



Glasgow City Council

Education, Skills and Early Years City Policy Committee

Report by Executive Director of Education Services

Contact: Lorna Goldie Ext: 74650

EDUCATION ESTATES UPDATE

Purpose of Report:

To update Committee on the projects within the Education Estate and highlight the future priorities for Education.

Recommendations:

Education Skills and Early Years Committee is asked to note:

The update on projects within the Education Estate and the future priorities for Education.

Ward No(s):

Citywide: ✓

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

1 INTRODUCTION

- 1.1 From 2013 there was significant investment made within the school estate through the 4Rs programme – Right Schools, Right Size, Right Place, Right Time. The project focused on the key themes of improving the school estate, managing the population of the city, meeting the needs of the community and effective planning of supply and demand. These key themes were in the Education Estate Asset Plan for 2020-2030 and are still relevant and aligns and supports the objectives of the wider Property and Land Strategy covering the period 2019-2029.
- 1.2 Education has a mixture of operating models within its estate. There are 30 secondaries, 29 (plus one primary school) are operated through a Public Private partnership model (PPP) with the GME secondary school being operated directly through the Council. The stand alone ASN estate of 20 buildings, (excluding those co-located units) are owned and operated directly by the Council. There are 142 primaries. The PPP contract is due to expire on 29 June 2030 with the assets returning to Council ownership and operation. A specific project for the handback of the assets is ongoing and reports through the Education Estates Board and the PPP Handback Steering Group, which has key members in attendance from the Education directorate.
- 1.3 Bi-annual reports on the PPP will be brought to ESEY for discussion and any report requiring a decision will be taken to the appropriate committee for decisions.
- 1.4 The Early Years estate, consists of 109 number of nurseries, including 21 nursery classes within our primary schools.. The Council also funded a number of Early Years buildings for flexible rental of which there are 7 with private providers occupying the buildings and delivering services on a leased model. The 1140 expansion programme within Early Years also attracted a £44 million investment from 2017/18 onwards.
- 1.5 The estate accommodates 40,179 primary pupils, 30,358 secondary pupils and 1,420 ASN pupils within the stand alone ASL estate (CENSUS 2024). More detail on roll projections is contained in section 3.
- 1.6 There are also several offices across the city where Education have staff bases. The department is in the process of moving staff from the Ladywell building into our school based estate. This includes the Educational Psychologists and PEPASS teams.

2 CURRENT INVESTMENTS

- 2.1 There are currently 5 major projects being reported through the Council's capital programme. These projects are detailed below.

2.2 Linburn Academy

- 2.2.1 A £9.2m partial LEIP funded project which involves extensive refurbishment works to the existing Linburn Academy in the Penilee area of the city. The refurbishment fabric upgrades will bring the building to a Passivhaus Enerphit standard. In addition to this there will be internal alterations to the existing layout and a single-storey extension to the rear of the building to accommodate additional classrooms and associated learning facilities. Currently the children and young people are decanted to the Greenview building while the works are carried out.
- 2.2.2 Works are expected to be completed by the second half of 2026. Following which the children will return to the Linburn building.

2.3 Bun-sgoil Ghadhlig a Chailtainn

- 2.3.1 This is the refurbishment of the former St James Primary B listed building in the Calton area of the City. The new school will house Gaelic Medium Education children who are currently accommodated within the North Kelvinside Primary School in the west end of the City. This is the 5th Gaelic school within Glasgow, and the fourth GME primary school.
- 2.3.2 The refurbishment is of a listed building and is expected to cost around £23.8m. The redevelopment will include refurbishing the existing building adding 14 classrooms and constructing a two court multi-purpose hall, a kitchen, and a drama and performance classroom.
- 2.3.3 The Scottish Government has awarded £4.3m from the Scottish Gaelic Grant. The project has also attracted LEIP funding of up to £7.9m. LEIP funded projects have outcomes which must be met in terms of energy and all targets must be met to obtain the maximum funding award. The Calton project is planning for retrofit of the building to Passivhaus standard, This is a significant project to undertake in a listed building. The B listed structure is a significant building in Calton's cultural heritage.
- 2.3.4 The anticipated move date for the children and young people is expected to be October 2026.

