
To: Education and Children's Services Policy Board

On: 23 May 2019

Report by: Director of Children's Services

Heading: Developing the School Estate Management Plan (SEMP 2020)

1. Summary

- 1.1. Renfrewshire Council's last School Estate Management Plan (SEMP) was approved by the education policy board in May 2014 and a progress report on the successful delivery of the plan was submitted to the education and children's services policy board in August 2018.
- 1.2. In November 2018 the Scottish Government announced its intention to support school infrastructure improvement through a further £1billion investment in Scottish schools.
- 1.3. Detail regarding how the Government funding will be allocated and managed is currently being developed. It is anticipated that further information on the proposal will emerge in the coming months with recommendations expected prior to summer 2019.
- 1.4. Through the 2019/20 capital budget process, the Council has agreed a £27million investment for school buildings and a further £2million investment has been identified to improve the learning environment in 4 schools.
- 1.5. Given these funding announcements it is essential that the Council's new SEMP is fully developed in advance of the Scottish Government's funding release which is anticipated in 2021.
- 1.6. This report relates to the strategic development of the SEMP which is a responsibility for the Director of Children's Services with reference to life cycle maintenance and routine repairs and maintenance which are responsibilities for the Director of Environment and Infrastructure.
- 1.7. Through its school estate project team, the Council continually reviews the performance of the school estate in terms of core fact findings which relate to the sufficiency, condition and suitability of buildings.

The review also includes assessment of current and future housing development; considering how new housing impacts on roll projections.

1.8. The combined assessment of current performance and future need informs the prioritisation process and provides an evidence base for the SEMP 2020 proposals.

1.9. This report sets out:

1.9.1. The school and early years building performance challenges and solutions at section 4;

1.9.2. The impact of future housing development on the school estate at section 5; and

1.9.3. The SEMP proposals designed to address these challenges at section 7.

2. Recommendations

2.1. The education and children's services policy board is asked to:

- approve the development of the proposal set out at section 7 of this report, to address the condition and suitability challenges facing Paisley Grammar School;
- approve the development of proposals set out at section 7 of this report, to undertake statutory consultations on catchment reviews affecting; Kilbarchan and East Fulton Primary Schools; and Inchinnan and Rashielea Primary Schools;
- note the condition, sufficiency and suitability challenges and solutions identified in section 4 of this report;
- note the approach fostered to mitigate the impact of future housing development on Todholm Primary School and St Andrew's Academy set out in section 7 of this report; and
- note the development of the proposal set out at section 7 of this report, to address the suitability challenges facing Thorn Primary School; noting that a funding source to address these challenges has yet to be identified.

3. Background

3.1. School estate management planning sits within the Council's corporate asset management plan to ensure the most effective use of all Council assets and the development of a new SEMP must be formulated through an integrated, holistic and longer-term approach to change.

- 3.2. The Council's vision for its school estate remains the same: to promote learning and achievement, and to give our children and young people the opportunity to learn in the best possible environment by providing facilities that are fit for 21st century education.
- 3.3. Renfrewshire Council's last School Estate Management Plan (SEMP) was approved by the education policy board in May 2014 and a progress report on the successful delivery of the plan was submitted to the education and children's services policy board in August 2018.
- 3.4. In November 2018 the Scottish Government announced its intention to support school infrastructure improvement through a further £1billion investment in Scottish schools.
- 3.5. Detail regarding how the Government funding will be allocated and managed is currently being developed. It is anticipated that further information on the proposal will emerge in the coming months with recommendations expected prior to summer 2019. At this time Council officers have been advised that:
 - 3.5.1. The Council will have to fully fund the capital cost of any new school building project;
 - 3.5.2. The Government's £1bn fund is revenue funding and the release of this funding will be linked either to a whole-life cost estimate of the building or, potentially, to an outcomes based model which would provide funding to the Council based on a range of outcomes, such as sustainable economic growth; enabling digital services; and lower carbon emissions, being achieved;
 - 3.5.3. This funding cannot be used to support borrowing, however there may be opportunities to use new funds to release existing revenue maintenance budgets which could be redirected to support borrowing;
 - 3.5.4. It is anticipated that the £1bn fund could be released over 25 years, potentially £40m per annum in total across Scotland, and this is intended to augment, not replace, council funding;
 - 3.5.5. Government funding will be allocated for 50% of "capital equivalent" costs. This means that the revenue funding will be allocated to support the revenue costs associated with circa 50% of the capital costs; and
 - 3.5.6. Government funding will be allocated on a "like for like" basis. This means the funding allocation will relate to the number of pupils accommodated in the existing buildings regardless of whether the new building would include new learning spaces which are not traditional school classes.
- 3.6. Additionally, through the 2019/20 capital budget process, the Council has agreed a further £27million investment for school buildings and a £2million investment to improve the learning environment in 4 schools.
- 3.7. Given these funding announcements it is essential that the Council's new SEMP is fully developed in advance of the Scottish Government's funding release which is anticipated in 2021.

- 3.8. This report relates to the strategic development of the SEMP which is a responsibility for the Director of Children's Services. It does not relate to life cycle maintenance or routine repairs and maintenance which are responsibilities for the Director of Environment and Infrastructure.
- 3.9. Through its school estate project team, the Council continually reviews the performance of the school estate in terms of core fact findings which relate to the sufficiency, condition and suitability of school and early years buildings. The review also includes assessment of current and future housing development; considering how new housing impacts on roll projections.
- 3.10. The combined assessment of current performance and future need informs the options assessment process which provides an evidence base for the SEMP proposals. These proposals are set out at section 7 of this report.

