

ANGUS COUNCIL

EDUCATION COMMITTEE - 13 JANUARY 2005

RESOURCES AND CENTRAL SERVICES COMMITTEE - 3 FEBRUARY 2005

SCHOOL ESTATE STRATEGY

JOINT REPORT BY THE DIRECTORS OF EDUCATION AND PROPERTY SERVICES

**ABSTRACT**

This report seeks Committee approval for an updated School Estate Strategy to be submitted to the Scottish Executive. It also outlines proposals to utilise funding available through the Schools Fund for financial year 2005/06.

**1. RECOMMENDATIONS**

- 1.1 It is recommended that the Education Committee should:
- approve both the proposed capital expenditure outlined in this report and the School Estate Strategy for submission to the Scottish Executive (a copy of the full submission will be circulated separately)
  - authorise further informal consultation with parents of pupils in Arbirlot Primary School, with a view to an early report being submitted to Committee on future options for this school
  - authorise further informal consultation with parents of pupils in Eassie Primary School and Newtyle Primary School with a view to an early report being submitted to Committee on future options for these schools.
- 1.2 It is recommended that the Resources and Central Services Committee should approve the procurement of the work identified in this report.

**2. BACKGROUND**

- 2.1 At meetings of 29 May 2003 and 19 June 2003 the Education Committee and the Resources & Central Services Committee respectively approved Report 549/03 which outlined funding being made available by the Scottish Executive in respect of the Schools Fund. That report also outlined funding expected to be available for years 2003/04 to 2005/06.
- 2.2 Report 549/03 also outlined the requirement for the Council to submit a School Estate Strategy to the Scottish Executive. The Strategy is intended to outline the position of the school estate in Angus, and to inform national decisions on funding issues. It was expected that each local authority would update its plan on an annual basis, with a more fundamental review every 3-5 years. The Scottish Executive has subsequently confirmed that an update is required by January 2005.
- 2.3 As outlined in Report 549/03, Angus Council has an excellent record in investment in the School Estate (see Appendix 1) and has for a number of years been developing Asset Management Plans/School Estate Plans.
- 2.4 Reference is also made to report 12/04 which approved the submission of an initial School Estate Strategy to the Scottish Executive and proposed capital expenditure for 2004/05 and 2005/06.

### 3. CURRENT POSITION

- 3.1 A Scottish Executive news release on 16 November 2004, indicated that the Schools Fund will continue until 2007/08 with the allocation for Angus being outlined as follows:-

YEAR	FUNDING
	£000
2005/06	2,076
2006/07	2,176
2007/08	2,277

- 3.2 Guidance has been provided on the format of School Estate Plans and the core facts which must be made available on each school building. Most of the required information is available from within individual School Estate Plans (which have been prepared for each of the 59 primary and 8 secondary schools in Angus). It should be noted that officers are in the process of updating these plans to take account of suggestions from the Scottish Executive, and of the need to provide additional information on aspects such as accessibility, pre-school provision and school security.
- 3.3 An updated Angus Council School Estate Strategy has now been prepared and is being circulated separately to all Committee members. A summary of the position in all 59 primary schools is attached (Appendix 2). This strategy takes account of comments made by the Scottish Executive on the 2003 submission, and reflects changes in the school estate over the last year (eg the opening of Edzell PS). In particular, greater emphasis has been placed on option appraisal when developing the strategy – as suggested by the Scottish Executive. The plan outlines specific proposals for expenditure in 2005/06 and the resultant impact on commitments for 2006/07 (utilising the Schools Fund) and these are set out as follows:-

#### Previously Agreed Projects:

		COST £000	
		2005/06	2006/07
Arbroath Academy	Replace curtain walling in Block B (phase 1)	25	
Hayshead Primary School	General improvements including dining/gymnasium and toilet provision.	400	20
Southesk Primary School	Replacement of existing gymnasium/dining hall and temporary toilets with a building linked to the main school.	549	58
		(974)	(78)

#### New Projects:

Arbroath Academy	Replace curtain walling (phase 2)	670	30
Montrose Academy	Rationalise existing accommodation.	300	370
ICT – Various Schools	Augment available resources for improving ICT infrastructure in schools	132	170
<b>TOTAL</b>		<b><u>2076</u></b>	<b><u>648</u></b>

Note 1 – The total cost of a number of projects are in excess of the above figures, the balance of costs being met from 2003/04 and 2004/05 resources.

