

EAST AYRSHIRE COUNCIL**CABINET – 4 MARCH 2020****SCHOOL ESTATE MANAGEMENT PLAN 2018-2019****Report by Depute Chief Executive (Safer Communities)****PURPOSE OF REPORT**

1. The purpose of this report is to outline the 2018-19 School Estate Management Plan as part of the Asset Management Framework and seek Cabinet approval for its submission to the Scottish Government by 31st March 2020.

RECOMMENDATIONS

2. It is recommended that Members of the Cabinet:
 - (i) Recognise the successful delivery of the current school improvement programme and continue to support the vision and priorities for the school estate.
 - (ii) Agree that proposals are developed for Doon Campus, North West Kilmarnock Schools and Lainshaw Primary School as priority areas for potential funding bids to the Scottish Government in line with the priorities of the Schools for the Future Funding.
 - (iii) Note the establishments identified as C suitability on the appendix will be prioritised through the Property Management Plan and Property Pledge approach. This will allocate funding to improve the general condition and suitability of these establishments from a portion of Component Renewal Capital Allocation, F&PM lifecycle funding and Education Departmental Balances.
 - (iv) Note the review outcomes of the St Josephs and Grange Campuses and that management action through Education Service will improve the utilisation of the campuses.
 - (v) Agree to the 2018-19 School Estate Management Plan being submitted to the Scottish Government.
 - (vi) Otherwise note the contents of this report.

BACKGROUND

3. Local authorities are required to submit an annual School Estate Management Plan (SEMP) to the Scottish Government, which details the status of the existing school estate, the vision for the estate, the required capital investment to meet this vision and timescales within which this vision would be achieved.
4. Cabinet will note that the Scottish Government has specifically requested this information for primary, secondary and ASN schools only and excludes all Early Years and Community Learning establishments, although these are referred to in the documents where it links to school accommodation.

SCHOOL ESTATE MANAGEMENT PLAN 2018-19

5. The School Estate Management Plan is attached to this report. In summary the document:
- restates the Council's vision for the school estate and the policy context as part of the wider Property Management Plan;
 - provides an update on the current status of the school estate;
 - identifies current investment and progress made; and
 - sets out the principles for the Council to achieve its desired standards
6. The School Estate Management Plan reflects a significant investment through the capital programme on improving the school estate and demonstrates the recent successful completion of projects and the ambitious next phase of an extensive building programme for our schools.

IMPROVING THE SCHOOL ESTATE

7. Five projects moved forward from the design development stage to detailed design and construction at Loanhead, Crosshouse, Netherthird, St Sophias and Dunlop. Bellsbank Primary/ECC/community project is due for completion in February 2020; Loanhead Primary/ECC project is due for completion in the summer of 2020 and The Barony Campus project incorporating secondary/primary/ASN/ECC is also due for completion in the summer of 2020.
8. A change from previous reports is the construction of 3 stand-alone Early Childhood Centres (ECC) at Netherthird, Nether Robertland and Kilmaurs which were previously incorporated into their respective primary school projects. 3 further ECC projects are planned for Dunlop, Fenwick and Catrine.
9. On 12 June 2019, following a comprehensive consultation process, undertaken in line with the Schools (Consultation) (Scotland) Act 2010 as amended, Cabinet agreed to refurbish St Sophia's Primary School at its current site. Investigations are underway in advance of the development of a scope of works.

SCHOOL CAPACITIES

10. In 2012, the Transformation Strategy agreed a target to reduce surplus capacity in the school estate, with the aim of increasing occupancy levels from its position at that time of an average of 64% to a figure of 85% (currently 71%). This figure of 85% should continue to be kept under close review as this may impact on the Council's ability to respond to emergency situations such as an urgent decant of a school.
11. From February 2020, there will only be 3 primary schools with an occupancy below 55% - it is unlikely that this will change in the near future and from August 2020 there will be no secondary schools with an occupancy below 55%.
12. As members will be aware, it was extremely disappointing to note that a recent request for a proposed Doon Campus to be considered for funding from the first round of the Scottish Government's Learning Strategy fund had been unsuccessful. It is noted in the report this remains a key priority in the school estate and officers continue to have dialogue with the Government and SFT and anticipate a further bidding opportunity prior to summer 2020 will be available and will be pursued.

13. There are schools with high levels of occupancy and increasing rolls. These are reviewed on an annual basis with future projections considered, taking into account existing rolls, birth rates, placing requests and planned house building. Education colleagues have introduced a new process to more accurately project school rolls.
14. Six primary schools currently have an occupancy of 90% or more, Annanhill Primary, Barshare Primary, Darvel Primary, Lainshaw Primary, Netherthird Primary and St Andrews Primary with current plans to manage this.
15. Three secondary schools have an occupancy of 90% or more. There are plans in place to address this at Grange and St Josephs with Kilmarnock Academy being monitored as the school settles into the new flexible accommodation.
16. As noted in the previous SEMP report of February 2018 a review of the occupancy at the Grange and St Joseph's Campus was initiated. This review was undertaken by Space Strategies and the outcome focused on a number of school management changes to improve utilisation; this included shared timetabling, identifying more shared spaces and redesigning some areas. Discussions have subsequently been held with the management teams to progress these issues.
17. The Cabinet paper of 22 January 2020: Review of Specialist Provision outlines information on the proposed move towards a model of inclusive, specialist Supported Learning Centre provision across the authority. The proposals also consider capacity pressures within Willowbank School and Grange Campus.

CONDITION AND SUITABILITY

18. Significant ongoing investment is essential to maintain buildings in their existing condition as well as making any necessary improvements and this is now aligned within the Asset Management Framework and Property Management Plan updates reported to cabinet in 2019.
19. The condition rating provides an indication of the **overall** condition of the building, however, regular and specific inspections of aspects of the buildings are required. These include statutory inspections of heating and electrical systems, structural and fabric assessments and monitoring, response to weather damage or component failure, review of recurring minor maintenance issues which are all taken into account when prioritising investment.
20. As members are aware, the impact of more detailed structural investigations and assessment of the longer term viability of the structural frame at Netherthird Primary resulted in the emergency decant of the school. This more detailed level of assessment may not be fully reflected in ongoing condition and suitability assessments but needs to be considered in the context of longer term asset management planning and regular risk based assessments.
21. Significant progress has been made to improve the condition of buildings within the school estate. There are no buildings in category D. St Sophia's school remains in category C and plans have been agreed to address its condition and suitability.
22. Although only 1 location still remains overall within the C category, many schools still have elements of their facilities within a C or D category.
23. A number of establishments across the school estate would see improvements in their suitability ratings with some reasonable investment. It is likely that investment to replace old

and worn furniture, provide improved storage and more flexible furniture to facilitate 21st century learning and teaching and improve external spaces for outdoor learning would improve suitability ratings.

24. Twelve schools are rated as category C for suitability and proposals are being developed to utilise departmental balances to facilitate this. The development of external space continues to offer greater flexibility in learning and with new school projects the value and opportunity to improve the external space is an important consideration in the design development of each project. The above areas link to the assessment and review being undertaken as part of the Property Management Plan.
25. This Investment has been prioritised based on the assessment of needs, however, in some establishments this is primarily short-term superficial works to ensure the establishment can continue to deliver learning and teaching. Longer-term solutions are required for the Doon Campus, Kilmarnock NW area and Lainshaw Primary School.
26. There remains further ambition to continue to improve all aspects of the school estate in the longer term. On-going investment is required in order to continue to meet the 21st century learning needs of all children and young people; to ensure our schools support 'place-based' approaches and serve as a central resource for all our communities; to ensure our assets have a focus on sustainability and reducing the Council's carbon footprint and to be sector leading in the delivery of digitally enabled establishments. We will continue to explore new funding sources, ensuring capital and revenue is invested with long-term lifecycle at the forefront and take further opportunities to maximise the use of our existing and new school estate.
27. The ongoing investment across the school estate continues to see more children benefiting from access to excellent facilities and the current capital programme has seen £129.65m of new and updated facilities opened since 2012. The future commitment to be completed over the next 3-5 years is £178.21m taking into account proposals in the new capital programme.

