

OFFICIAL



Glasgow City Council
City Administration Committee

Item 1

25th February 2021

Report by Councillor Chris Cunningham, City Convener for
Education, Skills, and Early Years

Contact: David McEwan Tel: 07824 087493

Education Estate Plan – Financial Plan

Purpose of Report:

The purpose of this report is to advise the City Administration Committee of recent developments with the implementation of the Education Estate Plan, present a programme of next steps, and advise on financial planning to meet the delivery of the estate plan.

Recommendations:

The Committee is asked to:

- note the report; and
- approve the request for funding (as outlined in para 4.6) of £8m for the extensions to St Paul's High School and Carntyne Primary School, and a development budget of up to £1m (within a total estimated programme cost of approx. £13m) as Glasgow City Council's contribution towards the two new-build schools at St James' and City Centre.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes No consulted: Yes No

OFFICIAL

OFFICIAL

1 Background

- 1.1 Soon after the formation of Property and Land Services the Council adopted its first Property and Land (PAL) Strategy. This strategy was underpinned by a number of complementary plans, including a Heritage Estate Plan, Community Asset Plan, Vacant and Derelict Land Plan, Community Hubs plan, and Education Estate Plan.
- 1.2 The Education Estate Asset Plan was presented to the Education, Skills, and Early Years Policy Development Committee on the 12 March 2020 and formally adopted as an asset plan under the PAL Strategy thereafter.
- 1.3 Contained within the plan was a number of key objectives that would be delivered as part of the plan, one of which was to ensure the sufficiency of the capacity within the estate to meet the demands of the school rolls across all sectors of education in all geographical areas of the City.
- 1.4 At the time of development of the plan, a number of areas were identified as requiring further analysis which would likely result in the need for intervention, in the form of creating additional capacity, whether through reconfiguration, augmentation or the creation of new establishments.
- 1.5 The analysis is now complete and as a result, a number of priority augmentation projects were identified:
 - An additional Gaelic Medium Education Primary School;
 - A new Primary School meeting the Gorbals/Tradeston/Laurieston area capacity issues and to align with the City Centre Living Strategy and ensure sufficiency of capacity linked to the city centre;
 - An extension to Carntyne Primary School to meet the pressure of rising rolls in the catchment area;
 - An extension to St Paul's High School to meet the pressure of rising rolls in the catchment area; and
 - Alterations to Notre Dame High School as a result of the decision by the Council to change the entry criteria to enable boys to enrol.
- 1.6 Additional areas were identified for further monitoring and analysis on roll projections and possible accommodation augmentation at: Bellahouston Academy; Springburn Academy; and St Mungo's Secondary.

2 Further Developments

- 2.1 In parallel with the activity noted above, the Scottish Government continued to seek expressions of interest from local authorities nationwide seeking funding from the Learning Estate Investment Programme (LEIP) to develop their individual learning estates.

OFFICIAL

OFFICIAL

- 2.2 In response to the call for expressions of interest, Glasgow submitted funding bids for two of the above projects which would meet the qualifying criteria: New Gaelic Medium Education Primary School, and The City Centre School.
- 2.3 On 18th December 2020, the Scottish Government publicly announced the projects which had been successful in being considered for part-funding from tranche 2 of the LEIP fund - and Glasgow's two projects were announced as successful.
- 2.4 LEIP funding operates slightly differently from previous iterations of Scottish Government funding programmes, however, fundamentally provides 50% of the cost of a new school development, based on an established area/cost metric.
- 2.5 Discussions with the Scottish Futures Trust who administer the LEIP on behalf of the SG will commence with officers from the school estate team to discuss the funding model in more detail.

3 Financial Planning

- 3.1 It is currently estimated that the council contribution to the two new builds will be in the range of up to £13m with the total cost of the two extensions estimated at £8m.
- 3.2 The financial planning for capital has allowance for new, or increases to existing, capital projects over the next 3 years. This has been reviewed and is assessed as sufficient to meet the funding requirements of the Council contribution to the two new schools and the extensions to Carntyne Primary and St Paul's High schools.
- 3.3 Funding for the required alterations to Notre Dame High School (circa £750,000) will come from the existing Education Estate Capital funding.

4 Project Governance & Programme

- 4.1 Project governance arrangements for the above noted projects will be in line with previous arrangements. The design of the new facilities will be undertaken and/or managed by the Council's in-house Project Management and Design department.
- 4.2 Project management and governance reporting will be through the Education Estate Board, Asset Management board structure/s and Capital Programme Board, with contract awards being undertaken through the Contracts and Property Committee.
- 4.3 Wherever the buildings or projects are exclusively within the Glasgow City Council managed estate, City Building Contracts will tender and deliver the physical works after having proved best value.
- 4.4 In the case of Carntyne Primary School and the Secondary School Estate projects, these will require to go through the appropriate contractual arrangements as set out in the relevant management contracts: "Design,

OFFICIAL

OFFICIAL

Build, Finance and Maintain” (DBFM) in the case of Carntyne PS, or the PPP contract in the case of the secondary school estate buildings. Opportunities to maximise the use of City Building Contracts within these bespoke contract arrangements will be explored.

- 4.5 A detailed programme of activity will be prepared in due course for all of the projects listed above, however, all projects will require to start development work immediately, with the physical commencement dates for each project dependent on the level of development required.
- 4.6 This report is seeking approval for the full costs of the extensions of £8m (est) and approval of a development budget of up to £1m within an overall programme cost of approximately £13m for the two new builds with a further report seeking approval of the final costs for the new builds brought back in due course.

5 Policy and Resource Implications

Resource Implications:

Financial: The provision of capital finance will be from within existing financial planning as noted in 3.2

Legal: The development of the projects within the PPP and DBFM estate will be in line with existing legal frameworks and contracts in place with our PPP and DBFM partners.

Personnel: Resources for the development of these projects will come from the existing resources within the Property and Land Services and Project Management & Design teams within DRS.

Procurement: In line with Council procedures and policy.

Council Strategic Plan: Specify which theme(s) and outcome(s) the proposal supports

- A Thriving Economy, specifically priorities: 3; 4
- Excellent and Inclusive Education, specifically priority: 28

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-21 Yes

OFFICIAL

OFFICIAL

What are the potential equality impacts as a result of this report?

The two new schools will be designed to ensure equality and accessibility are at the heart of the design.

Please highlight if the policy/proposal will help address socio economic disadvantage.

The new schools and extensions will enable the council to ensure sufficiency of capacity within the education estate and ensure that local schools are accessible to local children and young people.

Sustainability Impacts:

Environmental:

Design and construction will be in line with the latest policies and statutory obligations in relation to energy performance and carbon reduction technologies.

Social, including opportunities under Article 21 of the European Public Procurement Directive:

Economic:

N/A at this stage, will become relevant at the time of procurement and construction

Privacy and Data Protection impacts:

None identified at this stage

6 Recommendations

6.1 The Committee is asked to:

- note the report; and
- approve the request for funding (as outlined in para 4.6) of £8m for the extensions to St Paul's High School and Carntyne Primary School, and a development budget of up to £1m (within a total estimated programme cost of approx. £13m) as Glasgow City Council's contribution towards the two new-build schools at St James' and City Centre.