Note 2 – A further report will be prepared on how to utilise uncommitted resources in 2006/07 of £1,528,000, together with preliminary plans for 2007/08.

#### 4. SPECIFIC ISSUES REQUIRING EARLY DECISIONS

##### 4.1 Arbirlot Primary School

4.1.1 The main settlement of Arbirlot is 2 miles from Muirfield Primary School in Arbroath. Arbirlot Primary School itself is in a rural location some 1.1 miles further out of Arbirlot, along an unclassified road which is not suitable for pedestrian access.

4.1.2 The school buildings in Arbirlot comprise a sandstone construction (1874) to which an extension was added (1911), and a temporary hut also added in 1974. The temporary hut forms the 2 classrooms in which the 32 primary pupils in the school receive the bulk of their education. In the initial School Estate Strategy each school was categorised in one of 4 groupings (A, B C or D) for each of conditions of building and suitability. Our aim is to bring each school up to at least a "B" in each category. Arbirlot was classified C/C.

4.1.3 The HMle report on Arbirlot Primary School, published on 21 December 2004, praises the excellent work being undertaken by staff but highlights accommodation difficulties as follows:

*"The quality of accommodation was fair. The two classrooms in hutted accommodation attached to the school were bright and well maintained inside but needed external work. The school had made good use of its limited accommodation to create a library/medical room but there was nowhere suitable to withdraw pupils for individual support. The secretary and headteacher shared a very small office and storage space was very limited. The multi-purpose hall accommodated all pupils comfortably for assemblies and lunch but the furniture and equipment in the hall reduced space for expressive arts activities. The school community had developed attractive garden areas and there were plans to develop a playing field. The staffroom did not have direct access to safe drinking water. The school did not have appropriate disabled access or facilities."*

4.1.4 The current population projections from the General Register Office for Scotland point to a likely fall in the primary pupil population of Angus schools of some 14% by 2009 and some 22% by 2014. Even if these projections prove exceptionally gloomy it seems clear that pupil rolls across Angus are going to fall quite significantly over the next few years. It is currently possible to cater adequately for the primary pupil population with fewer schools than we presently have; this situation will almost certainly persist in the short, medium and long terms, and - without some attempts at rationalisation - we will see ever greater over-capacity within the system.

4.1.5 The location of Arbirlot Primary School and the number of pupils currently enrolled there (32 in primary classes and 5 in the nursery class) mean that it would be possible to cater for all these children in a neighbouring school – the nearest of which (Muirfield) is 3.1 miles distant. (2 miles from the main settlement of Arbirlot).

4.1.6 Given the HMle recommendations, an early decision will be required as to whether or not significant property improvements to Arbirlot Primary School should be undertaken. In the current circumstances it would be prudent to consider the possibility of merging Arbirlot with one of its neighbours as a possible way forward. This possibility has been raised informally with parents of pupils in Arbirlot Primary School, the Convener of the Education Committee and the Director of Education having attended two meetings in early December.

4.1.7 It is proposed that a further report be submitted to an early meeting of the Education Committee, setting out possible options for future consideration.