FUNDING OPPORTUNITY

28. As noted in the SEMP report the aspirations of the school estate investment are prioritised where improvements in condition, suitability and occupancy can be achieved recognising the aspirations and opportunities for the wider community. In the past this has included community recreational use however the aspiration now goes further in terms of the 'place based' principles outlined in the Asset Management Framework. Doon Campus has been identified in the previous SEMP reports and we continue to develop the project with the aim of achieving additional funding from the Scottish Government.
29. Beyond the current Capital Plan it is proposed to consider the opportunity to access additional funding from the Scottish Government within the next phase of school investment. This requires the council to consider priorities, maximise the impact of the investment, address current condition and suitability as well as consider wider community and place based principles.
30. Based on the SEMP information it is proposed the Council develop project proposals for the North West Kilmarnock area, reflecting the current position of the three schools there; the increasing roll: age, design and condition of the buildings. It is also proposed to develop an option to replace Lainshaw Primary, as the facility is not designed for modern learning, is seeing increased roll; is very energy inefficient and has a significant footprint that could offer opportunities to improve space utilisation or co-locate with other services needed in the community.

POLICY/COMMUNITY PLAN IMPLICATIONS

31. The 2018-19 SEMP is designed to support the Council's Community Plan by improving the buildings, supporting their use to encourage:-
- Economy and Skills - by creating positive learning spaces
 - Community Safety - by enhancing local community environments
 - Wellbeing - by supporting positive experiences and outcomes

FINANCIAL / LEGAL IMPLICATIONS

32. Capital investment is detailed in Section 3 of the School Estate Management Plan and aligns to the Asset Management and Capital Investment Plan.
33. Budget allocations already identified will be utilised to improve existing accommodation in a prioritised basis in line with the Property Management Plan approach. The £1.500m of the component renewal capital allocation and contribution from the £1m central repair account will support maintenance and lifecycle of the school estate with education balances identified for furniture and equipment where available.

HUMAN RESOURCES

34. There are no direct HR implications from this paper.

RISK MANAGEMENT

35. The SEMP addresses corporate risks to the provision of Education and Health and Safety by ensuring arrangements are in place to improve the suitability, condition and fabric of the school estate.

TRANSFORMATION STRATEGY

36. The SEMP reflects the Council's commitment to seeking out every opportunity to impact on school rationalisation by increasing occupancy across the school estate and reducing footprint.

Katie Kelly
Depute Chief Executive
February 2020

ATTACHED

School Estate Management Plan 2018-19

APPENDICES

Capacity for primary and secondary schools
Condition of schools overview
Suitability of schools overview

LIST OF BACKGROUND PAPERS

Cabinet 1st May 2019 Asset Management Framework
Cabinet 24th January 2018 General Services Capital Programme
Cabinet 20th April 2016 Capital Programme

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EAST AYRSHIRE COUNCIL
School Estate Management Plan

2018 – 2019

Prepared by Facilities & Property Management

**SCHOOL ESTATE MANAGEMENT PLAN
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SCHOOL ESTATE MANAGEMENT PLAN

Statement of Introduction

East Ayrshire Council continues to invest significant resources in its educational establishments in a prioritised manner to meet the needs of 21st Century learning and teaching. The Council remains committed to achieving an estate which will provide positive learning and teaching opportunities to ensure every child and young person is able to achieve his/her full potential.

Throughout 2018-19, East Ayrshire Council continued to make significant progress towards the rationalisation of its school estate, where this is appropriate. This has been delivered alongside a programme of new builds and extensions in areas of growth. A programme of refurbishments of existing establishments ensure they are fit for purpose and maximize opportunities for all.

The William McIlvanney Campus opened in April 2018 to local and national acclaim. The campus has successfully blended traditional learning spaces with flexible areas to facilitate a move towards more independent learning. Phase 2 has been completed with the opening of the outdoor sports' pitches, and expansion of the primary play area and car park.

The project to deliver Bellsbank Primary School, Early Childhood Centre and Community facilities had been on hold due to higher than expected tender returns. However, budget for the expansion of early years' provision, together with a slightly amended design, has provided an opportunity to progress with an £6.300m investment in the community of Bellsbank: scheduled to open in February 2020.

In January 2018, Cabinet committed to delivering a replacement Netherthird Primary School, Early Childhood Centre and ASN provision. This will mean an investment of £10.341m for the community of Netherthird.

An investment of £68m for the Barony campus is on target for completion in the summer of 2020.

On 12 June 2019, Cabinet agreed with the recommendations of Officers to proceed with a refurbishment of St Sophia's Primary School. In collaboration with interested stakeholders, a scope of works will be developed within the £2.882m budget available.

East Ayrshire Council has also committed capital investment to meet longer term pressures on the school estate in the following establishments:

- Crosshouse Primary School and Communication Centre
- Doon Academy and Dalmellington Primary School (campus)
- Dunlop Primary School
- Hillhead Primary School
- Kilmaurs Primary School
- Lainshaw Primary School
- Loanhead Primary School
- Logan Primary School
- Loudoun Academy
- Nether Robertland Primary School
- Stewarton Academy

On 27th June 2018, Cabinet agreed a programme for the expansion of early years' provision. The Scottish Government has allocated the sum of £21.600m to East Ayrshire Council to deliver new builds, extensions, adaptations and development of outdoor play areas as required to deliver 1140 hours of early learning and childcare.

The current programme of investment is ambitious and will provide new or improved facilities for approximately 11,000 children and young people in educational establishments across the authority. However, it should be noted that the Capital Programme will continue to be updated to reflect emerging demands.

East Ayrshire Council is committed to delivering an educational estate that is suitable for 21st century learning and teaching. This means establishments where all learners can benefit from an environment that is flexible, inspirational and provides opportunities to enrich their educational experiences: the SEMP continues to show progress towards this objective.

Andrew Kennedy
Head of Facilities & Property Management

Linda McAulay-Griffiths
Head of Education

1. POLICY CONTEXT

1.1 The Community Plan and Council's Vision Statement

The Community Plan is the Council's overarching policy document and sets out its vision, principles and timeframe. The vision contained within the Community Plan is shared by all partners and states that:

“East Ayrshire is a place with strong, safe and vibrant communities where everyone has a good quality of life and access to opportunities, choices and high quality services which are sustainable, accessible and meet people’s needs.”

The Community Plan is implemented through three thematic delivery plans namely Economy and Skills; Safer Communities and Wellbeing and the day to day work carried out across the Council.

New strategic priorities were agreed following the recent Community Plan review:

- Improving outcomes for vulnerable children and young people;
- Older people: adding life to years - tackle social isolation; and
- Community led regeneration - empower communities and build community resilience.

The Council is also committed to providing services which match its key values of quality, equality, access and partnership.

1.2 Transformation Strategy

To ensure clarity and consistency across the Council's strategic priorities, the Transformation Strategy is aligned with the vision, principles and timeframe of the Community Plan 2015 - 2030.

On 27 June 2018, Cabinet endorsed project plans for the work-streams to take forward:

- Work stream 1 - a fairer, kinder and connected East Ayrshire
- Work stream 2 - workforce planning - cultural change and service redesign
- Work stream 3 - a digitally connected East Ayrshire
- Work stream 4 - a vibrant and empowered East Ayrshire
- Work stream 5 - property and estate
- Work stream 6 - income and commercialisation

Workstream 5 is key in relation to the school estate.

Key work stream 5 tasks include:

- *Ensuring best use of the existing estate; identifying opportunities for further rationalisation and developing a shared strategic approach across the Community Planning Partnership to future developments; and*
- *Identifying property rationalisation or disposal opportunities aligned to the Capital Programme.*

Rationalisation, where appropriate, in addition to the development and improvement in the fabric of school buildings is a key component in the facilitation of 21st century learning and teaching. The Council believes this will significantly contribute to meeting the themes of the Community Plan.

1.3 Organisational Structure

In March 2015 the Council implemented a change to the Council's Management structure. The structure reflects the importance and status of the Community Plan and when taken together with arrangements for Health and Social Care, has the benefit of a strategic lead at officer level for each of the Community Plan themes and therefore, an enhanced focus on priorities and resilience within a streamlined structure.

The Depute Chief Executive (Economy and Skills) will have responsibility for service groupings of Education; Finance and IT; Planning and Economic Development; and Policy, Planning and Communications.

The Depute Chief Executive (Safer Communities) will have responsibility for service groupings of Housing and Communities; Ayrshire Roads Alliance; Facilities and Property Management; Human Resources; Health and Safety: Transport Services Unit.

In addition the Chief Governance Officer will assume responsibility for Legal, Procurement, Regulatory Services, Estates Management and Democratic Services.

SEMP reports are the responsibility of the Head of Facilities and Property Management in consultation with the Head of Education.

1.4 Early Learning and Childcare

The Children and Young People (Scotland) Act 2014 made 600 hours of free early learning and childcare (ELC) available for all three and four-year-olds and eligible two-year-olds in Scotland from August 2014 and the provision of free school lunches for all children in primary 1-3.

