Inverclyde Academy.

A new primary school (594) for Slaemuir, Clune Park and Highholm Primary Schools on the former Boglestone Primary School site. The new school has been named Newark Primary School.

### **5.2 Newark Primary School**

The school opened for pupils on 20<sup>th</sup> August 2008 and was formally opened by Prime Minister Gordon Brown on 28<sup>th</sup> August 2008. Teachers and pupils have now settled down into their new school and all involved are very positive about the school and its facilities.

A case study was undertaken by the Scottish Government which promotes and compliments the school. The school was also nominated in the Scottish Design Awards 2009 and although it did not win an award to be nominated was a significant achievement.

### **5.3 Inverclyde Academy**

The new school opened for pupils on 17<sup>th</sup> August 2008 and was formally opened by HRH Princess Anne on 22<sup>nd</sup> January 2009. A number of visitors have visited the school and all are very positive about the design and the detail as are teachers and pupils.

A case study has been completed by the Scottish Government which is very positive and is available, as is Newark's on their website. The school also won two awards at this years Green Apple Awards which was an excellent achievement.

### **5.4 A DVD recording 'the journey' from old schools to new has been commissioned for both Newark Primary School and Inverkip Academy and should be available fairly soon once the final editing is completed.**

## **6.0 THE PPP SCHOOLS PROGRAMME**

### **6.1 Background**

In July 2006 the Council received approval from the Scottish Executive, permitting the PPP programme to proceed by submitting an OJEU notice in the European Journal. The letter confirms that the Council will receive a conditional offer of £5.73 million per annum for 30 years.

The OJEU notice was submitted on Wednesday 23<sup>rd</sup> August 2006 following the Education and Lifelong Learning Committee on the 22<sup>nd</sup> August 2006. In January 2007 three consortia were invited to participate in a programme of Competitive Dialogue.

Following the Local Elections in May 2007 a new administration was formed in Inverclyde Council. The new administration wished to change the scope of the SEMP and it was agreed at the Education and Lifelong Learning Committee on 12<sup>th</sup> June 2007 to consult on alternative proposals, which were subsequently agreed at the Education and Lifelong Learning Committee of 11<sup>th</sup> October 2007.

#### **Scope**

- i. New Secondary School to replace Notre Dame High School plus a Secondary Communication and Language Base to be built on the existing Notre Dame Site, with a capacity of 850.

- ii. New Secondary School to replace Greenock Academy and Gourrock High School to be built on the existing St Columba's site with a capacity of 950.
- iii. New Primary School to replace Earnhill Primary School and Ravenscraig Primary School to be built at Larkfield with a capacity of 429.
- iv. New Primary School to replace St Kenneth's Primary School and St Laurence's Primary School to be built at the existing St Kenneth's site with a capacity of 495.

Following receipt of Final Bids from the three consortia a detailed assessment was carried out and E4i were provisionally declared the Preferred Bidder. After detailed negotiations the Preferred Bidder letter was signed by all parties by 7<sup>th</sup> July 2008

Planning approval for all four schools was granted at Inverclyde's Planning Committee of 5<sup>th</sup> August 2008.

- 6.2 Financial close was achieved on 24<sup>th</sup> October 2008, under the worst financial downturn in over fifty years.
- 6.3 Work started on both primary sites on 27<sup>th</sup> October 2008. Progress remains on schedule with both schools projected to be completed in February 2010.
- 6.4 Notre Dame High School have been successfully decanted to the former Wellington building. The school opened for pupils on 8<sup>th</sup> June 2009 following extensive work in the Wellington building. The Dunlop Street site was then cleared and handed over to contractors on 19<sup>th</sup> June 2009. Demolition of the old school is completed and the programme is on schedule. The projected completion of the new school is May 2011.
- 6.5 St Columba's High School has also been successfully decanted to the former Greenock High School building. The school opened for pupils on 25<sup>th</sup> June 2008. Following extensive work the St Columba's site was cleared, with the three wings handed over to contractors on 6<sup>th</sup> July 2009 and the remaining building on 13<sup>th</sup> July 2009. Demolition of the building has started and the new school is scheduled for completion by May 2011.

