
Report To:	Education & Communities Committee	Date:	8 September 2015
Report By:	Head of Education	Report	EDUCOM/68/15/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	School Estate 2015 Core Facts Submission		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on the School Estate and the Core Facts return for 2015.

2.0 SUMMARY

- 2.1 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. It also captures data on capital and other expenditure on the school estate within the previous year. The return was submitted to the Scottish Government on the 15th May 2015.

3.0 RECOMMENDATIONS

- 3.1 The Committee is asked to note the contents of this report.

Ruth Binks
Head of Education

4.0 BACKGROUND

4.1 A Core Facts return on the state of the School Estate is submitted annually to the Scottish Government; the 2015 return was submitted on 15th May.

The definition of Condition and Suitability ratings from Scottish Government guidance is noted in the tables below:

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	Economic life expired and/or risk of 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	Does not support the delivery of services to children and communities (the school buildings and grounds seriously impede the delivery of activities that are needed for children and communities in the school)

4.2 The Core Facts data is compiled from the following:

- Condition is based on the full Condition Surveys carried out by Watts Group PLC throughout April 2014 updated by Property Services to reflect works carried out in the period since the previous Core Facts submission.
- Suitability is based on suitability surveys carried out by the School Estate Team in conjunction with Head Teachers of each establishment. Suitability was included for the first time in 2010 and is based on guidance issued by the Scottish Government in 2008. These are also reviewed and updated by Property Services to reflect works carried out in the period since the previous Core Facts submission.
- Sufficiency is based on the census roll data and individual working capacity calculations for all schools.

4.3 Since the 2014 Core Facts return the School Estate programme has continued to progress although no major projects achieved completion in the period up to May 2015. The projects below were in the construction phase at the time of the 2015 submission:

- Ardgowan Primary School Refurbishment & Extension was originally programmed to complete in April 2015 but experienced delay on site as previously reported to Committee. The works are now complete with the school in occupation since Thursday 20th August 2015.
- St John's Primary School Refurbishment & Extension was originally programmed to complete in August 2015 but has experienced delay on site. The current handover date is anticipated as 28th September with the first day of full operation planned Thursday 1st October 2015.

5.0 CORE FACTS RETURN 2014

5.1 Details of current Condition and Suitability are given in the tables below.

Special Schools	Condition	Suitability
Craigmarloch School (Port Glasgow Community Campus)	A	A
Lomond View Academy	A	A
Garvel School	B	B

Secondary Schools	Condition	Suitability
Clydeview Academy	A	A
Inverclyde Academy	A	A
Notre Dame High School	A	A
St Columba's High School	A	A
St Stephen's High School/Port Glasgow HS (Port Glasgow Community Campus)	A	A

Primary Schools	Condition	Suitability
Aileymill Primary School	A	A
All Saints' Primary School	A	A
Ardgowan Primary School ¹	B	C
Gourock Primary School	B	B
Inverkip Primary School	B	B
Kilmacolm Primary School	C	B
King's Oak Primary School	B	A
Lady Alice Primary School	B	B
Moorfoot Primary School	B	B
Newark Primary School	A	A
St Andrew's Primary School	A	A
St Francis' Primary School	B	B
St John's Primary School ²	B	C
St Joseph's Primary School	B	B
St Mary's Primary School	B	B
St Michael's Primary School	B	A
St Ninian's Primary School	B	B
St Patrick's Primary School	C	B
Wemyss Bay Primary School	B	A
Whinhill Primary School	A	A

5.2 One of the prime objectives of the School Estate Strategy at National level is to have all schools as Category A or B for Condition. Inverclyde currently has all of its Special and Secondary Schools in Category A/B and 90% of Primary Schools also in Category A/B. The remaining Primary Schools with C ratings are planned to be addressed over the next 18 months via the committed projects noted in 6.1 below. The focus will then be on refurbishing the remaining schools which are already in satisfactory condition (lower end of B scale) which have yet to have a major refurbishment. This will also generally result in an improvement in the suitability ratings.

¹ Ardgowan PS was in decant accommodation (former Sacred Heart PS decant facility) at the time of the 2015 Core Facts return. Ratings above reflect the condition and suitability of that property.

² St John's PS was/is in decant accommodation (former St Stephen's HS decant facility) at the time of the 2015 Core Facts return. Ratings above reflect the condition and suitability of that property.