In March 2017, the Scottish Government produced a document entitled: **A Blueprint for 2020: The Expansion of Early Learning and Childcare in Scotland** which sets out the future policy direction, expansion and delivery framework to deliver 1140 hours of early learning and childcare by August 2020. All local authorities were asked to prepare an Early Learning and Childcare Expansion Implementation Plan for submission to the Scottish Government by 29 September 2017, determining the best use of current assets, including partner providers, identifying any gaps and refurbishing or building what is required to deliver 1140 hours.

Increasing the entitlement will require a significant investment in infrastructure and new, innovative models of delivery. Proposals on how the Council plans to deliver the expansion programme with new builds, extensions and reconfiguration within existing ECCs were presented to Cabinet on 27th June 2018.

1.5 Vision for the School Estate

The Council's approach to the management of the school estate is incorporated within the Council's Asset Management Framework which support the delivery of the Council's strategic objectives.

It is important that the school estate is fit for purpose and meets the needs of learners. As part of the assessment of the estate and rationale for decision making, the guidelines and aspirations, as set out in the Scottish Government's Building Better Schools establishes the principles that our buildings should be:

- Fit for purpose
- Accessible
- Integral to Communities
- Efficiently run
- Flexible
- Sustainable, and
- Environmentally Neutral

The aim is not only to provide facilities that meet the practicalities of good buildings but also to create a positive impact on the learning experience and the value to the community through:

- developing the ethos of inclusion;
- creating welcoming places for children, young people and staff;
- facilitating a modern curriculum and learning experience;
- encouraging enhanced community use; and
- inspiring pride and ownership.

However in meeting these principles and determining investment strategies in line with the Council's Capital Programme, the following factors should also be considered:

- achieve an overall occupancy level of 85% of capacity;
- address maintenance issues and condition;
- meet statutory requirements, including the Equality Act 2010;
- consider security implications;
- improve property flexibility and extended use; and
- support Curriculum for Excellence and Development of the Young Workforce.

1.6 Asset Management Framework and Capital Investment Plan

The Asset Management Framework and Capital Investment Plan provides a framework whereby investment is aligned with the Council's asset management aspirations and designed to support the objectives of both the Community Plan and Transformation Strategy.

The priorities are focused on making a significant and sustained contribution towards the Council achieving its strategic priorities whilst contributing significantly to the local economy and construction industry and continue to focus on the following key investment areas:

- delivery of new schools, extensions and a programme of refurbishment;
- plans to deliver 1140 hours of early learning and childcare for all 3-5 year olds and eligible 2 year olds from August 2020;
- provision of first class sporting and leisure facilities to encourage active lifestyles and make a positive impact on the wellbeing of our children;
- proposals to provide industrial units and address derelict buildings to promote economic growth and town centre regeneration;
- reduce our carbon footprint and improve the environment with the implementation of a range of new energy efficient technologies; and
- housing adaptation grants to support independent living and invest in telecare schemes.

The school estate accounts for the largest element of the overall operational estate of the Council in terms of scale and investment demand. The past 5 years have seen the most ambitious investment in the school estate. This significant investment in education facilities has not only helped improve the learning environment for our young people but also created facilities that offer a wider range of opportunities and connections across all communities.

The Council seeks to implement an appropriate mix of capital investment solutions that will enable key objectives to be met and ensure that its capital resources are focused on the provision of assets deemed to deliver the most efficient, effective and economic approach. Key objectives are to:

- ensure that investment proposals draw on robust consultation, option appraisal and transparency in prioritisation;
- facilitate joint and cross-service working;
- establish a clear framework for managing and monitoring the capital programme aligned with the principles of Best Value; and
- demonstrate and communicate to stakeholders, through effective reporting, the performance of both on-going and completed schemes

In support of the assessment and decision making of capital investment in relation to the school estate and taking account of the vision set out in this document, a number of areas will be considered in determining those priorities. These include:

- current and projected school rolls;
- changes to the curriculum;
- suitability of the environment for curriculum delivery;
- running costs;
- capital investment requirements;
- the needs of local communities; and
- opportunities for wider Council and community use

1.7 Resource Allocation

The following sources of funding are used to meet the vision and any preferred option strategy for the school estate.

Capital Programme - Significant Schemes

The Council's Asset Management Framework and Capital Investment Plan update sets out progress on the existing programme and provided details of further investment to 2029/30 as part of the Council's Asset Management Framework with the School Estate Management Plan aligning to the Learning Estate priorities within the Framework.

Refurbishment Works

The Council's capital and revenue resources for property repair, maintenance and upgrade are allocated through Facilities and Property Management to projects in a prioritised manner.

The service has in place a range of monitoring and inspection arrangements that are collated as part of the Property Management Plan utilising site-based staff, in-house professional staff, term contractors and external specialists to review and assess the maintenance and investment priorities. An asset management database is used for the collection and analysis of sophisticated property data which allows informed decisions to be taken when allocating funds to specific schools or projects. This is reported as part of the Property Management Plan.

Refurbishment work typically includes the following:

- Accessibility improvements;
- Mechanical, electrical and lighting upgrades;
- Window replacement and other external fabric improvements;
- Toilet refurbishment;
- Boiler plant replacements and improved energy management;

- General classroom upgrades e.g. redecoration and flooring;
- Practical subject room upgrades;
- Improvements to layouts and FF&E to improve suitability;
- External improvements to facilitate outdoor learning;
- Building security; and
- Traffic management.

In addition to the above areas component renewal and lifecycle priorities will also be focused on:

- Fire safety and security improvements;
- External fabric and structural components; and
- Drainage and groundworks.

Refurbishment works need to be planned in tandem with any proposed review of building use, rationalisation proposals and ongoing lifecycle investment. This will ensure that additional budgets are allocated to maximise condition, suitability, sustainability and accessibility, with priorities aligned across the whole Council estate through the Property Management Plan.

Revenue Savings and the Prudential Framework

Under the Prudential Framework, revenue savings can be utilised to fund capital investment. Officers are presently examining ways of generating savings which can then be used to augment present investment levels. All recommendations which arise from this exercise will require approval by the Council's Cabinet.

The Head of Finance and ICT has confirmed that revenue savings of £70,000 per annum can finance investment of £1m and this is assessed as part of the overall budget position in relation to the Capital Investment and Treasury Management approach.

Public Private Partnership (PPP)

The Council continues to take advantage of revenue support provided by the Scottish Government of £4.3m per annum for the lifetime of the PPP contract and continues to contribute the remainder of the £9.4m Unitary Charge to support the ongoing revenue costs of the PPP facilities in the school estate.

Scottish Futures Trust

The Scottish Futures Trust continues to facilitate and support the development of the School Estate in East Ayrshire as part of the Scottish Government's Schools for the Future Programme.

This has included contributions towards the William McIlvanney Campus which, in turn, assisted the Council in the development of the Barony, Whatriggs and Hurlford projects.

The Deputy First Minister has announced a funding package of £1billion as the next phase of the 'Schools for the Future' Programme'. Funding will be allocated based on the following priorities:

- Condition and suitability;
- Sustainability of investment and lifecycle;
- Carbon footprint reduction;
- Digitally enabled establishments; and
- A 'place based' approach in communities.

2. THE CURRENT POSITION

2.1 The School Estate

The school estate comprises a variety of styles from Victorian 'A' listed buildings to modern state-of-the-art campuses ranging in size from large 2 to 18 campuses to small rural schools. The more recent buildings feature innovative and flexible internal spaces, inspiring outdoor environments and excellent sports facilities for use by the children, young people and the community. A programme of updating condition and suitability across the remainder of the school estate is on-going to bring these schools closer to the high quality of the new-builds.

As of June 2019 the school estate in East Ayrshire comprised of:-

- 8 Secondary schools;
- 40 Primary schools;
- 7 Standalone Early Childhood Centres;
- 28 Early Childhood Centres co-located within a Primary School;
- 3 Additional Support Needs' schools

The current investment programme continues to focus on the main areas of improvement across the School estate however developing issues continue to be considered and require to be incorporated into future plans.

Capacity in Kilmarnock North West is currently being monitored as housing developments continue to put pressure on the schools in the area. In addition, the condition and suitability ratings of the schools in this area are impacting on the capacity of other schools as parents seek places in our newer establishments.

In May 2019, the Asset Management Framework noted the importance of continuing to seek out opportunities within the existing school estate to better utilise existing accommodation. A key feature of transformation across the Council, is to develop an agile working strategy. Sharing spaces, together with the delivery of service value through collaboration with a performance management and output focus, are key drivers. This is a different approach to the more traditional ownership of spaces aligned to subjects and teachers (more prevalent in a secondary school).