4. Core fact analysis – buildings' performance assessment

- 4.1. School estate management plans are developed around an analysis of three core facts relating to buildings. These are stated as sufficiency, condition and suitability.
- 4.2. The physical condition of a school and its grounds has an immediate impact on users. The condition core fact is based on the latest condition survey, updated for any maintenance or repair work carried out in the intervening periods. The condition rating assesses the physical elements of the school including: playgrounds; external structures and services; security facilities; and playing fields. Everything within the curtilage of the school is included in the overall rating of each school's condition.
- 4.3. An assessment of sufficiency provides a means to determine which schools are under or over-occupied. This, along with data on pupil roll projections, helps us achieve our sufficiency or occupancy objectives. The primary aim of a sufficiency assessment is to offer an objective and consistent method of identifying a surplus or deficit of pupil places in relation to current and projected future demand.
- 4.4. A suitability assessment helps us determine if the environment supports the delivery of better services to meet the needs of individual children and the needs of communities. The suitability of a school is determined by an assessment of internal and external facilities. This assessment is carried out by the school community and moderated by children's services.

	Condition	Sufficiency	Suitability
A	Good – Performing as intended and operating efficiently.	Good – Performing well and operating efficiently.	Good – Performing well and operating efficiently.
B	Satisfactory – Performing as intended but showing minor deterioration.	Satisfactory – Performing well but with minor problems.	Satisfactory – Performing well but with minor problems.
C	Poor – Showing major	Poor – Showing major	Poor – Showing major

	defects and or not operating as intended.	problems and/or not operating efficiently.	problems and/or not operating efficiently.
D	Bad – Life expired and/or serious risk of imminent failure.	Bad – Accommodation capacity severely impedes service delivery.	Unsuitable – does not support the delivery of services.

- 4.5. A summary detailing the overall performance of the school and early learning and childcare estate is recorded as appendix 1 to this report.

Condition summary analysis:

Sector	Establishments	Category A (More than 85%)	Category B (85% or less but more than 60%)	Category C (between 40% and 60% inclusive)	Category D (less than 40%)
Early Years	11	3	7	1	0
Primary	49	13	36	0	0
Secondary	11	4	6	1	0
Special	2	1	1	0	0

- 4.6. The last “school estate condition survey” of all special and secondary schools and all early years establishments was undertaken in March 2017. 44 primary schools were also surveyed in March 2017 with a further survey of 5 primary schools undertaken in March 2019. Condition ratings are recorded in priority order at appendix 2 to this report.
- 4.7. While this report relates to the strategic development of the school and early years estate, this section references the condition improvements planned or undertaken by property services and the facilities management section through a life cycle maintenance investment programme.
- 4.8. Given the dependence on internal council resources to progress these improvements, it should be noted that the indicative timescales for individual projects is directly related to the Council’s internal capacity to support the delivery of any infrastructure improvements detailed below.
- 4.9. Early Years condition analysis. The condition of Spateston early learning and childcare centre is currently category “C”. This will be addressed through the construction of the new centre which is expected to open in spring 2020. All other early years establishments are condition category “A” or “B” and works undertaken in relation to the early years expansion programme will support overall improvement in the early years buildings portfolio.
- 4.10. Primary School condition analysis. At this time 13 schools are categorised as condition level “A” and 36 schools are categorised as condition level “B”. 6 of the 36 category “B” schools are within the band level 60% to 70%. These establishments, and the plans to address the potential impact of further deterioration, are noted below.

- 4.10.1. The Council's property services team has commissioned life cycle maintenance projects at: East Fulton Primary School; Gallowhill Primary School; St John Ogilvie Primary School; and Kilbarchan Primary School. This represents a significant financial investment of circa £2.4m from the life cycle maintenance fund which is designed to improve the overall condition of these school buildings during 2019/2020 and 2020/2021.
- 4.10.2. Resources have been identified, through the Council's capital budget process 2019/2020, to support the improvements required to address the condition challenges at Bishopton Primary School. An assessment of need will be undertaken and a programme of work developed, within the context of available resources, and works will be scheduled to coincide with the pupil transition to the new primary school being built in Dargavel Village.
- 4.10.3. The current condition level of Auchenlodment Primary School is category B, 69.25%. The Council's facilities management section continues to assess and resolve condition challenges facing all Council properties and at this time the condition of this school building is satisfactory.
- 4.10.4. Funds have been identified, through the Council's capital budget process 2019/2020, to complete the external works at St Anthony's Primary School. A traffic management scheme is currently being developed and works should be completed by summer 2020. This will conclude the school refurbishment project which was approved as part of the previous SEMP.
- 4.11. Secondary School condition analysis. At this time 4 schools are categorised as condition level "A" and 6 schools are categorised as condition level "B"; 2 of the 6 category "B" schools, Johnstone High School and Trinity High School, are within the band 60% to 70%. 1 school, Paisley Grammar School, is categorised as condition level "C".
 - 4.11.1. Action is required to address the condition challenges faced at Paisley Grammar School. In the short term the facilities management section will undertake works to address immediate property matters through funding identified in the Council's capital budget process 2019/2020. Additionally, a proposal to replace the existing school building is being developed and details of this proposal are noted in section 7 of this report.
 - 4.11.2. The condition of Johnstone High School is currently category B, 60.75%. The Council's facilities management section continues to assess and resolve condition challenges facing all Council properties and at this time the condition of this school building is satisfactory.
 - 4.11.3. The condition of Trinity High School is currently category B, 66.50%. The Council's facilities management section continues to assess and resolve condition challenges facing all Council properties and at this time the condition of this school building is satisfactory.

