



Glasgow City Council  
City Administration Committee

Item 1

13th September 2023

Report by Councillor Christina Cannon, City Convener for  
Education and Early Years

Contact: Lorna Goldie Ext: 74224

**LEIP FUNDING PHASE 2 INVESTMENT – CALTON GAELIC  
(BUN-SGOIL GHÀIDHLIG A’ CHAILTAINN) AND LINBURN ACADEMY**

**Purpose of Report:**

To advise the Committee of the investment requirement to address the two LEIP funded projects of Bun-Sgoil Ghaidhlig a’ Chailtainn and Linburn Academy and agree the allocation of up to £11.603m and £5.918m capital funding to address the works.

**Recommendations:**

**It is recommended that committee:**

- Notes the report and;
- Approves the allocation of up to £11.603m to fund the required works for Bun-Sgoil Ghàidhlig a’ Chailtainn.
- Approves the allocation of up to £5.918m to fund the required works for Linburn Academy.
- Notes that officers continue to work on a city centre solution to ensure appropriate school capacity.

Ward No(s):

9 Calton, 4 Cardonald

Local member(s) advised: Yes  No

Citywide:

Yes

consulted: Yes  No

**PLEASE NOTE THE FOLLOWING:**

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

## **1 INTRODUCTION**

- 1.1 On 31 October 2019, officers from Education Services took a paper to City Administration Committee to seek approval to conduct a city wide consultation on the creation of a new Gaelic School, and in October 2021 a paper sought permission to consult on a City Centre school. The statutory consultation for the Gaelic school was undertaken at the end of 2019 and into 2020 which paved the way for agreement to develop a fourth GME primary school located in the North East of the City. The Council applied to Scottish Government for funding under their Learning Estate Investment Programme (LEIP) tranche 2 and were successful in receiving funding in principle for the new Gaelic School and for the creation of a new City Centre School.
- 1.2 At the end of 2021 it became apparent that the consultation on an appropriate site for the city centre school had not been successful. As a result, a further paper to committee on 29<sup>th</sup> September 2022 was approved which asked officers to seek agreement from Scottish Government to transfer the successful LEIP bid funding for the City Centre school to a different proposed project at Linburn Academy. Committee also approved a subsequent bid for LEIP 3 funding for a city centre school, however, it was not possible to submit a bid within the timescale set for LEIP3 as a site still had not been identified. This meant that the detailed requirements for the funding application could not be satisfied.
- 1.3 This paper is focused on updating costs and progress for the two projects which have received in-principle funding through LEIP Phase 2, Bun-Sgoil Ghàidhlig a' Chailtainn and Linburn Academy. This paper also seeks additional approvals for funding to progress the projects.

## **2 BACKGROUND**

- 2.1 The new Gaelic Medium education facility, Bun-Sgoil Ghàidhlig a' Chailtainn, is not a new-build school, but rather, focuses on the re-use of one of the Council's vacant and derelict Parish Schools. The former St James' Primary School closed in 2009, and the current project will bring it back into use. The building will be fully refurbished and extended to become Glasgow's fourth Gaelic medium primary school, accommodating up to 416 pupils. The B-Listed parish school building will be refurbished to modern standards and meet the challenging energy in use targets required by Scottish Government whilst preserving and complementing the building's architectural character. The project is due for completion prior to December 2025.
- 2.2 The cohort of pupils who will occupy the new Gaelic school, have already been formed and are currently being accommodated within vacant space in the recently completed North Kelvinside Primary.
- 2.3 In October 2021, due to the ongoing deterioration of the existing building fabric, a decision was taken to undertake emergency works to halt ongoing structural deterioration of the building – works that if not undertaken could have led to uncontrolled collapses of roof members and high-level masonry. Design work is

progressing for the new facility and an enabling works contract is currently on site to remove all contaminated and rotted materials within the existing building in advance of the main works commencing (funded from the £2.8m currently available as noted in 3.1 below).

### 3 Funding, Inflation and Cost Increases

- 3.1 Development funding for the project was sought from CAC in February 2021 and at that time £0.5m was agreed to be set aside by GCC to commence development of the project. The project team also secured Scottish Government funding for Gaelic Medium Education of £2.8m towards the cost of the development. Total available funding therefore presently sits at £3.3m.
- 3.2 Scottish Futures Trust (SFT) has confirmed that the level of funding this project will likely attract, if all the funding conditions are met, will be in the order of £7.935m.
- 3.3 Officers engaged with SFT officials on specific details of the impact of developing a listed building and the additional cost that this work will attract. As a result, SFT has confirmed that they will provide additional funding of £0.57m. (This is included within the £7.935m noted in 3.2 above).
- 3.4 In 2019, when the council agreed to commence the consultation for a new Gaelic school, the total cost was estimated at circa £16.5m. The contribution from the Council at that point would therefore have been around £8.25m (est).
- 3.5 The latest cost plan for the project, however, is indicating increased costs for the following reasons:
- Delays in project development as a result of the COVID pandemic
  - Upon more detailed inspection and surveying, the existing building was found to be in a poorer condition than expected leading to increased refurbishment cost estimates.
  - Significant inflationary pressures in construction as a result of external factors (Brexit, Covid, Ukraine War) which have impacted on material costs and availability.
- 3.6 Inflation had been accounted for within the original cost plan but at a rate commensurate with “normal” allowances. Based on the latest forecast of the total project cost and the SFT funding available, the contribution required by the council would increase from circa £8.25m to circa £12.103m (includes £0.5m development funding):