Occupancy within St Joseph's Campus (high in the primary, low in the secondary) and Grange Campus (high in all sectors) has been closely monitored over the past few years. As occupancy issues in the 2 campuses continue to be a focus and a longer-term solution for each required, Cabinet agreed to engage the services of a company called Space Strategies to undertake a review of accommodation taking account of the potential impact of falling and rising school rolls in the respective campuses.

A summary of the Space Strategies Report

The modern developments at Mcllvanney and Barony Campuses do not have spaces that '*belong*' to individual members of staff. The provision of IT-rich shared work bases for all campus users facilitate greater collaboration. The vision, therefore, for both the Grange and St Joseph's campuses is to introduce a similar level of efficiency in the utilisation of space and increase both the quality and flexibility of spaces for all users of the respective campuses.

The Space Strategies report has confirmed that there is sufficient capacity within the Grange Campus to accommodate future growth. This will, however, require a more collaborative approach in the planning and management of campus space for the benefit of all users.

Space Strategies has proposed and tested a range of layouts designed to improve the quality of space within the campus. The proposals address the main issues highlighted by

Head Teachers and senior EAC staff to provide a learning environment in line with 21st century learning and teaching. The recommendations include;

St Joseph's Campus proposals

- Both Head Teachers should agree a more permanent location for the 2 primary classes that use secondary spaces.
- A campus space should be identified to support nurture and family learning.
- In the longer term, the development of a more sheltered area for dining for younger children would be beneficial.
- There should be consideration of renaming St Joseph's with all sectors contributing to the naming process. This would recognise a more collaborative approach to the use of campus spaces. .

Grange Campus proposals

- The recent establishment of a campus library (to free up space in the primary sector) has been a positive change that has provided an opportunity to share learning across sectors.
- There should be joint discussions and decisions made to find a solution for the location of the primary classes that meet the needs of all sectors and does not result in staff and pupils being isolated.
- Re-assignment of the previously designated primary PE hall and shared use of the drama/stage area is required to facilitate 2 hours of quality PE for all primary children. Access to a range of PE spaces across the campus would widen opportunities and experiences for the children.
- Consider renaming the Grange Campus in future, with all sectors contributing to the naming process. This would recognise a more collaborative approach to the use of campus spaces. Each individual sector within the campus would retain its own identity

The majority of the proposals noted above for both campuses could be undertaken reasonably quickly and easily.

Senior education colleagues have met with the Head Teachers of the respective sectors within the campus and have established that there is scope and space within the footprint of the campus for all stakeholders. In the longer-term, should rolls continue to rise across the campus, there are further options that could be considered within the Space Strategies report. This approach would also allow the establishment of a more appropriate alignment of the planning and working capacities across each campus going forward.

2.2 Determining School Capacity

Capacities within this report have been determined in line with the Scottish Government's Guidance paper 'Determining Primary School Capacity'. The management of primary and secondary school capacities within East Ayrshire is outlined in Standard Circulars 60 and 61. The capacity of a school is calculated taking into account the space standards per pupil, the use of specific rooms and maximum class sizes, i.e. planning capacity.

2.3 School Capacity and Pupil Rolls across the estate

The planning capacity of the primary school estate is 11,765. There are currently 9,111 children and therefore, in theory, but not in practice, 2,654 surplus places. This gives an occupancy of 76% which is a small increase since last year.

The capacity of the secondary school estate is 13,258 with usable spaces noted as 8,876. There are currently 6,569 young people and therefore 2,307 surplus spaces. This gives an occupancy of 74% which is a considerable increase primarily due to the merger of James Hamilton and Kilmarnock Academies.

Whilst occupancy levels at ASN schools are not included in the SEMP reporting, the Asset Management Framework and Capital Investment Programme Update of 1 May 2019 noted the continuing increase in children and young people within our specialist ASN facilities. A sum of £3.200m has been agreed by Cabinet to address the increasing roll across the ASN sector in the Stewarton area and at the new Netherthird PS.

The Cabinet paper of 22 January 2020: Review of Specialist Provision outlines further information on the proposed move towards a model of inclusive, specialist Supported Learning Centre provision across the authority. The report also addresses capacity pressures within Willowbank School and Grange Campus.

It is inevitable that there will be variations in capacity across the school estate, however close monitoring of catchment area intake, placing requests, existing and planned housing within catchment areas will continue.

Where demand for places exceeds the capacity of a school in line with the requirements outlined in the Education (Scotland) Act 1980, the Schools General (Scotland) regulations 1975 and The School Premises (General Requirements and Standards) Regulations 1967, the Authority would have to consider a range of options. This may include extending the existing accommodation, reconfiguring class sizes, making use of supplementary rooms or restricting placing requests for the school. Consultation on rezoning the catchment area and the provision of transport to an alternative school may have to be considered if these options did not address the issue.

The expansion of early years' provision will utilise some of the spare capacity across the school estate, however, as rationalisation continues towards an average occupancy of 85%, there will be fewer options available should a temporary decant be required. From March 2020, there will be 3 primary schools with an occupancy below 55%, a reduction from the 8 reported previously, however, these may not necessarily be in the best location should a temporary decant be required.

Establishments being monitored closely

The following locations currently operate at a **high** occupancy rate.

Grange Campus - high occupancy concerns are exacerbated by the fact that all schools within the Grange campus i.e. Grange Academy, Annanhill Primary School and Park ASN School all have high occupancy levels and increasing rolls.

- **Annanhill Primary School** - changes to the catchment area were agreed following consultation, and came into force in August 2017. Whilst the roll of the school increased over the course of the 2017/2018 session due to an unexpected number of mid-term placing requests, the anticipated decrease as a result of the re-zoning started to take effect from August 2018.
- **Grange Academy** is experiencing an increase in its school roll - this is being monitored closely with the outcome of the review noted earlier.

- **Park ASN School** has experienced a steady increase in its school roll in recent years which looks likely to continue. A comprehensive review of ASN provision across the authority is outlined in the Cabinet paper of 22 January 2020: Review of Specialist Provision.

A significantly large number of placing requests into Annanhill PS have been successful for August 2019. This means the impact of the re-zoning is likely to be lost. In session 2018/2019 Annanhill PS was using 3 classrooms based in the secondary area of the campus, however due to the increase in placing requests 5 classrooms have now been identified.

Barshare Primary School has an occupancy of 100% as 3 rooms are being utilised by the Supported Learning Centre. It is likely that this position will remain until the school transfers to the new campus in 2020/2021.

Darvel Primary School has an occupancy of 96%. This a small decrease from the previous year. From August 2019 an additional classroom will be set up resulting in the loss of a supplementary area. Reconfiguration of a breakout area would provide an additional supplementary space for the school and the purchase of more flexible furniture from departmental balances would provide a more efficient and effective learning environment for the children. A sum of £0.100m has been assigned to the project to address accessibility in the building. It is worth noting that a lift installed in the new ECC area of the building together with a management solution in relation to the use office spaces has improved accessibility within the building significantly. An upgrade to the outdoor learning environment and play/social areas has the potential to improve accessibility externally.

Lainshaw PS occupancy continues to rise as new housing developments grow within the Stewarton area. Plans are in place to provide additional classroom accommodation in the summer of 2020 for session 2020/21.

Netherthird PS is currently decanted into Greenmill PS and therefore occupancy for both schools sharing a building is high. A new school for Netherthird PS, including a Supported Learning Centre, is due for completion in 2021.

A further point to note is that **St Andrews Primary School** is continuing to use 2 classrooms within the secondary sector of St Josephs. This arrangement is reducing occupancy levels within the primary sector but more importantly is providing excellent transition opportunities for the primary 7 children.

Kilmarnock Academy occupancy is currently high as the number and uses of more flexible spaces continues to develop. It is expected that, going forward, occupancy will fall now that a full academic year has been completed and flexible spaces used more efficiently and effectively.

Whilst the capacity at **Stewarton Academy** is not giving immediate cause for concern, it is likely that, with considerable house building in the catchment area, the school roll will increase. A sum of £13.175m has been allocated in the council's capital programme to address condition and suitability and provide additional internal and external spaces to meet the needs of 21st Century learning and teaching. Following the appointment of a new Head Teacher the initial brief will be re-considered to ensure that any agreed scope of works is in line with the vision of the new Head Teacher and meets the curricular needs of the school.

The following locations currently operate at a **low** occupancy rate

Bellsbank Primary School has an occupancy of 46%. A new-build establishment, due for completion in early 2020, will address occupancy levels, condition and suitability.

Mount Carmel Primary School has an occupancy of 45% which is a decrease as reported in the previous SEMP. There are no immediate plans to address under-occupancy levels. This space does provide some level of flexibility within the school estate in a fairly central location during what will be, a significant period of transition. The extra space provides resilience in the event of any emergency situation where temporary accommodation is required and also additional storage.

