

**Report To:** Education & Lifelong Learning Committee      **Date:** 07 September 2010

**Report By:** Corporate Director Education and Communities      **Report No:** EDUC/43/10/AG

**Contact Officer:** Andrew Gerrard      **Contact No:** 01475 712484

**Subject:** School Estate Management Plan 2010 and Core Facts Submission

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## **1.0 PURPOSE**

- 1.1 The purpose of this report is to provide an update on the School Estate Management Plan and the Core Facts return for 2010.

## **2.0 SUMMARY**

- 2.1 The Council is required to submit its School Estate Management Plan (SEMP) to the Scottish Government every three years. The SEMP summarises the decisions taken by the Council over the preceding three years and the progress made in implementing the SEMP. The SEMP was submitted to the Scottish Government in May 2010 in line with the requested submission date.
- 2.2 The Council is required to submit a return on the School Estate Core Facts annually. This details the condition, suitability and sufficiency ratings for the School Estate as well as details about expenditure and energy consumption. The return was submitted to the Scottish Government in June 2010 in line with the requested submission date

## **3.0 RECOMMENDATION**

- 3.1 Members are asked to note the contents of this report.

**Albert Henderson**  
Corporate Director Education and Communities

## 4.0 BACKGROUND

- 4.1 The Council submitted its original School Estate Management Plan in 2004. This set out the Council's plans for the future development of the School Estate. At that time no major projects had been carried out although plans were in place to close 5 Primary Schools and begin a programme of major refurbishments of Primary Schools.

By the time of the 2007 revision, 4 major Primary School Refurbishments had been carried out, Inverclyde Academy and Newark Primary School were on site and the PPP was at the Competitive Dialogue Stage.

At the current time Inverclyde Academy and Newark Primary School are open, as are the two PPP Primary Schools and the refurbished and extended Wemyss Bay Primary School while the two PPP Secondary Schools are on site. The refurbishment of Earnhill PS for Sacred Heart and St Gabriel's Primary School is on site with the refurbishment of Overton PS for Overton PS and Highlanders Academy about to start shortly.

It can be seen therefore that the Council has made very significant progress in modernising the School Estate and by the time of the next review in 2013 Clydevew Academy, Notre Dame High School, the Shared Campus and ASN School, the refurbished St Columba's High School, refurbished Sacred Heart/St Gabriel's Primary School, the refurbished Overton/Highlander's Primary School and the refurbished Mearns Centre will all be open.

- 4.2 An annual Core Facts return on the state of the School Estate is submitted annually to the Scottish Government, this return was submitted in June 2010. Condition is based on the full Condition Survey carried out by Drivers Jonas in 2009, updated by the School Estate Team. Suitability is based on suitability surveys carried out by the School Estate Team in conjunction with Head teachers. Suitability is included for the first time in several years and is based on new guidance issued by the Scottish Government in 2008. Details of current Condition and Suitability are given in the following tables.

Since the 2009 return there has been no change in condition of the Secondary or Special Estate. The opening of Aileymill and All Saints Primary Schools has however meant that four poor schools are replaced by two good schools. The work carried out in 2009 to seven Primary Schools improved their condition, however none changed category as a result.

### Condition of Schools as Core Facts Return June 2010

Special Schools	Condition	Suitability
Garvel School	B	C
Glenburn School	C	C
Lilybank School	C	C
Mearns Centre	C	C

Secondary Schools	Condition	Suitability
Gourock High School	C	C
Greenock Academy	C	C
Inverclyde Academy	A	A
Notre Dame High School	N/A	N/A
Port Glasgow High School	B	C
St Columba's High School	C	C
St Stephen's High School	B	C

Primary Schools	Condition	Suitability
Aileymill Primary School	A	A
All Saints' Primary School	A	A
Ardgowan Primary School	C	C
Gourock Primary School	A	B
Highlanders Academy	C	C
Inverkip Primary School	B	B
Kilmacolm Primary School	C	B
King's Oak Primary School	A	A
Lady Alice Primary School	B	B
Moorfoot Primary School	C	B
Newark Primary School	A	A
Overton Primary School	C	C
Sacred Heart Primary School	C	C
St Francis' Primary School	B	B
St Gabriel's Primary School	C	C
St John's Primary School	B	C
St Joseph's Primary School	B	B
St Mary's Primary School	B	B
St Michael's Primary School	A	A
St Ninian's Primary School	B	B
St Patrick's Primary School	C	B
Wemyss Bay Primary School	A	A

Definition of Condition and suitability ratings from Scottish Government guidance