- 4.12. Special School condition analysis. Riverbrae School is categorised as condition level “A” and Mary Russell School is categorised as condition level “B”. No action is required at either establishment at this time.

Sufficiency summary analysis:

Sector	Establishments	Category A (More than 81%)	Category B (81% or less but more than 60%)	Category C (between 40% and 60% inclusive)	Category D (less than 40%)
Early Years	11	11	0	0	0
Primary	49	14	30	5	0
Secondary	11	3	7	1	0
Special	2	1	1	0	0

- 4.13. The sufficiency analysis assesses school occupancy levels based on the last available school census which was undertaken for all schools in September 2018. The sufficiency in early years establishments is considered via an assessment of the uptake of available spaces by March of any given year. Sufficiency ratings are recorded in priority order at appendix 3 to this report.

- 4.14. Early Years sufficiency analysis. All early years establishments are at sufficiency level “A” as of March 2019.

- 4.15. Primary School sufficiency analysis. At this time 14 schools are categorised as sufficiency level “A”; 30 schools are categorised as sufficiency level “B”; and 5 schools are categorised as sufficiency level “C”.

- 4.15.1. The occupancy level at 4 primary schools is above 90%; these schools are noted below.

- 4.15.2. No adaptation to the physical environment is required at St James’ Primary School (Renfrew); St Paul’s Primary School; or Todholm Primary School because there is sufficient accommodation within the building. However, future housing will impact on Todholm Primary School. This impact is described in section 5 of this report with proposals to address the situation detailed at section 7.

- 4.15.3. Action is required to address the occupancy pressures at Kirklandneuk Primary School. Through the Council’s capital budget process 2019/2020, funds have been approved to extend the school. An assessment of need will be undertaken and works will be programmed to deliver the extension by August 2021. If required, reconfiguration of existing spaces and additional class teachers in larger classrooms will address any short term pressure on the accommodation.

- 4.15.4. The category “C” sufficiency level at St Fillan’s Primary School is borderline between category “B” and “C” at 59%. This is not forecast to change in the near future, with a roll projection suggesting that a pupil population of circa 100 pupils will be maintained.

In the context of this projection, a minimum of 6 classrooms is required to avoid the need to composite classes over 3 stages and therefore capacity reduction would not be appropriate and no action on this matter is recommended at this time.

- 4.15.5. No action is required in relation to the category “C” sufficiency level at Lochfield Primary School; St David’s Primary School; or West Primary School as the sufficiency level at these schools is expected to improve because of future housing.
- 4.15.6. No action is required in relation to the category “C” sufficiency level at St Peter’s Primary School as the sufficiency level at this school is expected to improve because of a service change which reduces the school’s current capacity.
- 4.16. Secondary School sufficiency analysis. At this time 3 schools are categorised as sufficiency level “A”; 7 schools are categorised as sufficiency level “B”; and 1 school is categorised as sufficiency level “C”.
- 4.16.1. Action is required to address the occupancy pressures at St Andrew’s Academy. St Andrew’s Academy was designed to accommodate pupils transferring from its associated primary schools only. The pressure on accommodation currently experienced at this school is exacerbated by the numbers of pupils transferring from Todholm Primary School which is not an associated school. Future housing also impacts on St Andrew’s Academy. This impact is described in section 5 of this report with proposals to address the situation detailed at section 7.
- 4.16.2. No action is required at Castlehead High School as the sufficiency level at this school is expected to improve because of future housing.
- 4.17. Special School sufficiency analysis. At this time 1 school is categorised as sufficiency level “A”; 1 school is categorised as sufficiency level “B” and therefore no action is required.

Suitability summary analysis:

Sector	Establishments	Category A	Category B	Category C	Category D
Early Years	11	5	6	0	0
Primary	49	8	40	1	0
Secondary	11	5	5	1	0
Special	2	1	1	0	0

- 4.18. The suitability analysis was undertaken for all schools in December 2018. Suitability ratings are recorded in priority order at appendix 4 to this report.
- 4.19. Early Years suitability analysis. At this time 5 establishments are categorised as suitability level “A” and 6 establishments are categorised as suitability level “B”. There is therefore no action required at this time.

- 4.20. Primary School suitability analysis. At this time 8 schools are categorised as suitability level “A”; 40 schools are categorised as suitability level “B”; and 1 school is categorised as suitability level “C”.
- 4.20.1. Action is required to consider the suitability of facilities at Thorn Primary School. While the overall suitability rating for this school is “C” a number of elements within the survey are rated as “D”; suggesting the building is not performing at a satisfactory level in areas such as: collaborative learning spaces; pupil social areas; dining and kitchen areas; library and resource areas; reception and administration areas; staff bases; toilets and drop off facilities. Details of a proposal to address these challenges are noted in section 7 of this report.
- 4.21. Secondary School suitability analysis. At this time 5 schools are categorised as suitability level “A”; 5 schools are categorised as suitability level “B”; and 1 school is categorised as suitability level “C”.
- 4.21.1. Action is required to consider the suitability of facilities at Paisley Grammar School. While the overall suitability rating for this school is “C” a number of elements within the survey are rate as “D”. In the main, this rating relates to external facilities and social spaces. Details of a proposal to address these challenges are noted in section 7 of this report.
- 4.22. Special School suitability analysis. At this time 1 school is categorised as suitability level “A”; 1 school is categorised as suitability level “B” and therefore no action is required.
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5. Future needs assessment – new housing and roll projection analysis