Littlemill Primary School has an occupancy of 54% which is due to a small decrease in the school roll. There are no immediate plans to address under-occupancy levels due to the size and rural nature of the school.

Barony Campus (scheduled for completion in 2020) will address the occupancy levels in **Auchinleck Academy and Cumnock Academy**.

Occupancy at **Doon Academy** will be addressed with the proposal for a new Doon Campus in 2023. A capital sum of £18.500m was assigned to the project in 2016, however, the project was put on hold whilst consultations took place on the future of Bellsbank Primary School, ECC and Community Facility.

Loudoun Academy continues to grow with increasing numbers in the Communication Centre and with the recent introduction of an Inclusion hub.

St Joseph's Academy is being considered for the provision of an ASN facility for the senior phase young people in Willowbank as numbers continue to rise across the ASN sector.

Additional point to note:

The capacity of **Onthank Primary School** has fallen slightly in this reporting period as the Gaelic ECC and primary was taken out of the school and re-located to the new William McIlvanney Campus. However, in 2019/20 the school accommodation has been reduced by 2 primary classes to facilitate the expansion of early learning and childcare and a new Supported Learning Centre has been established utilising further accommodation. It is likely that in the next reporting period the capacity will increase significantly.

2.4 Condition Ratings

The Council's continuing investment in the school estate has had a positive impact on the overall condition of schools across the estate. There has been a clear improvement in the number of schools within A and B condition. The assessment of the condition of the buildings is in line with the Scottish Government Core Facts assessments and considers a range of components and elements from the structural frame through to the decor with the following ratings:

A : Good	Performing well and operating efficiently
B : Satisfactory	Performing adequately but showing minor deterioration
C : Poor	Showing major defects and/or not operating adequately
D : Bad	Economic life expired and/or risk of failure

Summary of All Schools

	No of Schools	A Condition	B Condition	C Condition	D Condition
2018/2019	51*	22	27	1	0
2017/2018	52	20	31	1	0
2016/2017	54	17	36	1	0

2015/2016	54	17	35	2	0
2014/2015	54	17	34	3	0

*Netherthird Primary School currently decanted.

Progress continues to be made. However, although only one school remains overall within the C category (St Sophia's) and no schools overall within a D category, some schools still have elements of their facilities within C and D categories. The condition of every school is noted in Appendix 2 and where there are plans in place to address the condition of the building.

The following list provides an overview of sites where it is anticipated there will be on-going medium term upgrading works over the next 3-5 years. It should be noted, however, that these works will continue to be monitored and reviewed as longer term investment due to the age and condition of the facilities are likely to require more significant investment in the longer term 5-20 years. The schools identified Drongan PS; Dunlop PS; Fenwick PS; Hillhead PS; Kilmaurs PS; Lainshaw PS; Logan PS; Loudoun Academy; Mount Carmel PS; Nether Robertland PS; Newmilns PS; Ochiltrie PS; St Patrick's PS.

Regular and specific inspections of aspects of the buildings are undertaken. This includes statutory inspections of heating and electrical systems, structural and fabric assessments and monitoring, response to weather damage or component failure and review of recurring minor maintenance issues.

Component renewal investment is prioritised based on the assessment of needs within each category. Spend is focused on the areas of highest need taking account of the sustainability of investment, complimenting any investment within the capital programme and general maintenance costs through the Central Repair Account.

It is also essential to recognise that the condition ratings are an indication of priority and only require to be fully updated on a 5 yearly basis. Therefore further detailed information from the outcome of specific assessments, understanding the timescale for deterioration or other significant incidents need to be considered as these can result in the position being different from the reported information.

Doon Campus (incorporating Doon Academy and Dalmellington Primary School) is one such building where there has been significant investment to keep on top of on-going issues in relation to condition in order to ensure the building is fit for learning and teaching. Whilst on-going investment has kept the overall rating as A/B, there are components of the building reported as C/D. One particular area of concern, that is likely to lead to a point of failure, is in relation to the programme of asbestos encapsulation completed in 2003 at a cost of £2m with an estimated life of 15 - 20 years. The encapsulation was estimated to have a life of 15 to 20 years and whilst continuous monitoring has not flagged up any deterioration with ongoing maintenance activity, it is likely that the condition rating is likely to fall significantly over the next 5 years. As noted in previous SEMP reports to remove the asbestos and address the fabric of the building would require an investment of £8m and would require a decant to facilitate this.

Plans are already being considered with early engagement with staff, parents, pupils and the wider community. It is noted that the aspiration of education colleagues is for a community facility with schools co-located. Early discussions have included a possible replacement of the Area Centre in Dalmellington, links with Dalmellington Cycle Hub and the Craigengillan Estate and new Leisure facilities all part of an integrated community campus.

It is clear from wider discussions that the aspiration for the Doon Campus/Doon Valley is much more than the replacement of a primary and secondary school for which the £18.5m

budget was set. Combining the current budget with a similar sum from the Scottish Government, as part of its £1billion investment in the school estate, and contributions from other partners such as the NHS could mean a more ambitious life-changing scheme for the whole community in the Doon Valley. It is, therefore, extremely disappointing to note that an initial bid to the Scottish Government for this project to be considered in the first round of funding was unsuccessful. As noted in the Asset Management Framework and Capital Programme Report it is proposed to move forward the project based on an indicative capital Budget of £30m and further pursue a funding bid from the Scottish Government.

North West Kilmarnock: The condition (B) and suitability (C) of Hillhead Primary School and Mount Carmel requires careful consideration. Like a number of other establishments, there is on-going investment to try to maintain an environment that is fit-for-purpose but this is, on the whole, superficially addressing components which whilst collectively may be reported as B/C are not highlighting the fact that there are components within the school noted as C and D.

There has been a significant fall in the roll of the schools as parents seek out places in newer establishments and as noted previously this has put pressure on other schools.

REVIEW OF COMPONENT RENEWAL PRIORITIES

A significant capital investment has been made towards a number of schools to address major component elements and as extension or refurbishment projects are progressed the opportunity is being assessed to determine the value of adding component spend to ensure value and to support resilience or reduce ongoing maintenance costs where possible.

A range of smaller projects have also been identified, scoped and progressed within the component renewal and replacement allocation of the capital programme, including significant work on the toilet refurbishments, roofing and windows and door replacement. Priorities are likely to include spend on:

- Mechanical, electrical and lighting upgrades
- Window replacement and external fabric improvements
- Toilet refurbishment and dining facilities
- Boiler plant replacements and improved energy management
- General classroom and curriculum area refurbishments
- Practical subject room upgrades
- Building security, fire safety and accessibility improvements
- Traffic Management and external grounds
- External fabric and structural components
- Drainage and grounds

2.5 Suitability Ratings

Suitability assesses the usability of the building and how the internal space and layout of the building helps support learning and teaching.

The Head Teacher completes the assessment every 5 years. However where the Head Teacher is new in post or significant works have been undertaken an assessment is also requested. The assessment of suitability covers a wide range of aspects in relation to learning and teaching, community use and health promotion. It takes into account the following physical issues:

- Internal environment (temperature, ventilation, lighting, finish, cleanliness etc.);
- The size, flexibility, accessibility and number of different types of accommodation;
- Location of spaces; and
- Fittings and fixed furniture.

Again the assessment identifies A to D category for each school, with:

A: Performing well and operating efficiently;

B: Performing well but with minor problems;

C: Showing major problems and/or not operating optimally; and

D: Does not support the delivery of services to children and communities

	No of Schools	A Suitability	B Suitability	C Suitability	D Suitability
2018/2019	51*	15	23	12	0
2017/2018	52	15	22	15	0
2016/2017	54	13	22	19	0
2015/2016	54	14	22	18	0

*Netherthird Primary School is currently decanted.

Progress continues to be made in reducing the number of locations identified as C in terms of suitability, however as we continue to build new modern facilities the gulf in terms of expectations in relation to suitability is notable. The suitability rating of every school is noted in Appendix 3 and also where there are plans in place to address suitability.

A number of schools have been visited recently to determine whether investment could further improve suitability ratings. It is likely that investment to replace old and worn furniture, provide improved storage and more flexible furniture to facilitate 21st century learning and teaching and improve external areas for outdoor learning will improve suitability at these schools.

Ochiltree Primary School currently has no investment allocated to improve condition or suitability. The main concerns are a shortage of storage space, a lack of supplementary rooms (it currently has only 1 multi-purpose room) and visual access to toilets that is unsuitable.