### Condition

Rating	Description	Definition	Score
A	Good	Performing well and operating efficiently	> 85%
B	Satisfactory	Performing adequately but showing minor deterioration	61 – 85%
C	Poor	Showing major defects and/or not operating adequately	40-60%
D	Bad	Life expired and/or serious risk of imminent failure	< 40%

### Suitability

Rating	Description	Definition
A	Good	Performing well and operating efficiently (the school buildings and grounds support the delivery of services to children and communities)
B	Satisfactory	Performing adequately but with minor problems (the school buildings and grounds generally support the delivery of services to children and communities)
C	Poor	Showing major problems and/or not operating optimally (the school buildings and grounds impede the delivery of activities that are needed for children and communities in the school)
D	Bad	(the school buildings and grounds seriously impede the delivery of activities that are needed for children and communities in the school)

### Objectives

One of the prime objectives of the School Estates Strategy at National level is to have all schools as Category A or B for Condition. Inverclyde currently has 3 special schools, 3 secondary schools and 8 Primary Schools in condition C. All of the Secondary and Special Schools and four of the Primary Schools will be in or be replaced by Schools in Condition A by projects currently on site or at the Design Stage. The remaining four Primary Schools are in the upper quartile of the C rating (scoring between 55 and 60%) and replacement of one major element in poor or bad condition will move them to the B rating.

It is proposed to use the Lifecycle fund for the years 2011/12 to 2013/14 to carry out major

repairs in these schools and bring them to condition B. This would mean that by 2014 all of Inverclyde's schools would be condition A or B. This would be a significant achievement. In its Report "Improving the School Estate" published in 2008 Audit Scotland stated "at current rates of progress we estimate it could take up to 20 years to remove all schools from poor condition and make them suitable for 21<sup>st</sup> century education – the overall aim of the strategy" The expectation was therefore that nationally this will not be achieved until 2028 while in Inverclyde it will be achieved 14 years earlier.

#### 4.3 Comparison with previous submissions

The continuing programme of refurbishments and new builds has seen a significant improvement in the condition of the school estate as seen in the table below

	2004 Submission	2007 submission	change	2010 submission	change	Overall change	2014 Estimate
Secondary Condition A	0	0	-	1	+1	+1	6
Secondary Condition B	1	1	-	2	+1	+1	0
Secondary Condition C	7	7	-	3	-4	-4	0
Secondary Condition D	0	0	-	0	-	-	0
Primary Condition A	1	3	+2	7	+4	+6	10
Primary condition B	5	3	-2	7	+4	+2	10
Primary condition C	21	20	-1	8	-12	-13	0
Primary condition D	0	0	-	0	0	-	0
Special Condition A	0	0	-	0	-	-	2
Special Condition B	0	0	-	0	-	-	0
Special Condition C	3	3	-	3	-	-	0
Special condition D	1	1	-	1	-	-	0

4.4 It can be seen that significant progress has been made since 2004, particularly in reducing the number of C/D rated schools from 7 Secondary Schools to 3 Secondary Schools and from 21 Primary Schools to 8 Primary Schools. Progress has not occurred in the special sector, due to the lengthy consultation process. The current work on site or at design stage will make further significant progress and by 2014 All secondary schools and special schools will be A condition rated and all Primary Schools will be A or B rated.

#### 5.0 LOOK AHEAD 2011

5.1 By September 2011 significant further progress will have been made in the School Estate:

- The two new PPP Secondary Schools Clydeview Academy and Notre Dame High School will have opened
- The Refurbished St Gabriel's/Sacred Heart Primary School will have opened with Overton/Highlander's nearing completion
- Port Glasgow High School will have moved in with St Stephen's High School in the temporary shared campus
- Work will have commenced on site on the new Port Glasgow Shared Campus & ASN School
- Work will have commenced on site on the refurbishment of Gourock High School for St Columba's High School
- Work will have commenced on site for the refurbishment of St Laurence's Primary School for the Mearns Centre

#### 6.0 CONSULTATION

##### 6.1 Financial

There are no financial implications in this report and therefore the Chief Financial Officer has not been consulted.

## 6.2 Legal

There are no Legal Implications in this report and therefore the Head of Legal & Democratic Services has not been consulted.

## 6.3 Human Resources

There are no Human Resources implications in this report and therefore the Head of Organisational Development, Human Resources and Performance has not been consulted.

## 6.4 Equalities

There are no equality issues.

## **7.0 LIST OF BACKGROUND PAPERS**

- 7.1
- Inverclyde Council School Estate Management Plan 2010
  - Condition Survey Reports
  - Suitability Survey Reports
  - Condition Core Fact Guidance – Scottish Government 2007
  - Suitability Core Fact Guidance – Scottish Government 2008