

To: Education and Children's Services Policy Board

On: 23 August 2018

Report by: Director of Children's Services

Heading: Progress Report: School Estate Management Plan 2014

1. Summary

- 1.1. In May 2014 the education policy board approved Renfrewshire Council's School Estate Management Plan (SEMP).
 - 1.2. The focus of the SEMP at that time was to address sufficiency challenges across the school estate and better utilise property assets to improve services to children and young people.
 - 1.3. The purpose of this report is to provide elected members with an update on progress made on the delivery of the 2014 SEMP.
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2. Recommendations

- 2.1. The education and children's services policy board is asked to note the content of this report.
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3. Background

- 3.1. Renfrewshire Council's vision for its school estate is to promote learning and achievement, and to give our children and young people the opportunity to learn in the best possible environment.
- 3.2. The SEMP sits within the Council's corporate asset management plan to ensure the most effective use of all council assets.
- 3.3. The 2014 SEMP set out a strategy to address the sufficiency challenges affecting the primary and early years sectors; allowing the service to focus available resources on the delivery of new and redesigned schools and early learning and childcare establishments.

- 3.4. The purpose of this report is to provide elected members with an update on progress made on the delivery of the Council's school estate objectives identified in the 2014 SEMP.

4. Progress Report

4.1. Construction Projects

Project	Construction Start Date	Expected Occupation Date	Actual Occupation Date	Project Completion Date	Contractual Duration	Actual Duration	Contractor
Riverbrae School	November 2014	August 2016	August 2017	August 2017	94 weeks	144 wks	CBC
Mossvale Primary School and Early Learning and Childcare Centre and St James' Primary School	January 2016	January 2017	May 2017	July 2017	66 weeks	77 wks	Clark Contracts
St Fergus' Primary School	April 2016	April 2017	April 2017	April 2017	49 weeks	53 wks	Clark Contracts
Bargarran Primary School and St John Bosco Primary School and Early Learning and Childcare Centre	February 2017	August 2018	April 2018	October 2018	89 weeks	79 wks	Heron Bros.
St Paul's Primary School and Foxlea Early Learning and Childcare Centre	May 2017	August 2018	August 2018	June 2018	56 weeks	56 wks	Morrisons
St Anthony's Primary School	March 2018	August 2019	TBD	TBD	56 weeks	TBD	TBD
Spateston Early Learning and Childcare Centre	March 2018	October 2019	TBD	TBD	48 weeks	TBD	TBD

- 4.1.1. Riverbrae is a new build school designed to support children and young people with severe and complex additional support needs. The school was handed over to the Council in August 2017. However, a number of areas remained incomplete and a programme of work to resolve these matters was ongoing. As of summer 2018, all major snagging works have been completed and all areas of the building and its grounds are operational.

The building supports the delivery of learning and teaching across all stages from birth to 18 year olds and it has bespoke facilities to support children and young people with complex communication needs. The building supports the full range of the curriculum and facilities include training and hydro therapy pools; a gym and separate fitness suite; an assembly facility and drama space; a music class and music therapy space; an art and craft class; and a home economics class incorporated within an enterprise area. The school also has a full range of ancillary therapy rooms and medical support facilities. Externally, the school has extensive grounds for play and outdoor learning; an all weather playing surface for sports and physical activity; an external dining area; and woodland areas for leisure activities and environmental education.

- 4.1.2. The refurbishment and extension of Mossvale Primary School and Early Learning and Childcare Centre and St James' Primary School has provided 3 additional classrooms to address the increasing rolls and it has allowed for the integration of the Early Learning and Childcare Centre into the school building. The refurbishment has also delivered educational support areas; enhanced gym facilities with changing rooms; increased dining spaces; and there has been an enhancement of external learning areas. In addition, infrastructure works have also improved the performance of heating and drainage systems.
- 4.1.3. St Fergus' Primary School is a new build school designed as a single stream school for 175 pupils. The school was handed over to the Council in April 2017. However, a number of areas were incomplete and a programme of work to resolve these matters concluded as of summer 2018.

The building supports the delivery of learning and teaching in a flexible environment which provides for teacher directed learning; flexible, independent learning; quiet learning spaces; and immediate access from all classes supports outdoor learning. The school has grounds for play and outdoor learning; an all weather playing surface for sports and physical activity; and areas for external dining and environmental education.

- 4.1.4. Bargarran and St John Bosco Primary Schools and St John Bosco Early Learning and Childcare Class transferred to a new shared building two months ahead of schedule in April 2018.