- 5.1. House building across Renfrewshire will be a significant contributory factor to the pressure on school spaces in future years and this section of the report highlights where pressure points might exist.
- 5.2. It is essential that the service considers the impact of roll variation over a period of time. Information on the location and type of housing being built is provided by communities, housing and planning services.
- 5.3. This data is translated, into a number of pupils expected from new housing within school catchment areas, by the policy and commissioning team.
- 5.4. The undernoted describes the Council’s school roll projection methodology.
- 5.5. The primary model has four main elements:
- 5.5.1. The base year rolls which are drawn from the relevant September pupil census;
- 5.5.2. The expected P1 rolls for the remaining years of the projection period, usually ten years, are then calculated using birth rate figures drawn from published data from the National Records of Scotland. Using an average trend calculation for each school, the total numbers of births are divided across all Renfrewshire schools;

- 5.5.3. In subsequent years the P2 –P7 projection is simply a reflection of the previous year's P1-P6 actual plus any new housing pupil yield figures; and
- 5.5.4. An adjustment is made for the number of pupils expected from new housing within the school catchment area. This data is taken from the planning service's housing land audit. The number of houses is then multiplied by an appropriate pupil yield ratio. Different ratios are used for denominational and non-denomination schools as well as different housing types (houses and flats). The total P1-P7 figure is then spread across primaries 1 to 7.
- 5.6. The secondary model also has four main elements:
- 5.6.1. The S1 base year rolls which are drawn from the relevant feeder schools as captured within the September pupil census, taking account of previous transfer rates, migration and placing request information;
- 5.6.2. The expected S1 rolls for the remaining years of the projection period, usually ten years, are then calculated taking account of the factors above;
- 5.6.3. An adjustment is made for the number of pupils expected from new housing within the school catchment area. This data is taken from the planning service's housing land audit. The number of houses is then multiplied by an appropriate pupil yield ratio. Different ratios are used for denominational and non-denomination secondary schools as well as different housing types (houses and flats). The total number of pupils generated is then spread equally across S1-S6 secondary stages.
- 5.6.4. In subsequent years the S2 –S4 projection is simply a reflection of the previous year's S1 actual plus any new housing pupil yield figures. However, for S5 and S6 a further adjustment is made specifically to capture stay-on rates based on previous S4-S5 and S5-S6 trends (specific to each school).
- 5.7. Analysis of future housing has identified that new housing developments will impact on the education provision at the undernoted establishments.
- 5.7.1. Bishopton Primary School. The housing development at Dargavel village is currently putting pressure on the accommodation at Bishopton Primary School. Plans are in place for the construction of a new primary school to accommodate pupils living in Dargavel village and this will address the temporary pressure on the school.
- 5.7.2. Kilbarchan Primary School. It is anticipated that housing development at Weir's Wynd, at the Merchiston Hospital site, will put pressure on accommodation at Kilbarchan Primary School. As East Fulton Primary School can accommodate the number of non-denominational pupils living in the new housing development at this site it is recommended that a formal consultation on the proposal to revise catchment arrangements affecting Kilbarchan Primary School and East Fulton Primary School is undertaken. Details of the proposal to address this issue are noted in section 7 of this report.

- 5.7.3. Mossvale Primary School. It is anticipated that housing development within the catchment area of Mossvale Primary School will cause an increase in the school roll. Roll projection suggests that this increase is temporary, and the current accommodation can be adapted to address the temporary increase in pupil numbers.
- 5.7.1. St John Bosco Primary School. Roll projection suggests housing development at Dargavel village should be putting pressure on accommodation at St John Bosco Primary School but this is not currently the case. At this time, a greater number of families living in Dargavel village are choosing to send their children to Bishopton Primary School, the village school, as opposed to St John Bosco Primary School. As it is expected that this trend may continue, and potentially increase with the construction of a new primary school which will be located within Dargavel village, this issue will remain under review but no action is recommended at this time.
- 5.7.2. Todholm Primary School. At this time increasing rolls have been managed through a combination of efficient classification and additional teaching staff in classrooms. However, this arrangement is not sustainable in the longer term and therefore action is required to address the pressure on the accommodation at this school. Proposals to address this matter are detailed at section 7 of this report.
- 5.7.3. Park Mains High School. Roll projection suggests housing development at Dargavel village and other sites in Erskine will put pressure on accommodation at this school. Proposals to address this matter are detailed at section 7 of this report.
- 5.7.4. St Andrew's Academy. Housing development within the catchment of this school is a contributory factor to the accommodation pressures currently experienced at this school. Proposals to address this matter are detailed at section 7 of this report.

Catchment alteration – new housing:

- 5.8. Inchinnan Primary School and Rashielea Primary School. New housing is currently under development within the catchment area of Inchinnan Primary School. This development is immediately adjacent to another development which is zoned to Rashielea Primary School. It is recommended that this boundary anomaly is addressed through a formal consultation which would propose a revision of catchment arrangements affecting Inchinnan Primary School and Rashielea Primary School is undertaken. Details of the proposal to address this issue are noted in section 7 of this report.

6. Formal consultation

- 6.1. Advice from the Scottish Government suggests that councils should adopt a consultative approach, involving a wide body of interested parties including Education Scotland; children and young people; parent and community groups; churches; and elected members, when taking forward proposals to review the performance of school buildings and the challenges facing the school estate.

- 6.2. Through a formal consultation process the Council is required to consult with the Parent Council of any affected school and the parents of pupils at any affected school, as well as the parents of any children the authority expects to attend any affected school within two years of the publication of the proposal paper.

It is important to ensure that parents and carers are fully informed and that, where appropriate, they give consent to consultation with children and young people.