## **7.0 SCHOOL ESTATE MANAGEMENT PLAN**

- 7.1 The School Estate Management Plan is regarded as one of the key developments for the Council and a great deal of progress has been made in recent years. One very successful aspect of the PPP development was the Programme Board Meeting this was made up of Council Officials and advisers and helped to ensure that the project was developing in the way the council wished and was ensuring best value for the Council.

The Special Education and Lifelong Learning committee of 18<sup>th</sup> August 2009 approved the establishment of School Estate Management Plan Programme Boards and this Board will be established in the near future.

- 7.2 The Education and Lifelong Learning Committee of 18<sup>th</sup> June 2008 approved the revised School Estate Management Plan. This plan provided details for the modernisation of all educational establishments, through either new or refurbished buildings and would be completed by 2023. A further update to this plan is included in the agenda for this Committee.

Following the 18<sup>th</sup> June committee consultation documents were issued for Overton Primary School / Highlanders Academy, Future of Secondary education in Port Glasgow and Additional Support Needs. Following the consultative process a report for each consultation was prepared for the Education and Lifelong Learning Committee of 3<sup>rd</sup> March 2009. Approval was given for the refurbished Overton School to contain both Overton Primary School and Highlanders Academy and for the new joint campus school in Port Glasgow. However the additional Support Needs Project was referred to another round of consultation and development.

## 8.0 WORKING GROUPS

- 8.1 As a result of recommendations made during the Education and Lifelong Learning Committee meeting, Working Groups were set up for both the joint campus school in Port Glasgow and for Additional Support Needs.
- 8.2 The Port Glasgow Working Group has met monthly for approximately 12 months and helped in the preparation of the details included in the report to the Education and Lifelong Learning Committee on 3<sup>rd</sup> March 2009. The notice for the appointment of a design team was posted on 24<sup>th</sup> June 2009 in the Official journal of the European Union (OJEU). It is projected that the design team will be appointed by December 2009. The date for the completion of the joint campus remains the same as previously indicated, Spring 2013. An Emergency Powers, include in the agenda of this committee, was issued in 11<sup>th</sup> June 2009 to allow for the potential inclusion of ASN and vocational education in the joint campus developments. This had to be included in the OJEU notice to ensure they could be considered in the future developments.
- 8.3 The ASN Working Group was set up following the Education and Lifelong Learning Committee of 3<sup>rd</sup> March 2009 and has also met on a monthly basis. A number of visits have also taken place by member of the Working Group to ASN schools in Scotland. The Working Group has helped to form the consultation paper that is included as a separate paper to this Committee. If the paper is approved the consultation period will be from 11<sup>th</sup> September until 16<sup>th</sup> October 2009. A paper will be prepared for November 2009 Education and Lifelong Learning Committee providing details of the consultation responses.

## 9.0 CAPITAL PROJECTS

- 9.1 Eighteen projects in a number of schools were undertaken during the summer holiday period. All schools opened on time although there are some aspects of the work not yet completed none affect the functionality of the school. It is planned to address the outstanding work during the October holiday. Details of some of the projects are included in the following table:-

Name	Task
<b>Secondary School</b>	
Greenock High School (St Columba's High School)	Paint stairwells and tread areas Decorate both dining rooms Repair floor in left dining room Kitchen paint ceiling / walls and replace some flooring Replace carpet with vinyl in social areas Paint both gyms and games hall Fix ceiling in pool and decorate – bring pool back up to operational standard Repair benches in changing rooms Move some resources technical / library storage Fix technical machines Area technicians room Paint toilets
Inverclyde Academy	Painting works Repair to BMS system Wind turbine repairs Landscaping
Notre Dame High School	Decant to Wellington Academy Empty building of all surplus resources and furniture Handed over to contractor ahead of time
Port Glasgow High School	Partial refurbishment of PE Department Stair repair works Refurbish toilets Flooring works Theatre repairs