The shared site provides for circa 260 pupils in each primary school and an early learning and childcare class for 100 children. The building supports the delivery of learning and teaching in a flexible environment which provides for teacher directed learning; flexible, independent learning; quiet learning spaces; and immediate access from all classes and playrooms supports outdoor learning. Both schools share a number of facilities such as gyms; dining areas and administrative offices; external spaces for play and outdoor learning; an all weather playing surface for sports and physical activity; and areas for external dining and environmental education.

- 4.1.5. St Paul's Primary School and Foxlea Early Learning and Childcare Centre transferred to a new shared building in the summer of 2018. The shared site is designed to provide for circa 212 mainstream pupils with a communication unit which can accommodate a further 24 pupils. The early learning and childcare centre accommodates 80 children and the new building also provides a crèche and areas for adult learning.

The building supports the delivery of learning and teaching in a flexible environment which provides for teacher directed learning; flexible, independent learning; quiet learning spaces; and immediate access from all classes and playrooms supports outdoor learning. The school and early learning centre share a number of facilities such as gyms and dining area and some external areas for play and outdoor learning including; an all weather playing surface for sports and physical activity; and areas for external dining and environmental education are also shared.

4.1.6. The refurbishment of St Anthony's Primary School was approved by the education and children policy board in January 2016. Internal adaptations have commenced to provide improved learning environments; an improved reception area; and improved facilities for pupils supported within the communication unit. Adaptation to allow for better utilisation of administrative and support facilities in the central section of the building are also underway and covered learning zones immediately adjacent to classrooms will be created to support outdoor learning. The refurbishment will be carried out over 5 phases and disruption management arrangements will be negotiated with the head teacher who will represent the interests of the school community.

4.1.7. A new build Spateston Early Learning and Childcare Centre was approved by the education and children policy board in January 2016. Design development has been ongoing. However, a report on ground conditions at the new site, received in June 2018, has identified a number of challenges to the development of the project at this particular site. As a result alternative locations within the immediate area are currently being considered. It is anticipated that the project's delivery programme will not be seriously compromised by this change to location and a report on this matter will be presented to the education and children services policy board in November 2018.

4.2. To address a number of sufficiency concerns a programme of capacity reduction was undertaken to make certain schools more efficient and improve the core fact statistics for overall occupancy within the Council area. The undernoted describes the action taken and current sufficiency ratings.

4.2.1. St David's Primary School shares accommodation with Cochrane Castle Primary School and West Johnstone Early Learning and Childcare Centre. The sufficiency rating of the school in May 2014 was C - poor. This was calculated by measuring its capacity which was 179 against a roll at the time which was 69. This meant that the school had a 41% occupancy level in 2014. By reallocating 2 classes from St David's Primary School to Cochrane Castle Primary School, the capacity of the school was reduced by 66 spaces to 113 spaces and the occupancy level improved to 61% achieving a revised sufficiency rating of B - satisfactory.

The school's roll at September 2017 was 58 and the sufficiency rating has fallen to 51%, category C - poor. While this is a concern it is of note that classes at Primary 1 and 2 are larger than those further up the school and roll projections continue to be monitored to establish if this is an upward trend.

4.2.2. The sufficiency rating of St Fillan's Primary School was C – poor in May 2014. This was calculated by measuring the school's capacity which was 262 against a roll at the time which was 143 pupils. This meant the school had a 54.58% occupancy level in 2014. By removing a modular unit from the school grounds the capacity of the school was reduced by 66 spaces to 196 spaces and the occupancy level improved to 73% achieving a revised sufficiency rating of B - satisfactory.

The school's roll at September 2017 was 132 and while the sufficiency rating has remained the same, category B – satisfactory, the percentage occupancy level has fallen to 67%. As a result of this roll projections will continue to be monitored.

- 4.2.3. The sufficiency rating of East Fulton Primary School was C – poor in May 2014. This was calculated by measuring the school's capacity which was 424 against a roll at the time which was 239 pupils. This meant the school had a 56.37% occupancy level in 2014. By removing a modular early learning and childcare unit from the school grounds and reconfiguring the classes to provide this within the main building within main school building the capacity of the school was reduced by 66 spaces to 358 spaces and the occupancy level improved to 67% achieving a revised sufficiency rating of B - satisfactory.

The school's roll at September 2017 was 230 and while the sufficiency rating has remained the same, category B – satisfactory, the percentage occupancy level has fallen slightly to 64%. As a result of this roll projections will continue to be monitored.