With investment, the large production kitchen, which is no longer used, could be reconfigured. A further investment in loose furniture would improve the suitability rating significantly. This will be investigated and should be able to be accommodated through an allocation from the component renewal budget.

Lainshaw Primary School whilst plans are in place to address the increasing roll at the school, suitability (C) of the school continues to give cause for concern. On-going investment is providing superficial solutions but does not address the fact that this is a former junior secondary school which can't be reconfigured for 21st century learning and teaching for primary children. It is a large, sprawling building that is also a long way from being energy-efficient. As noted previously in relation to capacity, on-going housing developments in the Stewarton area not only put pressure on educational establishments but also on other key services. Colleagues in the NHS are keen to develop a facility that combines educational facilities with NHS facilities and therefore would be identified as a priority in any future Schools for the Future Investment.

2.6 Outdoor Learning

The development of school grounds that facilitate outdoor learning and contact with nature and the environment are strongly supported by national guidance and national agencies and networks.

“Buildings and grounds need to support learning for sustainability pedagogy and practice and include the provision of thoughtfully-developed greenspace to support learning and facilitate daily contact with nature and natural play. We need to increasingly recognise that school grounds are valuable community assets and ensure that learners and their communities are given access out of school hours.” Scottish Government 2016 (Vision 2030+)

“In the light of outdoor learning becoming more ‘regular and frequent’, current practice will evolve as more use is made of school grounds and local areas. The school grounds are often the first step in taking pupils outdoors and for staff considering progression to learning contexts further afield. Younger children, in particular, can explore, and develop a sense of ownership of their school grounds in their own time on a daily basis. As well as providing contexts for learning, the school grounds can engage the local community as partners who can often provide good sources of expertise, finance and other resources for development projects. The Scottish Government’s School Estate Strategy requires local authorities to ‘consider how to make the best use of school grounds and the outdoor spaces as an integral part of the learning environment ensuring that landscape design is at a par with building design.’⁵ A long-term authority-wide vision for school grounds through School Estate Management Plans will help maximise their potential as a learning environment.” Education Scotland 2010 (CfE through OL)

Education Scotland further identified quality indicators of highly effective practice as “The playground is a varied, stimulating learner-friendly and nature filled space, appropriate to inclusion and a diverse range of uses. Protecting and increasing biodiversity is a priority for staff and learners. A sustained effort has been made to grow food and introduce wildlife, with clear recognition of the associated development of skills and the impact on well-being. All stakeholders actively have ownership of and responsibility for their environment. The school is a focal point for parental and community engagement and event planning works to a sustainable procurement policy.” 2015 (LFS Improvement tool)

The Care Inspectorate’s expectations in early childhood (My World Outdoors 2016) are “While we acknowledge that every setting is individual, as a minimum we expect children and young people of all ages to experience: routine access to a stimulating outdoor play area including daily opportunities to spend time outdoors and, if children attend full-time, part of their day should be spent outdoors, freedom of choice to move between the indoor and outdoor environments, whenever practicable, the opportunity to explore the natural environment, access to a range of high-quality outdoor play and learning opportunities throughout the year, resources to support learning and development.”

East Ayrshire Schools and Early Childhood Centres continue to actively promote outdoor learning and the Education Service’s Learning Outdoors Support Team and other corporate staff support them on this agenda. There has been further progress across schools in relation to outdoor learning. For example, schools have outdoor classes, garden areas, nature, sports and play areas. Many of the schemes continue to be developed directly by schools utilising activity of the Parent Council’s fund raising and a range of grant support. Consideration of match funding from the capital programme budget could support the development of outdoor learning facilities.

3. PROGRESS OF IMPROVEMENT

As part of the Current Asset Management Framework and Capital Investment Plan, a range of work has been progressed in relation to the school estate.

3.1 Significant Schemes

A number of significant schemes have completed over recent years. The table below shows the overall capital investment for these projects.

CAPITAL PROJECT	OVERALL PROJECT COST	DATE OPENED
Extension Darvel Primary School and Darvel Early Childhood Centre	£5.00m	Aug 2012
New Build Gargieston Primary School and Early Childhood Centre	£10.00m	Aug 2012
Patna Primary School and Early Childhood Centre and St Xavier's Primary School Campus	£10.00m	Aug 2012
Sorn Primary School Refurbishment	£1.10m	Aug 2012
Extension Littlemill Primary School and early Childhood Centre	£1.32m	Oct 2012
Extension & Refurb New Cumnock Primary and New Cumnock Early Childhood Centre	£9.60m	Oct 2012
New Build Willowbank School*	£11.50m	Aug 2013
Flowerbank Early Years / Sir Alexander Fleming Centre	£4.25m	Aug 2014
Onthank Early Years and Primary Extension	£4.33m	Oct 2014
Dunlop Primary School	£0.39m	Nov 2014
Drongan Primary Reconfiguration	£1.08m	Aug 2016
Lainshaw Early Childhood Centre	£0.725m	Oct 2016
Dalrymple Primary Reconfiguration	£2.10m	Aug 2016
Cairns Early Childhood Centre	£0.725m	Jan 2017
Auchinleck Childhood Centre	£0.85m	Mar 2017
Fenwick Primary Extension	£0.80m	May 2017
Hurlford Primary Extension and Refurbishment	£2.58m	Aug 2017
Whattriggs Primary and Early Childhood Centre	£12.40m	Aug 2017
Muirkirk Primary and Early Childhood Centre	£5.90m	Aug 2017
William McIlvanney Campus	£45.00m	Apr 2018
TOTALS	£129.65m	

The capital programme has identified further investment to address the issues identified in this report and move forward with the commitments set out in the Council's Transformation Strategy with further investment being committed, as below.

A grant of £21.6m from the Scottish Government for the expansion of early learning and childcare across the authority will see a wide range of extensions and both internal and external refurbishments across the authority. The ECC new-build establishments are included in the programme of work noted below.

CAPITAL PROJECT	OVERALL PROJECT BUDGET	PLANNED COMPLETE
Bellsbank PS, ECC and Community*	£6.280m	Feb 2020
Kilmaurs ECC*	£2.300m	Feb 2020
Nether Robertland ECC*	£2.750m	Feb 2020
Netherthird ECC*	£2.300m	Feb 2020
Other Early Learning and Childcare expansion*	£14.755m	Aug 2020
Barony Campus	£68.000m	Aug 2020
Loanhead Primary and ECC	£5.400m	Aug 2020
Dunlop PS and ECC	£3.700m	Aug 2021
Netherthird Primary	£8.314m	Aug 2021
Crosshouse Primary & Communication Centre	£6.200m	Aug 2021
Hillhead Primary refurbishment	£0.450m	Aug 2021
Logan Primary refurbishment	£0.690m	Aug 2022
Stewarton Academy refurbishment, extension & ASN	£ 15.675m	ONGOING
Nether Robertland Primary refurbishment	£1.850m	ONGOING
Loudoun Academy refurbishment	£4.410m	ONGOING
Lainshaw PS refurbishment (increase roll, security)	£0.500m	ONGOING
Kilmaurs PS refurbishment (new dining)	£1.040m	TBC
St Sophia's PS refurbishment	£3.600m	TBC
Doon Academy Campus	£30.000m	TBC
TOTALS	£178.214m	

**early years funding of £21.610m has been received and has been allocated to support integrated projects and the three standalone projects due to open in April 2020.*

Within the additional Capital schemes that link to investment in the school estate, the Council is committed to further developing sports facilities and ensuring the best facilities are available to schools and have committed £2m from the Secondary School Refurbishment allocation for outdoor sports facilities at Stewarton Academy. The new Barony Campus will also provide an unrivaled range of new sports facilities and will link into existing facilities at the Cumnock Rugby Club and Visions Sport Centre.

3.2 Ongoing Refurbishment Works

Property Management Plan

As part of the wider Property Management Plan the list below provides details of the 9 sites identified as amber that require a further review and future action plan to ensure they are retained in an operational condition and continue to provide appropriate environment for education and learning.

In the short to medium term there will be on-going prioritized works over the next 3 years, in line with the roll out of the Property Pledge approach. Noting, however, that these works, for a variety of reasons e.g. budget, timescales, operational demands and emergency priorities may be subject to change.

9 sites identified in the Property Management Plan are:

1. Dalrymple Primary
2. Drongan Primary
3. Fenwick Primary
4. Hillhead Primary
5. Lainshaw Primary
6. Littlemill Primary
7. Mount Carmel Primary
8. Newmilns Primary
9. St Patrick's primary

A further 4 sites will also be reviewed as part of the initial roll out of the Property Pledge.

