

FALKIRK COUNCIL

**Subject: SCHOOL ESTATE MANAGEMENT PLAN - CONDITION, SUITABILITY
AND CAPACITY UPDATE 2014/15**
Meeting: EDUCATION EXECUTIVE
Date: 9 JUNE 2015
Author: DIRECTOR OF CHILDREN'S SERVICES

1. INTRODUCTION/PURPOSE OF REPORT

- 1.1 This is the latest report to members on the progress made during 2014/15 on the School Estate Management Plan.
- 1.2 The purpose of the report is to highlight improvements made across the school estate and summarises:
- Major works carried out in financial year 2014/15.
 - The work planned for 2015/16.
 - Assessment of the current estate, including the condition, suitability and sufficiency ratings of each school.

2. BACKGROUND

- 2.1 The School Estate Management Plan (SEMP) is reviewed and updated by the Education Services Property Team annually and is submitted to the Scottish Government together with the annual 'Core Facts' data collection exercise which assesses each properties:
- Condition
 - Suitability
 - Capacity

3. PURPOSE OF THE SCHOOL ESTATE MANAGEMENT PLAN

- 3.1 The SEMP is a key strategic document which supports the Council's Corporate Asset Plan to secure best value and demonstrate sound management of the education school property portfolio.
- 3.2 Education Services use the SEMP and in particular the 'core facts' information (provided to the Scottish Government) to plan and prioritise resources and investment in our schools up to 5 years ahead. This information facilitates comparative strategic analysis of the estate and provides a basis for further detailed examination of the need for specific building projects along with informing investment priorities.

4. EXISTING ASSETS

4.1 Education Services have 113 properties across the Council which can be categorised as follows:

Primary Schools	50
Secondary Schools	8
Special Schools	4
Nursery Schools	<u>8</u>
Sub-Total - schools	70
Storage Facilities	2
Offices	2
Community Education Centres & Bases	13
Community Wings	3
Community Halls	<u>22</u>
Overall Total	<u>112</u>

5. FUNDING/RESOURCES

5.1 In the last 5 years, investment in Falkirk's school estate has amounted to:

- over **£28m** through the Council's Capital Programme
- over **£7.5m** through the Revenue Repairs and Maintenance Programme.

5.2 Falkirk Council's current approved three year capital programme includes significant and sustained investment in our school estate. **Appendix 1** shows the current approved plan for capital investment. The plan shows approved, prioritised investment prepared by Education Services using the data and information held on the school estate to prioritise projects.

5.3 **Appendix 2A** shows major projects completed in 2014/15 and **Appendix 2B** shows the type of major project work planned for 2015/16 for the School Fund and Health and Safety budgets respectively.

5.4 Over and above the current capital investment funded by the Council there are a number of potential major school investment projects that have either been agreed or are under discussion to be wholly funded by housing developers. The major projects currently under discussion are also shown in **Appendix 2B**.

5.5 In addition to the above capital investment, Falkirk's school estate also benefits from revenue investment. In 2015/16, a repairs and maintenance budget of **£1.4m** ensures that the undernoted work is undertaken in a prioritised and structured manner:

- statutory and pre-planned maintenance such as:
 - legionella testing
 - fire & intruder alarm testing/servicing
 - asbestos checks
 - fixed wire and PAT testing
 - Servicing of all lifting/hoist equipment
- upkeep of fixed plant
- general repairs.

This work is included in individual School Asset Management Plans.

6. INDIVIDUAL SCHOOL ASSET MANAGEMENT PLANS

- 6.1 The SEMP assesses the condition, suitability and sufficiency of the school estate and how each of these areas impact on individual properties.
- 6.2 The format of the individual school Asset Management Plans (AMPs) provide key stakeholders such as headteachers and Parent Councils with a clearer understanding of the elements which comprise the condition survey together with identifying future proposed expenditure for each establishment in a focused and transparent manner. The current process and format enables stakeholders to be consulted on an annual basis.
- 6.3 Each school AMP contains a proposed 5 year investment summary. It is important to note, however, that the investment summary is not a list of what will be done at the school but a list of what Education Services would like to do subject to the availability of resources with projects prioritised in accordance with the condition and suitability ratings.