## 4.2 Eassie Primary School and Newtyle Primary School

- 4.2.1 The buildings of Eassie Primary School fall into the category C (condition)/D (suitability/fitness for purpose) – as do the buildings of Newtyle Primary school.
- 4.2.2 The distance between the 2 schools is 3.7 miles.
- 4.2.3 Preliminary work in preparing an Option Appraisal for these two schools points strongly to the desirability of building a brand new school (in the grounds of the current Newtyle Primary School) as a replacement for both schools.
- 4.2.4 The possibility of a single (new build) school in Newtyle to cater for the Newtyle and Eassie areas is being raised informally with parents of pupils in Newtyle and in Eassie, with meetings arranged which are to be attended by the Convener of the Education Committee and the Director of Education.
- 4.2.5 It is proposed that a further report be submitted to an early meeting of the Education Committee, setting out an option appraisal in greater detail.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 Since 1996, £15.9 million has been committed by Angus Council on major capital projects for schools, and more is planned.
- 5.2 The estimated cost of the works detailed in Section 3 above can be met from within additional Schools Fund resources being made available by the Scottish Executive in the form of Capital Grant.
- 5.3 The provisional 2004/2008 Financial Plan will be revised to include details of the proposed future projects outlined in Section 3 above and also to update the spend on 2004/2005 projects, particularly to reflect the increase in resources of £429,000 (£2076k less £1647k).
- 5.4 Any financial implications arising from the option appraisal exercises outlined in Section 4 will be the subject of future reports.

## **6. HUMAN RIGHTS**

- 6.1 There are no human rights implications arising directly from consideration of this report.

## **7. CONSULTATION**

- 7.1 The Chief Executive, Director of Finance and Director of Law & Administration have been consulted in the preparation of this report.

JIM ANDERSON  
DIRECTOR OF EDUCATION

MIKE LUNNY  
DIRECTOR OF PROPERTY SERVICES

## **BACKGROUND PAPERS**

**Note:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

Appendix

**SUMMARY OF EDUCATION DEPARTMENT BUILDING PROGRAMME**

**PROJECTS IN EXCESS OF £200k**

<b>School</b>	<b>Total Project Cost £000</b>	<b>Date Completed</b>	<b>Project Description</b>
Andover Primary School	2,600	9/98	Complete replacement of school on new site.
Letham Primary School	900	4/99	Major extension to existing primary school, including four new classrooms, gymnasium/hall, nursery. Refurbishment work to existing school.
Monikie Primary School	235	9/98	Replacement of temporary accommodation with three classrooms extension.
St Thomas Primary School	300	11/98	Replacement of temporary accommodation with four classrooms extension (including new nursery provision).
Hayshead Primary School	250	7/99	Replacement of temporary accommodation with two classrooms and nursery extension.
Rosemount Primary School	1,840	6/2000	Provision of a new single stream school to replace both Hillside and Craigo Primary Schools.
Mattocks Primary School	262	5/2000	Replacement of temporary accommodation and provision of nursery.
Liff Primary School	321	6/2000	Extension to school, including two classrooms and ancillary accommodation. Minor refurbishment to existing building.
Glamis Primary School	380	8/2000	Replacement of temporary accommodation and extensive refurbishment of main school.
Murroes Primary School	265	8/2000	Extension to school, including gymnasium/dining hall and one additional classroom, together with alteration to existing building.
Aberlemno Primary School	280	10/2001	Extension/conversion of schoolhouse to replace temporary accommodation and to provide a nursery within a rural community.
Southmuir Primary School/Webster's High School	2,795	12/2001	Replacement of Southmuir Primary School and an extension to Webster's High School, all on the same campus
Birkhill Primary School	300	10/2001	Extension comprising three classrooms and ancillary accommodation to cope with increasing school roll.
Maisondieu Primary School	740	10/2002	Extension to replace temporary hutted classroom accommodation and existing gymnasium. Part of the existing building included refurbishment to improve access to the school and maximize use of available space.