2.4 Scaraway Nursery

- 2.4.1 The nursery, based in Milton will be housed in the new £6.7m community facility along with the charity North United Communities, and Glasgow Caledonian University. The monies for the nursery element are funded from the remaining 1140 Scottish Government capital allocation of £5.3m.
- 2.4.2 The nursery will be able to take 95 children and will include four playrooms, a general purpose area, dining space, offices and a kitchen. The nursery element will also have an outdoor area for the children and a seamless transition between the playrooms and this outdoor area.

- 2.4.3 The construction contract for the new facility was undertaken through a tender process with Hub West, the contractor is now on site, and it is expected that the nursery will be operational by June 2026.

2.5 Scottish Child Payment Universal Free School Meals

- 2.5.1 Glasgow was awarded £18.332m of capital monies to help deal with the implementation of free school meals for children whose families are in receipt of Scottish Child Payment at primary schools for P6 and P7. A programme of works is being established which will consist of a variety of infrastructure projects and equipment purchase.
- 2.5.2 Free meals for those children in P6 and P7 was implemented from February 17th 2025 and universal entitlement for P6 is planned as part of the budget investment for 2025/26 and will be available from the August 2025 term.
- 2.5.3 The programme of works will include a focus on increasing kitchen capacity and throughput, increasing dining capacities either through modular buildings or through seating solutions or internal reconfiguration of the existing facilities. There are several schools where lunch is provided in excess of 4 sittings and the focus for investment will be on these schools. Catering and Facilities Management are analysing their Education estate and are looking at a number of investment opportunities to improve their outputs including: purchase of more modern and more efficient equipment, and buying new small pieces of equipment for the schools to cope with the additional capacity.
- 2.5.4 There will also be investment made at the “Cook Freeze” central catering facility to ensure that the expected increase in meals can be accommodated.

2.6 St Thomas Aquinas Modular Buildings

- 2.6.1 Works have started through AMEY at this PPP School on a modular extension comprising 2 classrooms and an additional changing facility. The school has been operating at the limits of its capacity in recent years, and is expected to remain like this for the next ten years. There is no capacity in any of the other schools in the West of the City that could assist with this matter.
- 2.6.2 The project works have been instructed at a cost of £2.2m and the additional facilities should be ready for the children and young people by September 2025. The budget for this project has been allocated from the £3m capacity monies which Education had within its capital budget for 2025/26.

3 Capacity Issues Mainstream

- 3.1 In addition to the St Thomas Aquinas extension outlined above, the department continually reviews capacity issues across the estate on an annual basis. The 10 year projections have just been revised for the next period and there are two further schools where we will have to develop solutions to address ongoing and sustained capacity issues. These include Smithycroft Secondary School in the North East of the city and Riverbank Primary in the East of the city. These are currently being taken through the Education Estates Board to assess the options available.
- 3.2 There is also limited capacity within other areas of our secondary estate as the rolls continue to increase. Many of our schools are currently operating at over 80% capacity, with the North East and North West of the city facing significant challenges.
- 3.3 Overall rolls are expected, in secondary, to decrease over the next decade by 9%. However, this decrease does not correlate to the areas experiencing capacity issues. Primary rolls are expected to fall by 8% over the same time period.

4 Capacity Issues ASN

- 4.1 The national increase in the number of children and young people presenting with a broad and increasingly complex degree of additional support needs is mirrored within Glasgow. There is clear evidence that Additional Support Needs (ASN) numbers are increasing annually. The Audit Scotland report (2025) noted that the percentage of pupils recorded with ASN is currently forty percent. This increase has presented several local issues and challenges in relation to responding to this within current provision and existing capacities across the ASL Estate.
- 4.2 The numbers of children going to tribunal for an ASN placement has seen a significant increase. This is having an effect on the number of placements in our stand-alone schools as well as our co-located units. The ASL Estate consists of :-

- 3 Early Years ASL Nurseries
- 10 Primary standalone ASL schools
- 10 Secondary standalone ASL schools
- 20 co-located units within mainstream primary
- 15 co-located units within secondary schools

The ASL schools and units above support approximately 2388 children and young people aged 3-18 within the range of provisions.

