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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b>	<b>6 September 2016</b>
<b>Report By:</b>	<b>Corporate Director Education, Communities &amp; Organisational Development</b>	<b>Report</b>	<b>EDUCOM/50/16/EM</b>
<b>Contact Officer:</b>	<b>Eddie Montgomery</b>	<b>Contact No:</b>	<b>01475 712472</b>
<b>Subject:</b>	<b>School Estate 2016 Core Facts Submission</b>		

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## **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 2016.

## **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 13<sup>th</sup> May 2016.

## **3.0 RECOMMENDATIONS**

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

**Wilma Bain  
Corporate Director  
Education, Communities &  
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Development**

## 4.0 BACKGROUND

4.1 A Core Facts return on the School Estate is submitted annually to the Scottish Government; the 2016 return was submitted on the 13<sup>th</sup> 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 former 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 2015 Core Facts return there has been further improvement in the condition and suitability of the Council's Schools with a further two major projects achieving completion in the period:

- Ardgowan Primary School Refurbishment & Extension achieved completion in August 2015.
- St John's Primary School Refurbishment & Extension achieved completion in September 2015.

Two further major projects commenced on site and are under construction with completion programmed for October 2016:

- St Patrick's PS New Build commenced on site in August 2015 to complete October 2016.
- Kilmacolm PS Refurbishment commenced on site in October 2015 to complete October 2016.

## 5.0 CORE FACTS RETURN 2016

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

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

<b>Secondary Schools</b>	<b>Condition</b>	<b>Suitability</b>
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

<b>Primary Schools</b>	<b>Condition</b>	<b>Suitability</b>
Aileymill Primary School	A	A
All Saints' Primary School	A	A
Ardgowan Primary School	A	A
Gourock Primary School	B	B
Inverkip Primary School	B	B
Kilmacolm Primary School <sup>1</sup>	B	C
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	A	A
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 <sup>2</sup>	B	C
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 estate across Primary, Secondary and Special sectors in Category A/B. It should be noted however that this reflects the condition of current decant facilities (former Sacred Heart PS and former St Stephen's HS) within that overall position with major projects underway to address St Patrick's PS and Kilmacolm PS as note in 4.3 above.
- 5.3 The remaining School Estate Management Plan projects will address the refurbishment of schools which are already in satisfactory condition in terms of the indicators in 4.1 above but which are on the lower end of scale due to significant elements of the buildings requiring lifecycle replacement / comprehensive refurbishment. Comprehensive refurbishment projects also address Equality/DDA compliance and general improvement in suitability through extension / remodelling works.

<sup>1</sup> Kilmacolm PS currently in decant accommodation (former St Stephen's HS decant facility). Ratings above as submitted in the 2016 Core Facts return reflect the condition and suitability of that property.

<sup>2</sup> St Patrick's PS currently in decant accommodation (former Sacred Heart PS decant facility). Ratings above as submitted in the 2016 Core Facts return reflect the condition and suitability of that property.

- 5.4 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 provides a comparison of the 2004 (2010 for suitability), 2015 and 2016 Core Facts submission data.

Condition	2004	2015	2016	Overall Change 2015-16
Secondary A	0	5	5	-
Secondary B	1	0	0	-
Secondary C	7	0	0	-
Secondary D	0	0	0	-
	<b>8</b>	<b>5</b>	<b>5</b>	<b>-</b>
Primary A	1	5	7	+2
Primary B	5	13	13	-
Primary C	21	2	0	-2
Primary D	0	0	0	-
	<b>27</b>	<b>20</b>	<b>20</b>	<b>-</b>
Special A	0	2	2	-
Special B	1	1	1	-
Special C	3	0	0	-
Special D	0	0	0	-
	<b>4</b>	<b>3</b>	<b>3</b>	<b>-</b>

Suitability*	2010	2015	2016	Overall Change 2015-16
Secondary A	1	5	5	-
Secondary B	0	0	0	-
Secondary C	6	0	0	-
Secondary D	0	0	0	-
	<b>7</b>	<b>5</b>	<b>5</b>	<b>-</b>
Primary A	6	8	10	+2
Primary B	10	10	8	-2
Primary C	6	2	2	-
Primary D	0	0		-
	<b>22</b>	<b>20</b>	<b>20</b>	<b>-</b>
Special A	0	2	2	-
Special B	0	1	1	-
Special C	4	0	0	-
Special D	0	0	0	-
	<b>4</b>	<b>3</b>	<b>3</b>	<b>-</b>

\*Suitability Core Fact first collected 2010.

- 5.5 The Council has invested in excess of £250m on its school estate over the last 12 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. 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 due to the Suitability Core Fact only being collected from 2010. By that time the Council had already carried out a significant number of projects with the resultant improvement in the suitability of a number of schools across the estate.

## **6.0 LOOK AHEAD 2016/17 & BEYOND**

6.1 Between May 2016 and May 2017 further progress will be made on the School Estate via the committed projects below:

- 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.

6.2 The current School Estate Management Plan and funding model includes allowances for 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 Gourrock PS to provide an additional gym/assembly hall. A report on options for the acceleration of the remaining projects within the School Estate Management Plan and works required across the Early Years Estate was submitted to the January 2016 Committee and subsequently remitted to the 2016 budget setting process. The budget set on 10<sup>th</sup> March 2016 confirmed funding and support for the accelerated proposals which will see the programme completed by 2020. A summary of the projects is provided below:

- Moorfoot Primary School Refurbishment - target programme anticipates construction start in Easter 2017 to complete by Easter 2018.
- Lady Alice Primary School Refurbishment - target programme anticipates construction start in Easter 2017 to complete by Easter 2018.
- St Ninian's Primary School New Build - target programme anticipates construction start in Easter 2017 to complete by 2<sup>nd</sup> Quarter 2018.
- St Mary's Primary School Refurbishment & Extension - target programme anticipates construction start in 2<sup>nd</sup> Quarter 2018 to complete by 2<sup>nd</sup> Quarter 2019.
- Gourrock Primary School Extension - target programme anticipates construction start in Easter 2018 to complete by Easter 2019.

## **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 Head of Finance 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 2016  
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