7. Proposals

- 7.1. Proposal 1: Priority 1. Replace Paisley Grammar School. The funding package to take this proposal forward would be developed under the conditions which allow the Council access to Scottish Government infrastructure funding.

7.1.1. Addressing the condition and suitability challenges at Paisley Grammar School are priorities for the Council at this time. It is therefore recommended that the Council assesses the viability of building a new school.

7.1.2. To understand the capacity requirement for a new Paisley Grammar School it is important to consider the current and future roll of the school.

7.1.3. Without modification, the Council's roll projection model assumes a 100% pupil transfer from Paisley Grammar School's associated primary schools and this generates an anticipated pupil roll of circa 1,500 pupils by 2023.

7.1.4. In recent years however, the total transfer rate from associated primary schools to Paisley Grammar School has been circa 65%. This rate is lower than expected because circa 78% of P7 pupils attending Todholm Primary School have been electing to transfer to St Andrew's Academy.

7.1.5. If the "Todholm factor" is removed from the transfer rate (i.e. it is assumed that 78% of Todholm Primary School P7 Pupils transfer to Paisley Grammar School not to St Andrew's Academy) then a total transfer rate of 81% would apply and this would mean the new building would have to accommodate circa 1,200 pupils by 2023.

7.1.6. Funding arrangements for such a proposal require further development however it should be noted that the £27million Council investment for school buildings is designed to unlock additional funding from the Scottish Government's £1billion schools infrastructure fund.

- 7.2. Proposal 2: Priority 2. Replace Thorn Primary School. The funding package to take this proposal forward would be developed under the conditions which allow the Council access to Scottish Government infrastructure funding.

- 7.2.1. While no funding has been identified for the implementation of this proposal and the overall performance of the school building is satisfactory when considered across the three core facts, consideration of a solution to address the suitability challenges facing Thorn Primary School should be undertaken.
- 7.2.2. Significant suitability issues have been highlighted through the most recent suitability survey, which was conducted by school users and moderated by the Children's Services' resources team in December 2018.
- 7.2.3. The survey evaluates the overall suitability of facilities as being "poor" and identifies collaborative learning spaces; pupil social areas; dining and kitchen areas; library and resource areas; reception and administration areas; staff bases; toilets; and drop off facilities as being "unsuitable".
- 7.2.4. Additionally, it should be noted that classroom accommodation at the school is currently augmented by modular units which are beginning to show signs of deterioration meaning that they will require replacement in the near future.
- 7.2.5. Accordingly, it is proposed that a detailed investigation of these factors is undertaken to inform a proposal to address the suitability challenges.
- 7.2.6. Funding arrangements for this proposal require further development however it should be noted that the £27million Council investment for school buildings is designed to unlock additional funding from the Scottish Government's £1billion schools infrastructure fund.
- 7.3. Proposal 3: Catchment review affecting Kilbarchan Primary School and East Fulton Primary School.
 - 7.3.1. Housing development at Weir's Wynd, at the Merchiston Hospital site, is putting pressure on accommodation at Kilbarchan Primary School.
 - 7.3.2. As there is surplus accommodation at East Fulton Primary School a solution to this pressure can be found through a catchment review which rezones pupils living in Weir's Wynd, at the Merchiston Hospital site, to East Fulton Primary School.
 - 7.3.3. It is therefore proposed that the Council undertakes a formal consultation compliant with "The Schools (Consultation) (Scotland) Act 2010".
 - 7.3.4. A full report requesting approval to progress such a consultation would be submitted to the education and children's services policy board at a future date.
- 7.4. Proposal 4: Catchment review affecting Inchinnan Primary School and Rashielea Primary School.
 - 7.4.1. New housing is currently under development within the catchment area of Inchinnan Primary School. However, this development is immediately adjacent to another development which is zoned to Rashielea Primary School.

- 7.4.2. It is proposed that the Council undertakes a formal consultation compliant with “The Schools (Consultation) (Scotland) Act 2010” to address this anomaly.
- 7.4.3. A full report requesting approval to progress such a consultation would be submitted to the education and children’s services policy board at a future date.
- 7.5. Proposal 5: Addressing the impact of future housing at Todholm Primary School.
- 7.5.1. The housing land audit informs roll projection and it is evident from this data that future housing will impact on the sufficiency of Todholm Primary School.
- 7.5.2. New housing at Dykebar and Hawkhead Road (Accord Hospice) is expected to impact on accommodation at this school by 2021.
- 7.5.3. The current school roll is 414 and the school is 95.39% full at this time.
- 7.5.4. The roll projection model indicates that the school roll will increase to a maximum of circa 530 by 2025 and a solution to this increase will therefore have to be negotiated with the developers building within this school’s catchment area.
- 7.5.5. While negotiation regarding developer contribution (section 75 agreement) is a responsibility for communities, housing and planning it is essential that children’s services representatives are central to the decision-making process to ensure the educational requirement of the school community is addressed through any agreement realised.
- 7.5.6. It is also important to note that this particular school building sits within a constrained site and therefore the implications of extending the building to accommodate the increasing roll must be considered in the context of the potential impact on outdoor space. Ultimately, the building solution must enhance the educational experience of pupils without compromising social spaces and opportunities for outdoor learning.
- 7.5.7. Provisional negotiations with the consortium acting on behalf of the housing developers have focussed on the concept of extending the building. Given the observation noted above, it is important that the Council reserves the right to negotiate a financial contribution from the developer based on its cost estimates of providing the learning, social and ancillary facilities required to address the increase in pupil numbers rather than agreeing to extension plans developed by the consortium.
- 7.6. Proposal 6: Addressing the impact of future housing at Park Mains High School.
- 7.6.1. The housing land audit informs roll projection and it is evident from this data that future housing at Dargavel village and other sites in Erskine will impact on the sufficiency of Park Mains High School.