St Columba's High School	Decant to Greenock High School Empty building of all surplus resources and furniture Handed over to contractor ahead of time Gourock Pre-5 moved to Moorfoot PS
St Stephen's High School	Assembly hall foyer Floor replacement work Science rooms (floors & worktops) Floor replacement work games hall Floor replacement work various classes Floor replacement work kitchen All Weather pitch mid life refurbishment Maths corridor ceiling repairs
Wellington Academy / NDHS	Complete Interactive boards Fix Technical Dept machines Repair windows Complete blind installation Theatre ceiling and lighting
<b>Primary School</b>	
Ardgowan Primary School	Roof works, insulation, down pipes and gutters Mortar/concrete repairs Asbestos removal (including kitchen ceiling) WC refurbishments Flooring Plasterwork Decoration Blinds Water quality works
Kilmacolm Primary School	Fire risk assessment works – new fire alarm and fire doors Window replacement Asbestos removal kitchen/foyer – replace ceiling tiles Decoration
Lady Alice Primary Schools	Fire risk assessment works- new fire alarm and corridor doors and screens Roof works. Insulation, render concrete repairs Hard landscaping and drainage improvements Flooring Plasterwork Decoration
Moorfoot Primary School	Fire risk assessment works – New fire alarm and fire barrier works Roof Works Window works Boiler installation Hard landscaping and drainage improvements Blinds Additional car park
Newark Primary School	Smoke curtain remedies Vinyl repairs Mosaic repairs Air attenuators remedial works Hygiene room gully repair Repair to BMS system Painting works Landscaping
St John's Primary School	Fire risk assessment works – new corridor screens and fire doors Structural works Rot treatment works Boiler insulation Down pipes and gutters Hard landscaping and drainage improvements Painting corridors



St Mary's Primary School	Roof works, insulation, render/concrete repair, down pipes and gutters Window replacement Plasterworks Decorations Blinds Water quality works Pinboard
St Ninian's Primary School	DDA Work, hygiene room, lift and ramp
St Patrick's Primary School	Boiler installation
Wemyss Bay Primary School	All weather pitch
<b>Special School</b>	
Lilybank School	HT room – change to admin office / access to reception Admin office – change to HT room Reception – new area developed Soundproofing between music and HT room Classroom – being divided plus new doorways x3 Toilet / shower – shower being stripped out – decoration Entrance – new swing door with sensor Power / data – modifications made as required

9.2 This has been an extensive piece of work and it could not have been achieved without the substantial input from Property Resources and Facilities Management Services.

## 10.0 FUTURE PROGRAMME

### 10.1 Next few months

The next few months will be a busy period for the Schools Estate Team with a number of tasks requiring to be addressed. The following provides details of some of the tasks but should not be regarded as a comprehensive list of projects.

- Monitor primary PPP construction.
- Monitor secondary PPP construction.
- PPP – liaise with E4i regarding design and review procedure
- Monitor Capital Projects
- Complete Overton Primary School / Highlanders Academy brief
- Complete Joint Campus brief
- Liaise with Design Team in respect of St Gabriel's / Sacred Heart Primary School Design Process
- Monitor Prudential schools defect repairs
- Review School Estate Model
- Complete Binnie Street brief
- Complete Mearns Centre brief
- Evaluation OJEU response for Joint Campus Design Team
- Prepare and issue tender documents for the design team for Joint Campus

## 11.0 CONSULTATION

### 11.1 Financial

The Chief Financial Officer has been consulted. The financial implications of the PPP, Capital and Prudential projects are within the parameters as approved at previous committees. All other financial implications are included within the revised SEMP approved at the Education and Lifelong Learning Committee on 18<sup>th</sup> June 2008 and in the revised SEMP presented to this committee

### 11.1 Legal

The head of legal services has been consulted but has no concerns.

### 11.2 Human Resources

The Head of Human Resources has been consulted with regard to janitor redeployment and housing

### 11.3 Equalities

There are no equality issues.

## **13.0 RECOMMENDATION**

### 13.1 Members are asked to:-

- i. Note the progress of the Prudential Schools Project.
- ii. Note the progress of the PPP Schools Project.
- iii. Approve the establishment of SEMP Programme Boards and development groups
- iv. Note the details of the capital projects completed during the summer holiday period
- v. Note the School Estate Team's programme for future projects.