1. Onthank Primary
2. Ochiltree Primary
3. Auchinleck Primary
4. Galston Primary

2013-2023 Component Renewal Capital Allocation

Colleagues in Education and Facilities and Property Management have reviewed the essential requirements to ensure continued and safe, effective operation of our buildings, set against the priorities and implications for Education. This is an ongoing process and will be updated and reviewed in each future SEMP.

Further component renewal and minor lifecycle improvements to buildings have continued to be funded from a combination of capital and revenue expenditure. On an annual basis, £1m is set aside to address lifecycle priorities across all of the the council estate. Within schools, this will focus investment on a range of high value areas and will include works such as toilet refurbishments and replacement windows and doors.

Also, on an annual basis, a sum of £1.5m is available to supplement projects within the council's capital programme. This blended model will ensure that where there is significant work being undertaken in a school, for example, that there is the opportunity to also update aspects in relation to component renewal to minimise disruption within the establishment.

As has been highlighted previously, there remains a number of elements across schools that fall below the standard we aim for and therefore there remains a need to prioritise the investment from the component renewal and investment funds that will remain the priority of the this funding.

4 FUTURE REQUIREMENTS

4.1 Resources

The Council's investment programme will require a level of planning, programme management and resources to achieve the ambitions of the SEMP over the next 5-10 years. The Council has committed to provide staffing resources through the Transformation Strategy Fund to support the implementation of the capital programme and to support the effective process from initial consultation and involvement of stakeholders, through design development, procurement and construction as well as the transition to new accommodation.

4.2 Timescales

The 2005 SEMP set out a timescale of 15 years to achieve the Council's vision for the school estate and the current 2013-2023 Capital Plan will make significant progress towards this, with additional investment identified in 2016-17 providing a significant step forward to achieving a position whereby all schools in East Ayrshire will be A or B for condition and suitability by 2020. Further ongoing investment decisions will however need to be considered to ensure the estate remains fit for purpose and continues to meet the aspirations of the School Estate Management Plan and the Council's Transformation Strategy. It is important that future investment plans are reviewed and longer term plans are considered in addition to delivering what will be East Ayrshire's most ambitious building and refurbishment programme over the next 5 years.

4.3 Communication Strategy

The Council values highly its communication strategy with internal and external stakeholders.

All investment decisions are taken after liaison with school staff and parent councils. A strong example of this is the level of Elected Member and officer consultation with pupils, parents and community groups for the PPP projects and Better Schools – Better Learning Initiative, the development of the new William McIlvanney Campus and the current arrangements in the development of the Barony campus.

Consultation and engagement is a key workstream and a wide range of engagement events have taken place.

The Council actively promotes:

- Elected Member and officer visits to schools;
- Meetings with individual Parent Councils;
- Discussion of property matters at Head Teacher meetings;
- Full and open public consultation on school estate management issues;
- Distribution of the annual SEMP document to Head Teachers and Chairs of Parent Councils;
- Liaison with Community Planning partners to promote increasingly integrated working;
- Officer attendance at Community Councils;
- Discussion of property matters at Pupil Council meetings;
- The use of community engagement events for the wider community interest;
- Improved visual presentation and presence at site;
- Individual project team meetings conducted broadly in line with Prince 2 methodology; and
- An 'Investing in East Ayrshire Schools' website and social media platforms covering all projects within the capital programme

Through these steps the Council is keen to promote further stakeholder involvement in the improvement of the school estate. The Council's Vibrant Communities Team has a significant role in supporting communities and the department in creating effective communication and engagement.

4.4 Statutory Consultation

Local authorities have a statutory duty and responsibility for school education in their area. In that context, they may undertake re-organisation of their school estate at any time (sometimes referred to as rationalisation). The need for school closures/ amalgamations or altering catchment areas can be prompted by changing population patterns.

If a local authority proposes to change any part of the existing education provision in their area then they must engage in a formal consultation process. The Schools (Consultation) (Scotland) Act 2010, as amended revokes and supersedes the previous legislation - the Education (Publication and Consultation Etc.) (Scotland) Regulations 1981. This legislation outlines the consultation process and its overarching aim to establish a process for all school closures, and other major changes that affect schools.

The Children and Young People (Scotland) Act, 2014 introduced some significant changes to the procedures requiring to be adopted by Authorities in relation to “prescribed proposals” under the Schools (Scotland) (Consultation) Act, 2010, as amended. The changes to the consultation arrangements established in the 2014 Act reflect further detailed requirements within the process including extended timescales to ensure a full and robust process. Key elements of the Act are outlined below and details of the implications are presented in the report Changes to School Consultation Legislation agreed at Cabinet on 26th November 2014.

- Implications for Consultations after August 2014
- Being clear on the type of proposal being presented
- Additional considerations where there are rural schools
- Presentation of data in consistent form in documents
- Planning for the impact on pupils of the proposed change
- Alternative options including mothballing
- Consideration of grouping proposals or individual documents
- Use of a Standard Financial Template
- Consideration and planning for Involvement of HMIE
- Opportunities to use Pre-consultation to inform proposals
- Active consultation with Children and Young People
- Requirements for Public meetings, advertising and publicity of proposals
- Response to Questions, Inaccuracies and omissions
- Restrictions on repeating school closure proposals

4.5 Cabinet Decision Making

Any further proposals on the school estate will take regard of the issues outlined in the School Estate Management Plan to meet the aspirations of the Council in relation to the school estate.

Further reports will be presented to future cabinets in line with the statutory consultation process and the Council's Asset Management Framework and Transformation Strategy.

Appendix 1 – School Capacity**Primary Schools**

ESTABLISHMENT	PLANNING CAPACITY 2018/2019	WORKING CAPACITY 2018/2019	SCHOOL ROLL SEPT 2018	% OCCUPANCY PLANNING CAPACITY 2018/2019
ANNANHILL PRIMARY	459	585	493	107.41
AUCHINLECK PRIMARY	306	249	222	72.55
BARSHARE PRIMARY	209	231	211	100.96
BELLSBANK PRIMARY	210	125	98	46.67
CATRINE PRIMARY	184	166	122	66.30
CROSSHOUSE PRIMARY	241	211	178	73.86
DALMELLINGTON PRIMARY	125	125	98	78.40
DALRYMPLE PRIMARY	211	211	157	74.41
DARVEL PRIMARY	363	382	351	96.69
DRONGAN PRIMARY	383	289	256	66.84
DUNLOP PRIMARY	209	220	181	86.60
FENWICK PRIMARY	203	203	120	59.11
GALSTON PRIMARY	484	388	323	66.74
GARGIESTON PRIMARY	484	430	390	80.58
GREENMILL PRIMARY	309	309	305	98.71
HILLHEAD PRIMARY	317	309	254	80.13
HURLFORD PRIMARY	290	233	206	71.03
JAMES HAMILTON PRIMARY	449	459	382	85.08
KILMAURS PRIMARY	292	297	211	72.26
LAINSHAW PRIMARY	350	414	353	100.86
LITTLEMILL PRIMARY	50	50	27	54.00
LOANHEAD PRIMARY	352	262	210	59.66
LOGAN PRIMARY	160	125	92	57.50
MAUCLINE PRIMARY	450	287	260	57.78
MOUNT CARMEL PRIMARY	377	209	170	45.09
MUIRKIRK PRIMARY	150	133	113	75.33
NETHER ROBERTLAND PRIMARY	434	434	353	81.34
NETHERTHIRD PRIMARY	249	249	228	91.57
NEW CUMNOCK PRIMARY	282	252	223	79.08
NEWMILNS PRIMARY	141	141	97	68.79
OCHILTREE PRIMARY	125	133	101	80.80
ONTHANK PRIMARY	783	763	632	80.72
PATNA PRIMARY	242	163	129	53.31
SHORTLEES PRIMARY	426	464	359	84.27
SORN PRIMARY	60	60	47	78.33
ST ANDREW'S PRIMARY	478	438	407	85.15
ST PATRICK'S PRIMARY	160	130	110	68.75
ST SOPHIA'S PRIMARY	117	110	87	74.36
ST XAVIER'S PRIMARY	50	75	39	78.00
WHATTRIGGS PRIMARY	601	592	516	85.86
Totals	11765	10906	9111	75.62

Secondary Schools

ESTABLISHMENT	WORKING CAPACITY	USABLE PLACES	SCHOOL ROLL	SURPLUS PLACES
AUCHINLECK ACADEMY	2305	1602	843	759
CUMNOCK ACADEMY	1838	1247	712	535
DOON ACADEMY	726	402	265	137
GRANGE ACADEMY	1846	1253	1222	31
KILMARNOCK ACADEMY	1845	1252	1200	52
LOUDOUN ACADEMY	1765	1191	862	329
STEWARTON ACADEMY	1326	858	780	78
ST JOSEPH'S ACADEMY	1608	1072	685	387
Totals	13258	8876	6569	2307