- 7.6.2. A significant number of new housing is being developed across the Erskine and Bishopton area; principally at Dargavel village. However, all developments will impact on accommodation at this school.
- 7.6.3. At the last census date in September 2018 the pupil roll at Park Mains High School was 1,341 which means the school is currently 95.79% full.
- 7.6.4. The roll projection model suggests that the pupil roll will increase to circa 1,804 by 2029 if 100% of pupils from associated primary schools transfer to Park Mains High School. However, if the current transfer rate (97%) from associated primaries is applied this would mean the building would have to accommodate circa 1,750 pupils 2029.
- 7.6.5. A solution to such increases is currently being negotiated with the developer building at Dargavel village but this does not fully address the increase in roll and therefore engagement with the other developers in this area is required.
- 7.6.6. As per bullet 7.6.5. it is essential that children's services representatives are involved in discussions with developers and that these officers are central to the decision-making process to ensure the educational requirement of the school community is addressed through any agreement realised.
- 7.7. Proposal 7: Addressing the impact of future housing at St Andrew's Academy.
 - 7.7.1. The housing land audit informs roll projection and it is evident from this data that future housing will impact on the sufficiency of St Andrew's Academy.
 - 7.7.2. A significant number of new housing, potentially 3,100 properties, is being developed across a number of locations in Paisley. All of these developments will impact on accommodation at this school.
 - 7.7.3. It is anticipated that circa 280 denominational pupils will be generated from these housing developments.
 - 7.7.4. At the last census date in September 2018 the pupil roll at St Andrew's Academy was 1,448 which means the school is currently over its capacity with an occupancy level of 115.84%.
 - 7.7.5. The roll projection model suggests that the pupil roll will increase to circa 1,660 by 2024 if 100% of pupils from associated primary schools transfer to St Andrew's Academy. However, if the current transfer rate (91%) from associated primaries is applied this would mean the building would have to accommodate circa 1,520 pupils by 2024.
 - 7.7.6. A solution to such increases will therefore have to be negotiated with developers building within this school's catchment area.

7.7.7. As per bullet 7.6.5. it is essential that children's services representatives are involved in discussions with developers and that these officers are central to the decision-making process to ensure the educational requirement of the school community is addressed through any agreement realised.

Implications of this report

1. Financial

Through the 2019/20 capital budget process, the Council has agreed a £27million investment for school buildings and a further £2million investment has been identified to improve the learning environment in 4 schools.

It is anticipated that this investment will support the Council's bid for additional funding from the Scottish Government's £1billion schools infrastructure fund. However, at this time, it should be noted that the proposals set out in section 7 of this report are subject to resources being made available.

2. HR and Organisational Development

None.

3. Community/Council Planning

- | | |
|--|---|
| Our Renfrewshire is thriving | - Improved school and early learning environments support learning and achievement. |
| Our Renfrewshire is well | - Improved school and early learning environments support Health and Wellbeing. |
| Creating a sustainable Renfrewshire for all to enjoy | - Sustainable approaches to ensuring high quality assets will be developed |

4. Legal

Renfrewshire Council will adhere to the Schools (Consultation) (Scotland) Act 2010 (the 2010 Act) in respect of any proposals that alter education provision.

5. Property/Assets

Through its school estate management plan the Council aims to have an efficient and well maintained property portfolio which provides learning environments which support the delivery of the curriculum.

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. 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: 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.

The foregoing background papers will be retained within children's services 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, 0141 618 7241, ian.thomson@renfrewshire.gov.uk

Children's Services
GMCK/IT/LG
5 April 2019

Author: Ian Thomson, education manager, 0141 618 7241, ian.thomson@renfrewshire.gov.uk

Centre	Condition	Sufficiency	Suitability
Douglas Street ELCC	B	A	B
Ferguslie ELCC	B	A	B
Foxlea ELCC	A	A	A
Glenburn ELCC	B	A	A
Glendee ELCC	B	A	B
Glenfield ELCC	B	A	B
Hugh Smiley ELCC	B	A	A
Moorpark ELCC	A	A	A
Paisley ELCC	B	A	B
Spateston ELCC	C	A	B
West Johnstone ELCC	A	A	A
Primary School	Condition	Sufficiency	Suitability
Arkleston Primary School	B	B	B
Auchenlodment Primary School	B	B	B
Bargarran Primary School	A	A	A
Barsail Primary School	B	B	B
Bishopton Primary School	B	A	B
Brediland Primary School	B	B	B
Bridge of Weir Primary School	B	A	B
Bushes Primary School	B	B	B
Cochrane Castle Primary School	A	B	A
East Fulton Primary School	B	B	B
Fordbank Primary School	A	B	A
Gallowhill Primary School	B	B	B
Glencoats Primary School	A	B	B
Heriot Primary School	B	B	B
Houston Primary School	B	A	B
Howwood Primary School	B	B	B
Inchinnan Primary School	B	B	B
Kilbarchan Primary School	B	B	B
Kirklandneuk Primary School	B	A	B
Langbank Primary School	B	B	B
Langcraigs Primary School	B	B	B
Lochfield Primary School	B	C	B
Lochwinnoch Primary School	B	B	B
Mossvale Primary School	A	B	A
Newmains Primary School	B	A	B
Our Lady of Peace Primary School	B	B	B
Ralston Primary School	B	A	B
Rashielea Primary School	B	B	B
St Anne's Primary School	B	B	B
St Anthony's Primary School	B	B	B
St Catherine's Primary School	B	B	B
St Charles' Primary School	B	A	B
St David's Primary School	A	C	A
St Fergus Primary School	A	A	B