School	Total Project Cost £000	Date Completed	Project Description
Forfar Academy	1,250	8/2002	Replacement Curtain Walling – this project was undertaken over two phases with the majority of the work being undertaken during the Summer holiday periods in 2001 and 2002 respectively.
Inverkeilor Primary School	635	8/2003	Five classroom extension to replace temporary accommodation together with alteration to existing building.
Cortachy Primary School	360	1/2044	Two classroom extensions to replace temporary accommodation, together with improvements to existing building.
Edzell Primary School	1,130	10/2004	Replacement of school on green field site at edge of village.
Arbroath Academy	1,060	10/2004	Replace Curtain Walling.
<b>GRANT TOTAL</b>	<b>15,903</b>		
<b>Projects in Progress/Planned</b>			
Tealing Primary School (Phase I)	260	12/2004	Replace temporary accommodation (dining hall and nursery) together with improvements to main school building.
Montrose Academy	431	12/2004	Provision of playing fields adjacent to the school together with extension to sport centre to provide additional changing accommodation.
Arbroath Academy (Phase II)	700	9/2005	Replacement of curtain walling and minor improvements to interior of school.
Monifieth High School	290	9/2005	Additional changing accommodation to meet needs of school and community (part funded by NoF).
Hayshead Primary School	534	1/2006	Extension to replace hutted accommodation and provide facilities which can be utilized by both school and community groups.
Monifieth High School	550	2/2006	Improvements to office accommodation and external areas of the school (to complement other projects recently completed/underway).
Southesk Primary School	710	6/2006	Provision of new gymnasium/dining hall together with improvements for nursery, toilet provision etc
Montrose Academy	730	8/2006	Make more effective use of accommodation within main buildings, including the relocation of main office, music and drama facilities.
Forfar Primary Schools	N/A		As part of project it is proposed to build new/upgrade existing schools within the burgh. All schools would be completed to the same high standard.
Carnoustie High School/Carnoustie Primary Schools	N/A		As part of project it is proposed to build new/upgrade existing schools within burgh. All schools would be completed to the same high standard.

**SCHOOL ESTATE STRATEGY – SUMMARY OF PRIMARY SCHOOL SITUATION**

Cluster	School	Roll (Primary)	Capacity (Primary)	Occupancy	Condition/ Suitability	Recommendation/Action
<b>Arbroath 1</b>	Hayshead	407	444	92%	B/C	Extension to replace hitted accommodation for school & community expected to commence in 2005
	Friockheim	168	222	76%	B/B	No plans to improve school
	Inverkeilor	85	125	68%	A/A	Recently improved
	St Thomas	116	125	93%	B/B	No plans to improve school
	Warddykes	288	444	65%	B/B	No plans to improve school
<b>TOTAL</b>		<b>1064</b>	<b>1360</b>	<b>78%</b>		
<b>Arbroath 2</b>	Arbirlot	32	50	64%	C/C	Further consideration of possible options (including closure) to be undertaken
	Carmyllie	25	100	25%	B/B	No plans to improve school
	Colliston	71	75	95%	B/B	No plans to improve school
	Inverbrothock	400	444	90%	B/B	No plans to improve school
	Ladyloan	310	420	74%	B/B	No plans to improve school
	Muirfield	188	335	56%	B/B	No plans to improve school
	Timmergreens	334	444	75%	B/B	No plans to improve school
<b>TOTAL</b>		<b>1360</b>	<b>1868</b>	<b>73%</b>		
<b>Brechin</b>	Andover	294	444	66%	A/A	No plans to improve school
	Edzell	87	100	87%	A/A	New school opened in 2004
	Lethnot	19	25	76%	B/B	No plans to improve school
	Maisondieu	384	444	86%	A/A	Recently improved
	Stracathro	41	50	82%	C/D	No plans to improve school
	Tarfside	15	25	60%	B/C	New toilet provision will be completed shortly – will improve rating
<b>TOTAL</b>		<b>840</b>	<b>1088</b>	<b>77%</b>		
<b>Carnoustie</b>	Barry	68	75	91%	C/C	Part of Forfar/Carnoustie Schools Project
	Carlogie	348	444	78%	B/B	Part of Forfar/Carnoustie Schools Project
	Kinloch	441	504	87%	D/D	Part of Forfar/Carnoustie Schools Project
	Monikie	98	100	98%	B/B	Extension required – rising roll
	Newbigging	30	75	40%	B/C	Minor improvements only are currently planned
	Panbride	28	75	37%	C/D	Part of Forfar/Carnoustie Schools Project
<b>TOTAL</b>		<b>1018</b>	<b>1273</b>	<b>80%</b>		