In addition, there will be a central list of 'Reserve Projects' which can be brought forward or accelerated if there is slippage to those projects shown in our Asset Management Plans.

It should be noted that some projects may need to be re-scheduled to future years if there are works that need to be carried out as an emergency to ensure that facilities can remain operational.

- 6.4 The individual school AMPs allow headteachers some flexibility over how they would like to prioritise the non-statutory planned work. Education Services will always try to accommodate re-prioritisation requests where resources allow and there is a rationale for doing so.

7. CORE FACTS

- 7.1 Core facts data has been compiled, recorded and reported to the Scottish Government on an annual basis since 2003. This information helps set out the elements which will establish a baseline picture of the current school estate and provides a method of measuring the benefits of long-term investment.

The three main elements of the core facts collected for each individual school are:

- Condition - focuses on the physical state of premises to ensure safe and continuous operation
- Suitability - focuses on the quality of premises to meet curriculum, management and other issues which may impact on raising educational standards
- Sufficiency - focuses on the capacity and organisation of pupil places within and across schools in relation to demand

The condition and suitability elements collected for schools are based on a four point scale:

- A (Good)
- B (Satisfactory)
- C (Poor)
- D (Bad).

A summary of our current 2015 primary, secondary and special school estate's condition and suitability ratings is as follows:

Rating	Condition	Suitability
A - Good	35	18
B - Satisfactory	24	41
C - Poor	3	2
D - Bad	0	1
Total Schools Rated	62	62

The above ratings are used to prioritise and align both capital and revenue expenditure/ investment in schools with the key aim of improving our D, C and B ratings and maintaining our A ratings across all our school estate.

7.2 **Condition Ratings**

Development Services annually update the condition survey information taking cognisance of work undertaken in previous years and they also re-survey every school on a 5 year cycle, Falkirk Council Education Services use a weighting and scoring system for the condition assessment of its schools to ensure consistency regarding the importance of the 12 major elements on which the assessment is based.

Following the completion of this exercise, **3** schools received a 'C' (poor) rating. Discussions have taken place with Development Services Facilities Team and work has been identified which should elevate these schools to a minimum 'B' (satisfactory) rating. These works are:

- St. Mary's Primary School - Development Services currently assessing the works required to improve the condition ratings of the roof, external walls, electrics & mechanical elements
- Langlees Primary School - Flat roof upgrade
- Mariner Support Service - General ongoing maintenance & improvements to the existing building while consideration is given to the long term location of the service.

7.3 **Suitability Ratings**

The suitability Core Fact tries to provide a measure of the extent to which a schools building and grounds are appropriate in providing an environment which supports quality learning and teaching. The latest suitability data collection exercise used a revised questionnaire form was issued to all headteachers based on the Scottish Government's model. This sought to seek headteachers opinions on the existing suitability of their school building and environs, focusing on:

<u>Area</u>	<u>Weighting</u>
Learning and Teaching	50%
Internal Social space	15%
Internal Facilities	15%
External Social space	10%
External Facilities	10%
	<u>100%</u>

While an annual suitability return is required, the decision was previously taken to review Falkirk schools suitability ratings every three years or following extensive alterations/refurbishments etc.

Moderation Exercise

A moderation exercise is an important aspect of the data gathering process. Officers meet with headteachers to discuss their ratings/views to try and ensure a robust and consistent return across the authority.

Following the completion of this exercise a series of independent review visits were organised and carried out for all schools that initially returned a 'C' rating. These visits consisted of a review of the layout of the school and in the majority of cases, a meeting with the headteacher to discuss/identify potential short term and long term improvements that could be made which would enhance the suitability of the schools.