Primary School	Condition	Sufficiency	Suitability
St Fillan's Primary School	B	C	B
St James' Primary School (Paisley)	A	A	B
St James' Primary School (Renfrew)	A	A	B
St John Bosco Primary School	A	A	A
St John Ogilvie Primary School	B	B	B
St Margaret's Primary School	B	B	B
St Mary's Primary School	B	B	B
St Paul's Primary School	A	A	A
St Peter's Primary School	B	C	B
Thorn Primary School	B	B	C
Todholm Primary School	A	A	A
Wallace Primary School	B	B	B
West Primary School	B	C	B
Williamsburgh Primary School	B	B	B
Woodland's Primary School	A	B	B
Secondary School	Condition	Sufficiency	Suitability
Castlehead High School	B	C	A
Gleniffer High School	A	B	B
Gryffe High School	B	A	B
Johnstone High School	B	B	A
Linwood High School	A	B	A
Paisley Grammar	C	B	C
Park Mains High School	B	A	A
Renfrew School	B	B	B
St Andrew's Academy	A	A	B
St Benedict's High School	A	B	A
Trinity High School	B	B	B
Special School	Condition	Sufficiency	Suitability
Mary Russell School	B	B	B
Riverbrae School	A	A	A

Centre	Condition Rating @ March 2019	% Condition Rating
Spateston ELCC	C	N/A
Paisley ELCC	B	62.50
Glenburn ELCC	B	64.25
Ferguslie ELCC	B	70.00
Glendee ELCC	B	70.75
Douglas Street ELCC	B	72.50
Glenfield ELCC	B	72.75
Hugh Smiley ELCC	B	73.75
Foxlea ELCC	A	85.00
Moorpark ELCC	A	85.00
West Johnstone ELCC	A	85.00

School	Condition Rating @ March 2019	% Condition Rating
Bishopton Primary School	B	62.50
East Fulton Primary School	B	63.75
Gallowhill Primary School	B	64.50
St John Ogilvie Primary School	B	65.75
Kilbarchan Primary School	B	67.25
Auchenlodment Primary School	B	69.25
Brediland Primary School	B	71.25
Bridge of Weir Primary School	B	71.50
Thorn Primary School	B	71.50
Wallace Primary School	B	71.50
Our Lady of Peace Primary School	B	72.00
West Primary School	B	72.25
Langbank Primary School	B	72.50
St Margaret's Primary School	B	73.00
Rashielea Primary School	B	73.00
St Charles' Primary School	B	73.00
Bushes Primary School	B	73.75
Ralston Primary School	B	74.25
St Anne's Primary School	B	74.25
Arkleston Primary School	B	75.00
Barsail Primary School	B	75.00
Heriot Primary School	B	75.00
Kirklandneuk Primary School	B	75.00
Langcraigs Primary School	B	75.00
Newmains Primary School	B	75.00
Williamsburgh Primary School	B	75.00
Lochfield Primary School	B	75.50
St Peter's Primary School	B	75.75

Howwood Primary School	B	77.25
Houston Primary School	B	77.50
Inchinnan Primary School	B	78.00
St Fillan's Primary School	B	79.00
St Anthony's Primary School	B	79.00
St Mary's Primary School	B	79.75
Lochwinnoch Primary School	B	81.75
St Catherine's Primary School	B	82.25
Todholm Primary School	A	85.00
Bargarran Primary School	A	85.00
Cochrane Castle Primary School	A	85.00
Fordbank Primary School	A	85.00
Glencoats Primary School	A	85.00
Mossvale Primary School	A	85.00
St David's Primary School	A	85.00
St Fergus' Primary School	A	85.00
St James' Primary School (Paisley)	A	85.00
St James' Primary School (Renfrew)	A	85.00
St John Bosco Primary School	A	85.00
St Paul's Primary School	A	85.00
Woodland's Primary School	A	85.00

School	Condition Rating @ March 2019	% Condition Rating
Paisley Grammar	C	59.60
Johnstone High School	B	60.75
Trinity High School	B	66.50
Castlehead High School	B	72.25
Renfrew School	B	74.24
Gryffe High School	B	75.00
Park Mains High School	B	75.00
Gleniffer High School	A	85.00
Linwood High School	A	85.00
St Andrew's Academy	A	85.00
St Benedict's High School	A	85.00

School	Condition Rating @ March 2019	% Condition Rating
Mary Russell School	B	
Riverbrae School	A	

Centre	Capacity	Intake by March 2019	% Occupancy Level	Sufficiency Rating
Paisley ELCC	76	76	100.00%	A
Glenburn ELCC	55	55	100.00%	A
Glendee ELCC	120	120	100.00%	A
Hugh Smiley ELCC	55	55	100.00%	A
Douglas Street ELCC	50	50	100.00%	A
Ferguslie ELCC	69	69	100.00%	A
Glenfield ELCC	60	60	100.00%	A
Foxlea ELCC	96	96	100.00%	A
Moorpark ELCC	129	129	100.00%	A
Spateston ELCC	80	80	100.00%	A
West Johnstone ELCC	69	69	100.00%	A