Appendix 2 - Condition Overview**Primary Schools**

SCHOOL	CONDITION	Plans to address condition where appropriate
ANNANHILL PRIMARY SCHOOL	A	
AUCHINLECK PRIMARY SCHOOL	A	
BARSHARE PRIMARY SCHOOL	B	New merger as part of Barony Campus scheduled for opening in August 2020
BELLSBANK PRIMARY SCHOOL	B	New school scheduled for handover February 2020
CATRINE PRIMARY SCHOOL	B	
CROSSHOUSE PRIMARY SCHOOL	B	Extension and refurbishment scheduled for handover in June 2021
DALMELLINGTON PRIMARY SCHOOL	A	New Campus anticipated by 2023.
DALRYMPLE PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
DARVEL PRIMARY SCHOOL	A	
DRONGAN PRIMARY SCHOOL	B	
DUNLOP PRIMARY SCHOOL	B	General upgrade to be undertaken once a decision is made on the ECC.
FENWICK PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
GALSTON PRIMARY SCHOOL	A	
GARGIESTON PRIMARY SCHOOL	A	
GREENMILL PRIMARY SCHOOL	B	New merger as part of Barony Campus scheduled for opening in August 2020
HILLHEAD PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
HURLFORD PRIMARY SCHOOL	B	
JAMES HAMILTON PRIMARY SCHOOL	A	
KILMAURS PRIMARY SCHOOL	B	External fabric/cladding and heating upgrades required. New boiler house.
LAINSHAW PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
LITTLEMILL PRIMARY SCHOOL	A	
LOANHEAD PRIMARY SCHOOL	B	Programme of works in progress. Due for completion July 2020.
LOGAN PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
MAUCLINE PRIMARY SCHOOL	A	
MOUNT CARMEL PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
MUIRKIRK PRIMARY SCHOOL	A	
NETHER ROBERTLAND PRIMARY	B	Scope of works to be developed.
NETHERTHIRD PRIMARY SCHOOL	DECANTED	New school scheduled for handover during 2021
NEW CUMNOCK PRIMARY SCHOOL	A	
NEWMILNS PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
OCHILTREE PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
ONTHANK PRIMARY SCHOOL	B	
PATNA PRIMARY SCHOOL	A	
SHORTLEES PRIMARY SCHOOL	A	
SORN PRIMARY SCHOOL	A	
ST ANDREW'S PRIMARY SCHOOL	A	
ST PATRICK'S PRIMARY SCHOOL	B	Internal Improvements through Property Management Plan
ST SOPHIA'S PRIMARY SCHOOL	C	Scope of works to be developed for full refurbishment.

ST XAVIER'S PRIMARY SCHOOL	A	
WHATRIGGS PRIMARY SCHOOL	A	

Secondary Schools

SCHOOL	CONDITION	Plans to address condition where appropriate
AUCHINLECK ACADEMY	B	New merger as part of Barony Campus scheduled for opening in August 2020
CUMNOCK ACADEMY	B	New merger as part of Barony Campus scheduled for opening in August 2020
DOON ACADEMY	B	New Campus anticipated in the next few years.
LOUDOUN ACADEMY	B	Next phase of external works to be developed.
STEWARTON ACADEMY	B	Scope of works to be developed for campus improvements and extension plan.
GRANGE ACADEMY	A	
KILMARNOCK ACADEMY	A	
ST JOSEPHS ACADEMY	A	

ASN Schools

HILLSIDE SCHOOL	B	New school as part of Barony Campus scheduled for opening in August 2020.
PARK SCHOOL	A	
WILLOWBANK SCHOOL	A	

Appendix 3 - Suitability Overview**Primary Schools**

SCHOOL	SUITABILITY	Plans to address suitability where appropriate
ANNANHILL PRIMARY SCHOOL	A	
AUCHINLECK PRIMARY SCHOOL	B	
BARSHARE PRIMARY SCHOOL	B	New merger as part of Barony Campus scheduled for opening in August 2020
BELLSBANK PRIMARY SCHOOL	C	New school scheduled for handover in February 2020
CATRINE PRIMARY SCHOOL	B	A review of the building has been undertaken. General upgrade required and FF&E
CROSSHOUSE PRIMARY SCHOOL	C	Extension and refurbishment scheduled for handover in June 2021
DALMELLINGTON PRIMARY SCHOOL	B	New Campus anticipated in the next few years - likely improvement to category A
DALRYMPLE PRIMARY SCHOOL	B	
DARVEL PRIMARY SCHOOL	B	Develop externals to address accessibility. Minor works and FF&E required to increase suitability of supplementary spaces.
DRONGAN PRIMARY SCHOOL	B	A review of the building has been undertaken. General upgrade required and FF&E
DUNLOP PRIMARY SCHOOL	B	General upgrade required, reconfigure ECC rooms if stand-alone ECC agreed.
FENWICK PRIMARY SCHOOL	B	General upgrade required and FF&E
GALSTON PRIMARY SCHOOL	B	
GARGIESTON PRIMARY SCHOOL	A	
GREENMILL PRIMARY SCHOOL	C	New merger as part of Barony Campus scheduled for opening in August 2020
HILLHEAD PRIMARY SCHOOL	C	A review of the building has been undertaken. General upgrade required and FF&E
HURLFORD PRIMARY SCHOOL	B	
JAMES HAMILTON PRIMARY SCHOOL	A	
KILMAURS PRIMARY SCHOOL	B	General upgrade required and FF&E. Reconfigure ECC space to accommodate dining.
LAINSHAW PRIMARY SCHOOL	C	New classroom provided Aug 2019. Further works to include - additional accommodation, improved security, general upgrading throughout.
LITTLEMILL PRIMARY SCHOOL	B	
LOANHEAD PRIMARY SCHOOL	B	Programme of works in progress. Due for completion July 2020.
LOGAN PRIMARY SCHOOL	C	Current improvement works due to complete in March 2020
MAUCHLINE PRIMARY SCHOOL	A	
MOUNT CARMEL PRIMARY SCHOOL	B	
MUIRKIRK PRIMARY SCHOOL	A	
NETHER ROBERTLAND PRIMARY	C	Suitability upgrades completed in July/August 2019
NETHERTHIRD PRIMARY SCHOOL	DECANTED	New school scheduled for handover during 2021
NEW CUMNOCK PRIMARY SCHOOL	A	
NEWMILNS PRIMARY SCHOOL	B	A review of the building has been undertaken. General upgrade required and FF&E
OCHILTREE PRIMARY SCHOOL	C	A review of the building has been undertaken. General upgrade required and FF&E. Proposals being developed for re-design of main kitchen
ONTHANK PRIMARY SCHOOL	C	General upgrade completed Aug 2019. Additional FF&E requested.
PATNA PRIMARY SCHOOL	A	
SHORTLEES PRIMARY SCHOOL	A	
SORN PRIMARY SCHOOL	A	

ST ANDREW'S PRIMARY SCHOOL	A	
ST PATRICK'S PRIMARY SCHOOL	B	A review of the building has been undertaken. General upgrade required and FF&E
ST SOPHIA'S PRIMARY SCHOOL	C	Scope of works to be developed. Will improve building but issues with accessibility mean unlikely to get to category A
ST XAVIER'S PRIMARY SCHOOL	B	
WHATRIGGS PRIMARY SCHOOL	A	

Secondary Schools

SCHOOL	SUITABILITY	Plans to address suitability where appropriate
AUCHINLECK ACADEMY	B	New merger as part of Barony Campus scheduled for opening in August 2020
CUMNOCK ACADEMY	B	New merger as part of Barony Campus scheduled for opening in August 2020
DOON ACADEMY	A	New Campus anticipated in the next few years - improvement to category A
GRANGE ACADEMY	A	
KILMARNOCK ACADEMY	A	
LOUDOUN ACADEMY	B	Next phase of external works to be developed. Upgrading to science and music to be determined.
ST JOSEPHS ACADEMY	A	
STEWARTON ACADEMY	C	Extension and upgrading of campus at design stage

ASN Schools

HILLSIDE SCHOOL	C	New merger as part of Barony Campus scheduled for opening in August 2020. A new senior phase facility for ASN young people in the south of the authority would complement the services at Hillside and provide a more effective transition for them to adult services.
PARK SCHOOL	B	Consideration of a bespoke provision for ASN young people in the senior phase is being considered.
WILLOWBANK SCHOOL	B	A new senior phase facility for ASN young people in the north of the authority would complement the services at Willowbank and provide a more effective transition for them to adult services.