These improvements would then be factored into the future schools AMPs.

Currently following the moderation visits only 2 schools were given a C rating, with one school rated as D. The work planned for these 4 schools is shown below:

<u>School</u>	<u>Improvement Work Planned</u>
Limerigg Primary School (Rated C)	Proposed discussions with Headteacher/Development Services to identify and agree possible solutions/improvements.
St Joseph's Primary School (Rated C)	Major extension currently underway with scheduled completion planned for October 2015
Mariner Support Service (Rated D)	General ongoing maintenance & improvements to the existing building while consideration is given to the long term location of the service.

Note: A detailed breakdown of all current ratings is included as **Appendix 3**.

7.4 Sufficiency Ratings

A key objective for the school estate is to ensure that the authority has enough capacity/pupil places for the resident population. An assessment of sufficiency provides Education Services with a means to determine the occupancy/capacity levels of its schools and assists with:

- Forward Planning of School investment
- Projecting occupancy figures using school roll projections to identify schools/areas at risk of:
 - Exceeding capacity
 - Long term under occupancy
- Anticipating and calculating the impact of new housing to secure where appropriate planning gain/developer contributions
- Determine robust and sustainable enrolment levels/thresholds that can be clearly justified in appeals against placing request refusals.

The current school rolls, capacity and occupancy rates are detailed in **Appendix 4**.

8. PROCESS FOR IDENTIFYING AND PRIORITISING INVESTEMENT IN THE SCHOOL ESTATE USING THE CORE FACTS DATA

- 8.1 The Council has over the last 5 years significantly improved its school estate and enhanced learning environments through progressing the objectives established within the School Estate Management Plan (SEMP). **Appendix 3** demonstrates this by showing the current condition and suitability ratings of schools.
- 8.2 The core fact information in relation to condition and suitability has now become more robust and technically efficient. This provides Education Services with an excellent basis for prioritising and informing investment decisions in the school estate.
- 8.3 The development and review of the School Estate Management Plan (SEMP) and individual School Asset Management Plans (AMPs) will continue to be an ongoing commitment for Education Services.
- 8.4 Education Services will report to members, via the Information Bulletin, the major works that have been completed at the end of each term. In addition a summary of all major works carried out across the School Estate will be reported annually to Education Committee, as an integral and important part of the Services annual review of its SEM.
- 8.5 A copy of both the Service School Estate Management Plan (SEMP) and all Schools Asset Management Plans have also been made available in the Members lounge for access by Elected Members. This information is provided in Ward order.

9. RECOMMENDATIONS

Education Executive is invited to:

- (i) note the progress made in the implementation of the School Estate Management Plan (SEMP);**
- (ii) note the current condition, suitability and sufficiency ratings; and**
- (iii) instruct the Director of Children's Services to continue the process of implementation, monitoring and review of the plan.**

.....
Director of Children's Services

Date: 20th May 2015

Contact Officer: Alan Livingstone, ext 6620

LIST OF BACKGROUND PAPERS

- Building Better Schools: Investing in Scotland's Future (Scottish Government/COSLA 2009)
- Falkirk Council School Estate Management Plan (Summary and Progress Update at 20 October 2014)

Falkirk Council: Education Services

Approved 3 Year Capital Programme 2015-18

	2015/16 £000	2016/17 £000	2017/18 £000
Education Investment			
Major Improvements			
New Carrongrange School	1,375	10,810	3,165
St Mungo's Increased Capacity	0	0	150
St Joseph's PS - Extension	565	27	0
Other Investment			
Capital improvements – All Schools	1,800	1,800	1,800
Community Education Properties	135	135	135
Childcare Provision 3 & 4 Year Olds	901	901	0
Expansion of Early Learning and Child Care Provision – Two Year Olds	1,093	0	0
TOTAL EDUCATION	5,869	13,673	5,250

Note:- All ICT budgets are now managed by the Corporate Improvement Governance Board

Notes to above

NEW ASN SECONDARY SCHOOL

- Additional High School facility 50% funded by Scottish Futures Trust.