School	Capacity	Roll @ Sept 2018	% Occupancy Level	Sufficiency Rating
St David's Primary School	135	73	54.07%	C
Lochfield Primary School	459	252	54.90%	C
West Primary School	761	424	55.72%	C
St Peter's Primary School	377	218	57.82%	C
St Fillan's Primary School	184	109	59.24%	C
Heriot Primary School	434	267	61.52%	B
St Catherine's Primary School	272	169	62.13%	B
East Fulton Primary School	352	220	62.50%	B
Auchenlodment Primary School	302	189	62.58%	B
Inchinnan Primary School	217	138	63.59%	B
Langcraigs Primary School	434	283	65.21%	B
Rashielea Primary School	434	283	65.21%	B
Mossvale Primary School	272	178	65.44%	B
Howwood Primary School	184	121	65.76%	B
Cochrane Castle Primary School	272	180	66.18%	B
Brediland Primary School	377	250	66.31%	B
Glencoats Primary School	352	237	67.33%	B
Our Lady of Peace Primary School	352	239	67.90%	B
Langbank Primary School	100	68	68.00%	B
Lochwinnoch Primary School	322	223	69.25%	B
Williamsburgh Primary School	594	413	69.53%	B
St John Ogilvie Primary School	272	194	71.32%	B
Fordbank Primary School	327	237	72.48%	B
Woodland's Primary School	459	333	72.55%	B
St Anne's Primary School	237	172	72.57%	B
Kilbarchan Primary School	352	256	72.73%	B
Gallowhill Primary School	352	262	74.43%	B

St Anthony's Primary School	262	197	75.19%	B
St Margaret's Primary School	272	205	75.37%	B
St Mary's Primary School	302	228	75.50%	B
Wallace Primary School	424	326	76.89%	B
Arkleston Primary School	352	271	76.99%	B
Thorn Primary School	272	215	79.04%	B
Barsail Primary School	401	318	79.30%	B
Bushes Primary School	459	371	80.83%	B
Newmains Primary School	459	373	81.26%	A
St James' Primary School (Paisley)	217	177	81.57%	A
St John Bosco Primary School	272	222	81.62%	A
St Charles' Primary School	489	400	81.80%	A
Bishopton Primary School	641	532	83.00%	A
Bargarran Primary School	272	226	83.09%	A
Ralston Primary School	459	385	83.88%	A
St Fergus' Primary School	175	148	84.57%	A
Bridge of Weir Primary School	489	419	85.69%	A
Houston Primary School	569	511	89.81%	A
St Paul's Primary School	212	192	90.57%	A
St James' Primary School (Renfrew)	676	615	90.98%	A
Kirklandneuk Primary School	544	507	93.20%	A
Todholm Primary School	434	414	95.39%	A

School	Capacity	Roll @ Sept 2018	% Occupancy Level	Sufficiency Rating
Castlehead High School	1230	708	57.56%	C
Paisley Grammar School	1329	830	62.45%	B
Renfrew High School	1267	793	62.59%	B
Johnstone High School	1380	965	69.93%	B
Trinity High School	1032	729	70.64%	B
Linwood High School	576	408	70.83%	B
Gleniffer High School	1425	1115	78.25%	B
St Benedict's High School	850	667	78.47%	B
St Andrew's Academy	1250	1448	115.84%	A
Park Mains High School	1400	1341	95.79%	A
Gryffe High School	960	923	96.15%	A

School	Capacity	Roll @ Sept 2018	% Occupancy Level	Sufficiency Rating
Mary Russell School	260	196	75.38%	B
Riverbrae School	220	207	94.09%	A

Centre	Suitability @ December 2018
Paisley ELCC	B
Glendee ELCC	B
Douglas Street ELCC	B
Ferguslie ELCC	B
Glenfield ELCC	B
Spateston ELCC	B
Glenburn ELCC	A
Hugh Smiley ELCC	A
Foxlea ELCC	A
Moorpark ELCC	A
West Johnstone ELCC	A

School	Suitability @ December 2018
Thorn Primary School	C
Arkleston Primary School	B
Auchenlodment Primary School	B
Barsail Primary School	B
Bishopton Primary School	B
Brediland Primary School	B
Bridge of Weir Primary School	B
Bushes Primary School	B
East Fulton Primary School	B
Gallowhill Primary School	B
Glencoats Primary School	B
Heriot Primary School	B
Houston Primary School	B
Howwood Primary School	B
Inchinnan Primary School	B
Kilbarchan Primary School	B
Kirklandneuk Primary School	B
Langbank Primary School	B
Langcraigs Primary School	B
Lochfield Primary School	B
Lochwinnoch Primary School	B
Newmains Primary School	B
Our Lady of Peace Primary School	B
Ralston Primary School	B
Rashielea Primary School	B
St Anne's Primary School	B
St Anthony's Primary School	B
St Catherine's Primary School	B

St Charles' Primary School	B
St Fergus' Primary School	B
St Fillan's Primary School	B
St James' Primary School (Paisley)	B
St James' Primary School (Renfrew)	B
St John Ogilvie Primary School	B
St Margaret's Primary School	B
St Mary's Primary School	B
St Peter's Primary School	B
Wallace Primary School	B
West Primary School	B
Williamsburgh Primary School	B
Woodland's Primary School	B
Bargarran Primary School	A
Cochrane Castle Primary School	A
Fordbank Primary School	A
Mossvale Primary School	A
St David's Primary School	A
St John Bosco Primary School	A
St Paul's Primary School	A
Todholm Primary School	A

School	Suitability @ December 2018
Paisley Grammar	C
Gleniffer High School	B
Gryffe High School	B
Renfrew School	B
St Andrew's Academy	B
Trinity High School	B
Castlehead High School	A
Johnstone High School	A
Linwood High School	A
Park Mains High School	A
St Benedict's High School	A

School	Suitability @ December 2018
Mary Russell School	B
Riverbrae School	A