<b>Bun-Sgoil Ghaidhlig a' Chailtainn</b>	
Project Total Estimated Cost	£22,838,000
Funding from Scottish Gaelic Grant	£2,800,000
Glasgow City Council Development Funding	£500,000
LEIP Funding	£7,935,000
Glasgow City Council Funding Required	£11,603,000

3.7 Now that cost and funding increases have been updated, a further approval is now sought to support the ongoing site activity and enabling works. The building is now considered to be safe, however roof repair works required to protect the asset will require additional funding to be made available during this financial year (over and above the £3.3m currently available).

#### 4 LINBURN ACADEMY

4.1 The Council has secured in-principle support from the LEIP programme for an additional project, and now needs to proceed with a project that meets the requirements of the original LEIP2 funding.

4.2 The LEIP2 funding was switched to the one remaining school in the City which meets the condition criterion. Linburn Academy, an additional support for learning school, currently serves around 50 young people with a range of complex needs, however, is no longer fit for purpose in terms of condition and suitability. Opened in 1971, the school's condition is deteriorating and struggles to provide suitable facilities for a group of young people with complex additional support needs.

#### 5 FUNDING

5.1 Initial plans have been worked-up for an extensive refurbishment and extension of the existing Linburn Academy. The latest scheme has 8 classrooms and rationalises the extensions to the south side of the building and retains 2 existing modular classrooms. The refurbishment plus extension has an estimated cost of £9.2m. This would bring this building up to a standard capable of accommodating up to 48 pupils.

5.2 The SFT funding figure associated with the project is estimated to be £3.282m, however this figure is likely to be subject to an inflationary increase (TBC).

<b>Linburn Academy Refurbishment and Extension</b>	
Project Total Estimated Cost	£9,200,000
LEIP Funding	£3,282,000
Glasgow City Council Funding Required	£5,918,000

5.3 In 2021 when development funding was sought for the above noted projects, the total amount of funding anticipated to be provided by GCC was £13m and this was built into capital planning at that time. However, given the passage of time and the external factors noted in the report above, the total GCC funding requirement is now £17.52M (an increase of £4.52m or 34% from the original figure)

## 6. POLICY AND RESOURCE IMPLICATIONS

**Financial:** Overall cost of Bun-Sgoil Ghaidhlig a' Chailtainn project is estimated at c£22.838m with £11.603m funding required by GCC.  
Linburn Academy has a total estimated project cost of £9.2m, £5.918m of funding required by GCC.

The increased funding of £4.52 million as set out at paragraph 5.3 will be built into future capital planning budgets. Revenue consequences of this capital are still being developed but are planned to be within existing financial planning.

**Legal:** No legal issues identified

**Personnel:**

**Procurement:** Will be undertaken in line with council policy

**Council Strategic Plan** GC Reduce poverty and inequality in our communities.

GC Increase opportunity and prosperity for all our citizens.

GC Fight the climate emergency in a just transition to a net zero Glasgow

**Equality and Socio-Economic Impacts:** GC Enable staff to deliver essential services in a sustainable, innovative, and efficient way for our communities.

Commitments:

All Education commitments within the council plan are now aligned within the action plan which has aligned to All Learners All Achieving. On occasion commitments with the wider council family are also written up within the action plan as actions.

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.*

The proposal supports several of the Council's equality outcomes, in particular Outcome 2, that disabled people, black and minority ethnic people and older people have an improved experience in accessing services that meet their needs through more regular and systematic involvement in design of service delivery across the Council Family. The young people who use Linburn school will be centrally involved in the design process and ultimately will have a school that meets their needs more effectively.

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

The replacement of Linburn Academy with a modern building which is better adapted to the needs of the population using the building will ensure greater access and a more inclusive environment.

#### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

Where applicable works undertaken will highlight any contribution to Glasgow's net zero carbon targets. Funding proposals are in line with LEIP2 requirements and will be closer to a carbon neutral building.

*What are the potential climate impacts as a result of this proposal?*

*Will the proposal contribute to Glasgow's net zero carbon target?*

Yes

#### **Privacy and Data Protection Impacts:**

N

Are there any potential data protection impacts as a result of this report  
Y/N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

## **7. RECOMMENDATIONS**

7.1 It is recommended that committee:

- Notes the report and;
- Approves the allocation of up to £11.603m to fund the required works for Bun-Sgoil Ghàidhlig a' Chailtainn.
- Approves the allocation of up to £5.918m to fund the required works for Linburn Academy.
- Notes that officers continue to work on a city centre solution to ensure appropriate school capacity.