St JOSEPH'S PS - EXTENSION

- Permanent extension to create additional classrooms, a new nursery, ancillary accommodation, new reception area, car park extension and provide an additional playground. This replaces previous modular accommodation.

ST.MUNGO'S INCREASED CAPACITY

- Internal alterations to reconfigure the existing spaces to create more capacity.

CAPITAL IMPROVEMENTS – ALL SCHOOLS

- Amalgamated rolling programme to cover school capacity/demographic pressures, asset management plans, pre five expansion, primary school hall extension and primary school kitchen upgrades.

COMMUNITY EDUCATION ALL PROPERTIES

- Rolling programme provision to address essential building condition upgrades

EXPANSION OF EARLY LEARNING & CHILDCARE PROVISION

- Increase the nursery provision for 2,3 and 4 year olds, fully funded by Scottish Government

Falkirk Council: Education Services

2014/15 Capital Expenditure – Major Projects Completed

The major works carried out across the school estate are detailed below:

Work £100k+

- | | |
|------------------------------|---|
| • Antonine Primary School | Phase 2 of the extension – New classrooms & staffroom (£1.4m) |
| • Bonnybridge Primary School | Installation of a new modular unit (£0.22m) |
| • California Primary School | Installation of a new modular unit (£0.27m) |
| • Camelon Children's Centre | Installation of a new modular unit (£0.15m) |
| • Nethermains Primary School | Kitchen Upgrade (£0.14m) |

Work £50k to £100k

- | | |
|---------------------------------|--|
| • Bainsford Primary School | Roofing/Glazing works Phase 1 (£93,000) |
| • St. Patrick's Primary School | Internal alterations for SEN class (£79,000) |
| • Bo'ness Public Primary School | Boiler Upgrade (£66,000) |
| • Shieldhill Primary School | Toilet Upgrade (£53,000) |

In addition a number of other schools had significant work carried out between £10,000 and £50,000:

- | | |
|---------------------------------|---------------------------------------|
| • Deanburn Primary School | Nursery Alterations (£47,000) |
| • Hallglen Primary School | Roof Upgrade (£40,000) |
| • Head of Muir Primary School | Felt Roofing Works (£40,000) |
| • Stenhousemuir Primary School | Corridor Fire Door Upgrades (£39,000) |
| • Kinnaird Primary School | Nursery Alterations (£37,000) |
| • Carronshore Primary School | Roof Glazing Phase 3 (£34,000) |
| • St. Patrick's Primary School | Upgrade Glazing Phase 2 (£33,000) |
| • Wallacestone Primary School | Felt Roofing Upgrade (£32,000) |
| • Laurieston Primary School | Community Room Conversion (£30,000) |
| • St. Patrick's Primary School | MUGA Contribution (£30,000) |
| • Hallglen Primary School | Upgrade Glazing (£28,000) |
| • St. Francis Primary School | Corridor Fire Door Upgrades (£26,000) |
| • St. Patrick's Primary School | Upgrade Mobile Unit (£25,000) |
| • Bo'ness Public Primary School | Tarmac Resurfacing (£24,000) |
| • St. Margaret's Primary School | Upgrade Access Road (£23,000) |
| • Ladeside Primary School | Roofing Works (£22,000) |
| • Slamannan Primary School | New Secure Entrance (£21,000) |
| • Laurieston Primary School | Fire Door Upgrade (£20,000) |
| • Moray Primary School | External Decoration (£18,000) |
| • Maddiston Primary School | Nursery Alterations (£17,000) |
| • Westquarter Primary School | Felt Roofing Upgrade (£17,000) |