<b>Forfar</b>	Aberlemno	16	50	32%	A/A	No plans to improve school
	Chapelark	294	335	88%	B/C	Part of Forfar/Carnoustie Schools Project
	Inverarity	54	75	72%	B/B	No plans to improve school
	Kirkriggs	233	310	75%	D/D	Part of Forfar/Carnoustie Schools Project
	Langlands	387	444	87%	B/C	Part of Forfar/Carnoustie Schools Project
	Letham	171	222	77%	A/A	No plans to improve school
	Pitkenedy	26	42	62%	C/D	No plans to improve school
	Strathmartine	46	50	92%	A/B	No plans to improve school
	Tealing	48	100	48%	C/C	Extension (phase 1) to main building in 2004/2005 - will improve rating. Further work (phase 2) required
<b>TOTAL</b>	<b>Wellbrae</b>	<b>243</b>	<b>222</b>	<b>109%</b>	<b>C/C</b>	<b>Part of Forfar/Carnoustie Schools Project</b>
<b>1518</b>	<b>1850</b>	<b>82%</b>				
<b>Kirriemuir</b>	Airlie	59	75	79%	C/C	Option appraisal to be undertaken
	Cortachy	26	50	52%	B/A	New extension completed - 2004
	Eassie	19	50	38%	C/D	Option appraisal – Jan 2005
	Glamis	52	75	69%	A/A	Recently improved
	Glenisla	20	50	40%	B/B	Option appraisal to be undertaken
	Kilry	20	42	48%	C/D	Option appraisal to be undertaken
	Lintrathen	11	50	22%	C/C	Option appraisal to be undertaken
	Newtyle	75	100	75%	C/D	Option appraisal – Jan 2005
	Northmuir	357	444	80%	B/B	No plans to improve school
	Southmuir	260	335	78%	A/A	No plans to improve school
<b>TOTAL</b>	<b>Tannadice</b>	<b>99</b>	<b>222</b>	<b>44%</b>	<b>B/B</b>	<b>No plans to improve school</b>
<b>998</b>	<b>1493</b>	<b>67%</b>				
<b>Monifieth</b>	Auchterhouse	40	50	80%	C/C	Funding for extension agreed: work to commence early 2005
	Birkhill	242	273	89%	B/B	Recently improved
	Grange	346	444	78%	B/B	No plans to improve school
	Liff	101	125	81%	B/B	Recently improved
	Mattocks	37	75	49%	A/A	Recently improved
	Murroes	70	100	70%	A/B	Recently improved
<b>TOTAL</b>	<b>Seaview</b>	<b>359</b>	<b>444</b>	<b>81%</b>	<b>B/C</b>	<b>Accessibility problems: possible priority project in the medium term</b>
<b>1195</b>	<b>1511</b>	<b>79%</b>				
<b>Montrose</b>	Borrowfield	261	444	59%	B/B	No plans to improve school
	Dun	20	42	47%	C/D	Closure planned – July 2005
	Ferryden	118	222	53%	B/B	No plans to improve school
	Lochside	376	444	85%	B/B	No plans to improve school
	Rosemount	162	222	73%	A/A	New school
	St Margaret's	35	50	70%	B/B	No plans to improve school
	Southesk	176	252	70%	C/C	New dining/gymnasium to be completed in 2006
<b>TOTAL</b>		<b>1148</b>	<b>1676</b>	<b>68%</b>		
<b>GRAND TOTAL</b>		<b>9141</b>	<b>12119</b>	<b>75.4%</b>		