- 4.3. The SEMP of May 2014 recommended a series of catchment reviews to address historical geographical anomalies. Formal consultations were undertaken during school session 2014 / 2015; these reviews were approved and most catchment areas were revised for the beginning of the school session in August 2015. The following schools were affected by these changes: St Mary's and St Fergus' Primary Schools; St Fillan's and Our Lady of Peace Primary Schools; and St Anne's and St James' Primary Schools. The catchment changes affecting West and Glencoats Primary Schools came into effect in August 2016.
- 4.4. A further series of catchment reviews were proposed but were not taken forward for reasons detailed below:
- 4.4.1. A review of boundaries between St Catherine's and St John Ogilvie Primary Schools was not undertaken in light of the new housing development at the BASF site which is within the St John Ogilvie Primary School catchment area. This development has necessitated an extension to the St John Ogilvie Primary School building and further assessment of the two catchment areas identified that the proposal to realign the Whitehaugh area from St Catherine's Primary School to St John Ogilvie Primary School would create unnecessary accommodation pressures at St John Ogilvie Primary School.

A review of boundaries between St Anthony's and St David's Primary Schools was seen to be an unnecessary disruption because, at the time, the capacity reduction exercise at St David's Primary School provided a solution to the occupancy challenges facing the school. While the reduction in roll is a concern it is of note that classes at Primary 1 and 2 are larger than those further up the school and roll projections continue to be monitored to establish if this is an upward trend.

4.4.2. A review of boundaries affecting Lochfield, Todholm and Williamsburgh Primary Schools was not undertaken. This proposal was deferred pending further development of new housing proposals which would impact on the catchment areas of all these schools. Children's Services continues to liaise with the Council's planning department to monitor developments in this respect.

4.5. Unfunded proposals which were not developed.

4.5.1. The proposal to develop a shared site for St Catherine's and Gallowhill and Primary Schools and Gallowhill Early Learning and Childcare Class has not been progressed. In 2014 both schools presented condition challenges which resulted in the development of the proposal to co-locate the schools on a shared site. At that time the proposal was prioritised but not funded and over time property services have improved the condition of both schools which are now categorised as B - satisfactory. This fact combined with increasing rolls at both schools means that the proposal is no longer appropriate or viable.

4.5.2. Co-location of West Primary School and Early Learning and Childcare Class and Hugh Smiley Early Learning and Childcare Centre has not been progressed. While works to improve the condition of the West Primary School buildings have not been taken forward via the Council's SEMP, property service are taking forward a programme of building improvement which will continue during 2018. This will involve re-roofing, re-rendering and re-wiring the building and replacing windows to improve the overall performance of the building. The sufficiency challenges in relation to the school building will be reassessed as part of the expansion of early years programme currently being developed by children's services.

The challenges facing the Hugh Smiley Early Learning and Childcare Centre will be addressed through the expansion of early years programme currently being developed by children's services.

4.5.3. The 2014 SEMP identified a need for property upgrades to improve conditions at St Anne's Primary School; Brediland Primary School; Glenburn Early Learning Centre; and Paisley Early Learning Centre. At that time all of these buildings were categorised as condition C – poor. A series of interventions to address the condition concerns highlighted has led to significant improvement and the most recent condition surveys undertaken during 2017 demonstrate that the condition of St Anne's Primary School; Brediland Primary School; Glenburn Early Learning and Childcare Centre; and Paisley Early Learning and Childcare Centre has improved to category B – satisfactory.

4.6. The most recent roll projections show an increasing pupil roll over the next ten years. As a result it is likely that the majority of our current primary school buildings will have a sufficiency rating of category B (satisfactory) or better within the next five years.

Implications of this report

1. **Financial**
None

2. HR and Organisational Development

None.

3. Community/Council Planning

Our Renfrewshire is well - Improved school and early years environments support health and wellbeing.

Reshaping our place, our economy and our future - Improved school and early years environments support learning and achievement.

Creating a sustainable Renfrewshire for all to enjoy - Sustainable approaches to ensuring high quality assets will be developed.

Working together to improve outcomes - Improved school and early years environments support learning and achievement.

4. Legal

None.

5. Property/Assets

None

6. Information Technology

None.

7. Equality and Human Rights

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. Health and Safety

None.

9. Procurement

None

10. Risk

None.

11. Privacy Impact

None.

12. Cosla Policy Position

None.

List of Background Papers

- (a) Background Paper 1:
Consultation Proposal for the Development of the School Estate Management Plan (SEMP) 2013
- (b) Background Paper 2:
Report on the consultation to develop the School Estate Management Plan (SEMP) and proposals to address the property challenges in the primary and pre 5 estate.
- (c) Background Paper 3:
Proposal to consult on: The relocation of Spateston Pre 5 Centre to a refurbished St Anthony's Primary School.
- (D) Background Paper 4:
Response to the proposal to relocate Spateston Pre 5 Centre to a refurbished St Anthony's Primary School.

The foregoing background papers will be retained within ELS for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Ian Thomson, education manager (resources). 0141 618 7241, ian.thomson@renfrewshire.gov.uk

Children's Services

IT/GMcK/LG

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