- 5.3 The continuing programme of new build and comprehensive refurbishment has seen a significant improvement in the condition of the school estate since the initial School Estate Management Plan position in 2004. The table below compares the 2015 Core Facts data with the 2004 position.

Condition	2004	2015	Overall change
Secondary A	0	5	+5
Secondary B	1	0	-1
Secondary C	7	0	-7
Secondary D	0	0	-
	8	5	-3
Primary A	1	5	+4
Primary B	5	13	+8
Primary C	21	2	-19
Primary D	0	0	-
	27	20	-7
Special A	0	2	+2
Special B	1	1	-
Special C	3	0	-3
Special D	0	0	-
	4	3	-1

Suitability*	2010	2015	Overall Change
Secondary A	1	5	+4
Secondary B	0	0	-
Secondary C	6	0	-6
Secondary D	0	0	-
	7	5	-2
Primary A	6	8	+2
Primary B	10	10	-
Primary C	6	2	-4
Primary D	0	0	-
	22	20	-2
Special A	0	2	+2
Special B	0	1	+1
Special C	4	0	-4
Special D	0	0	-
	4	3	-1

*Suitability Core Fact first collected 2010.

- 5.4 The Council has invested in excess of £250m on its school estate over the last 11 years (circa £270m accounting for current committed projects in progress). Significant progress has been made since 2004, particularly in reducing the number of Condition C/D rated schools from 7 Secondary Schools to 0 Secondary Schools and from 21 Primary Schools to 2 Primary Schools. Progress has also been made in the Special (ASN) sector with all schools now A/B rated. In terms of suitability there has also been significant progress made although the majority of improvements earlier in the programme are not fully captured above as the Suitability Core Fact has only been collected since 2010. By that time the Council had already carried out a significant number of projects which had significantly improved the suitability of a number of schools across the estate.

6.0 LOOK AHEAD 2015/16 & BEYOND

6.1 Between May 2015 and October 2016 significant further progress will be made on the School Estate via the committed projects below:

- Ardgowan Primary School Refurbishment & Extension – complete as of August 2015.
- St. John's Primary School Refurbishment & Extension – completion programmed for September 2015.
- St. Patrick's Primary School New Build – Works commenced on site in August 2015 and are programmed for completion in October 2016.
- Kilmacolm Primary School Refurbishment – Works programmed to commence in October 2015 to complete in October 2016.
- Substantial investment in Multi-Use Games Areas (MUGAs) and upgrading of blaes pitches has been taken forward across the estate with the majority complete by August 2015.

6.2 The current School Estate Management Plan and Funding Model includes allowances for the four schools yet to receive a comprehensive refurbishment (Lady Alice PS, Moorfoot PS, St Mary's PS and St Ninian's PS) and also includes an allowance for extending Gourock PS to provide an additional gym/assembly hall. All of these projects are in future years with the order of priority subject to a review of current condition, suitability and sufficiency. The next primary school to be refurbished will be taken forward in summer 2017 to Autumn 2018 in line with the availability of the decant facility (former Sacred Heart PS) which will remain in use by St Patrick's PS until October 2016.

7.0 IMPLICATIONS

Finance

7.1 There are no financial issues.

Legal

7.2 There are no legal issues.

Human Resources

7.3 There are no human resources issues.

Equalities

7.4 There are no equalities issues.

Repopulation

7.5 The School Estate Strategy has been, and continues to be, one of the Council's key areas of investment in support of the aim of repopulating and promoting Inverclyde as the place of choice to live, work and spend leisure time. The significant investment in the School Estate is not only a catalyst for regeneration but also contributes towards improving Inverclyde for the people who live here and assists in attracting people to relocate and settle here, knowing their children will receive a first class education in the best possible school accommodation.

8.0 CONSULTATION

- 8.1 There are no financial implications in this report and therefore the Chief Financial Officer has not been consulted.
- 8.2 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.
- 8.3 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

9.0 LIST OF BACKGROUND PAPERS

- 9.1 Inverclyde Council Core Facts Return 2015
- Watts Group PLC 2014 Condition Survey Reports
- Inverclyde Council Suitability Surveys
- Condition Core Fact Guidance – Scottish Government 2007
- Suitability Core Fact Guidance – Scottish Government 2008