- 4.3 These increased numbers, and the change in profile of learners, has placed significant pressure on the adaptations budget as well as our existing capacity budget held within our capital programme. These monies are used to make adjustments to buildings in order that children can attend mainstream schools. This includes ensuring that our buildings are accessible where possible, and includes making adjustments to ensure that the buildings and playgrounds can be secure and safe for children with a diverse range of additional support needs.
- 4.4 The department is also undertaking a strategic review of its ASN estate to determine the requirements for the future. This is being carried out in conjunction with colleagues in Property and Consultancy Services.
- 4.5 All capacity issues will have to be realised within the most efficient manner and minimise the requirements for both capital and revenue funding. The Council does not presently have any capital allocated for the construction of new schools.

5 Boiler Replacement Programme

- 5.1 Glasgow City Council's school estate is undergoing a boiler replacement programme as part of a broader initiative to improve energy efficiency and reduce carbon emissions in the city's buildings. This programme of works is linked to the Council's Local Heat and Energy Efficiency Strategy (LHEES) which aims to decarbonize heating and improve energy efficiency across the Estate. Education is having a number of boilers replaced as part of this investment. There are fourteen primary schools, one ASL secondary school and one nursery school which are included in the investment plans.
- 5.2 Eight primary schools, the ASL secondary and the nursery have already received new boilers. A further two are currently being replaced prior to the start of the new academic term, with a further two planned for September and two dates are still to be confirmed.

6 Pitch Investment

- 6.1 Education is facing costs in excess of £300k, in 2025/26, for maintenance on its pitch estate that sits out-with the PPP estate. This consists of 50 Multi Use Games Areas (MUGAS). This figure includes an estimate to get a number of the MUGAs up to an improved standard. The revised maintenance schedule will also help to determine future investment requirements and prioritisation of any investment that becomes available. The useful life of the existing estate will also be improved by 3-5 years through a regular maintenance schedule carried out by specialist pitch contractors.
- 6.2 Within the secondary estate, the PPP contract is assessed for investment in synthetic surfaces using the maintenance lifecycle costs of the blaes pitches. The prioritization of investment in the pitch estate has been undertaken using criteria such as: determining those schools without access to a synthetic surface currently, school roll, SIMD indices and potential community use, etc.

This project is currently under a costing review and will be reported back through the Education Estates Board.

7 General Capital Allocation

- 7.1 Our general capital allocation this year is being used on a number of smaller scale projects. This includes roofs, heating solutions, DDA compliance, and converting internal spaces to address minor capacity issues. Schools may also use their devolved budgets to help with minor works as the budget only covers business critical repairs and renewals.

8 General Investment

- 8.1 The department continues to assess methods for bringing in additional investment in our school estate, including maximising any external grant bids, work with National Bodies and involvement in People Make Glasgow Communities. It is recognised that the department will need to ensure efficiency in its current estate prior to considering any future capital investment requirements. The handback project for the PPP estate will be integral to our future options.

9 POLICY AND RESOURCE IMPLICATIONS

Resource Implications:

<i>Financial:</i>	Financial implications need to be contained with in the capital allocations awarded.
-------------------	--

<i>Legal:</i>	
---------------	--

<i>Personnel:</i>	N/A
-------------------	-----

<i>Procurement:</i>	N/A
---------------------	-----

Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	N/A
---	-----

<i>What are the potential equality impacts as a result of this report?</i>	No significant impact
--	-----------------------

<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The UFSM infrastructure project will address Socio-economic disadvantage.
---	---

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	N/A
--	-----

<i>What are the potential climate impacts as a result of this proposal?</i>	The Passivhaus and the enterphit of older buidlings to modern day energy targets will help to ensure we have energy efficiecnt buildings.
---	---

<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	Yes
--	-----

Privacy and Data Protection Impacts:

10 RECOMMENDATIONS

10.1 Education Skills and Early Years Committee is asked to note:

The update on projects within the Education Estate and the future priorities for Education.