-
- Bothkennar Primary School Upgrade Ceiling and Lighting (£16,000)
- Bowhouse Primary School Emergency Roof Repairs (£15,000)
- Heathrigg Nursery School Replacement Glazing/Doors (£15,000)
- Easter Carmuir Primary School Tarmac Resurfacing (£14,000)
- Airth Primary School External Decoration (£12,000)
- Bothkennar Primary School Asbestos Removal (£12,000)
- Beancross Primary School Kitchen Upgrade (£11,000)

Falkirk Council: Education Services

Major Planned Capital Expenditure - School Fund Budget 2015/16 (£0.95m)
--

Type of Improvement Work Planned

Playground resurfacing works
 External render works and heating control installation
 Roof upgrade
 Demolition works
 Toilet upgrades
 Replace felt roof coverings, ceilings, lighting and switchgear replacement
 Replace fascias, windows and render
 Internal upgrade works
 Roof over clad and steelwork painting
 Car park extensions & resurfacing work
 Electrical re-wire/heating upgrade
 Boiler replacement

Major Planned Capital Expenditure - Health and Safety Budget 2015/16 (£0.07m)
--

Type of Improvement Work Planned

Boundary wall replacement and stone repairs to building
 Repairs to roof/towers
 Dampness remedial works (main building) and floor repairs
 Resurfacing works
 Replace wall with fence and door upgrade
 Firemaster requirements
 Finger guards
 Nursery Environmental Health issues
 Asbestos works
 Legionella works
 Intruder alarm upgrades

Potential Capital Expenditure Plans - New Schools/School Extensions Funded by Housing Developers

Projects Currently Under Discussion

Whitecross Primary School - New 2 Stream School
 Head of Muir Primary School - New Extension
 Bankier Primary School - New Extension
 Bantaskin Primary School – New Extension
 Denny Primary School – New Extension

APPENDIX 3

Falkirk Council: Education Services

Core Facts Summary - Condition/Suitability Ratings 2015

Primary Schools	Condition	Suitability
Airth Primary School	A	B
Antonine Primary School	B	B
Avonbridge Primary School	B	B
Bainsford Primary School	B	B
Bankier Primary School	A	B
Bantaskin Primary School	A	B
Beancross Primary School	B	B
Blackness Primary School	A	A
Bo'ness Public Primary School	A	B
Bonnybridge Primary School	B	B
Bothkennar Primary School	B	B
Bowhouse Primary School	A	B
California Primary School	B	B
Carmuir Primary School	B	B
Carron Primary School	A	B
Carronshore Primary School	B	B
Comely Park Primary School	A	B
Deanburn Primary School	A	B
Denny Primary School	A	B
Drumbowie Primary School	B	B
Dunipace Primary School	A	B
Easter Carmuir Primary	B	B
Grange Primary School	B	B
Hallglen Primary School	A	A
Head Of Muir Primary School	A	B
Kinnaird Primary School	A	A
Kinneil Primary School	B	B
Ladeside Primary School	A	B
Langlees Primary School	C	B
Larbert Village Primary School	A	B
Laurieston Primary School	B	A
Limerigg Primary School	A	C
Maddiston Primary School	A	A
Moray Primary School	B	B
Nethermains Primary School	B	B
Sacred Heart RC Primary School	A	A
Shieldhill Primary School	A	B
Slamannan Primary School	B	A
St Andrew's RC Primary School	B	B
St Bernadette's RC Primary School	A	A
St Francis Xavier's RC Primary School	A	B
St Joseph's RC Primary School	A	C
St Margaret's Primary School	B	B
St Mary's RC Primary School	C	B
St Patrick's RC Primary School	B	A
Stenhousemuir Primary School	B	B
Victoria Primary School	B	B
Wallacestone Primary School	A	B
Westquarter Primary School	B	A
Whitecross Primary School	A	A

No of Schools	
Primary	50
Secondary	8
Special	4
Total	62

Suitability Ratings 2015	%
A - 18	29
B - 41	66
C - 2	3
D - 1	2
Total	100

Condition Ratings 2015	%
A - 35	56
B - 24	39
C - 3	5
D - 0	0
Total	100

Falkirk Council: Education Services

Core Facts Summary - Condition/Suitability Ratings 2015

Secondary Schools	Condition	Suitability
Bo'ness Academy	A	A
Braes High School	A	B
Denny High School	A	A
Falkirk High School	A	A
Graeme High School	A	A
Grangemouth High School	A	A
Larbert High School	B	B
St Mungo's RC High School	A	A

Special Schools	Condition	Suitability
Carrongrange School	A	B
Windsor Park School	A	A
Mariner Support Service	C	D
Oxgang School and Support Service	A	B

Notes: The Scottish Government do not require assessments of Nursery Schools as part of the Core Facts submission.

2014 School Roll/Capacity Details

Primary Schools	School Roll 2014/15	School Capacity	Modular Accommodation	Occupancy %
Airth	169	217	No	78
Antonine	262	262	Yes	100
Avonbridge	36	100	No	36
Bainsford	201	262	No	77
Bankier	176	284	No	62
Bantaskin	319	434	No	74
Beancross	327	342	No	96
Blackness	34	50	No	68
Bo'ness Public	267	317	No	84
Bonnybridge	316	342	No	92
Bothkennar	27	50	No	54
Bowhouse	292	434	Yes	67
California	71	100	No	71
Carmuir	151	217	No	70
Carron	389	434	No	90
Carronshore	308	454	Yes	68
Comely Park	407	434	No	94
Deanburn	314	434	No	72
Denny	246	284	No	87
Drumbowie	18	50	No	36
Dunipace	170	217	No	78
Easter Carmuir	171	262	No	65
Grange	171	262	No	65
Hallglen	312	434	No	72
Head of Muir	333	434	No	77
Kinnaird	470	434	Yes	108
Kinneil	228	434	No	53
Ladeside	300	284	Yes	106
Langlees	223	317	No	70
Larbert Village	354	434	Yes	82
Laurieston	217	237	No	92
Limerigg	25	50	No	50
Maddiston	426	434	Yes	98
Moray	364	496	No	73
Nethermains	193	262	No	74
Sacred Heart	195	342	No	57
Shieldhill	199	342	No	58
Slamannan	132	262	No	50
St Andrew's	417	434	Yes	96
St Bernadette's	186	217	No	86
St Francis's	417	454	No	92
St Joseph's	171	150	No	114
St Margaret's	402	434	No	93
St Mary's	191	317	No	60
St Patrick's	333	434	Yes	77
Stenhousemuir	397	434	Yes	91
Victoria	353	434	No	81
Wallacestone	519	651	No	80
Westquarter	220	342	No	64
Whitecross	79	100	No	79
Total	12,498	15,839		79

Secondary Schools	School Roll 2014/15	School Capacity	Modular Accommodation	Occupancy %
Bo'ness Academy	638	1152	No	55
Braes HS	991	1123	No	88
Denny HS	1265	1663	No	76
Falkirk HS	1029	1548	No	66
Graeme HS	1017	1462	No	70
Grangemouth HS	728	1166	No	62
Larbert HS	1666	1872	No	89
St Mungo's HS	1287	1433	No	90
Total	8,621	11,419		75

Special Schools	School Roll 2014/15	School Capacity	Modular Accommodation	Occupancy %
Carrongrange School	167	200	No	84
Mariner Support Service	27	30	Yes	90
Oxgang School and Support Service	11	30	No	37
Windsor Park School	17	14	No	121
Total	222	274		81%

- Note:**
1. School (building) capacity does not include temporary modular classrooms hence why the occupancy levels shown can exceed 100%.
 2. Some high occupancy schools rely on these temporary structures to manage demand for places.
 3. Antonine PS capacity figures do not yet include the output from the additional classes created as part of the extension project.