



Glasgow City Council

Education, Skills and Early Years Committee

Report by Executive Director of Education

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Item 2

20th August 2026

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.
- 1.3 The first bi-annual update on the PPP Handover project was provided to this committee on 12 March 2026 and ongoing works and reports continue to go through the Education Estates Board and the PPP Handback Steering Group, which has key members in attendance from the Education directorate. This report will not cover the project in terms of an update.
- 1.3 The Early Years estate, consists of 109 number of nurseries, including 21 nusery classes within our primary schools.. The Council also funded a number of Early Years buildings for flexible rental, through the 1140 expansion programme, of which there are 7 with private providers occupying the buildings and delivering services on a leased model.
- 1.4 The estate accommodates 39,427 primary pupils, 30,710 secondary pupils and 1,444 ASN pupils within the stand alone ASL estate (CENSUS 2025). More detail on roll projections is contained in section 3.
- 1.5 There are also several offices across the city where Education has staff bases. The only major movement was an internal movement of the existing Technician's Support Service in the Berkley Street Campus. This was to transfer rooms to the school estate. There has been no other major movement of support staff between office bases since the last update.

2 CURRENT INVESTMENTS

- 2.1 There are currently 4 major projects and one programme of works being reported through the Council's capital programme. These projects are detailed below.

2.2 Linburn Academy

- 2.2.1 An £11.9m partial LEIP funded project which involves extensive refurbishment works to the existing Linburn Academy. 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. The children and young people from Linburn are currently decanted to the Greenview building while the works are carried out.
- 2.2.2 Works are now expected to be completed by the March 2027. Following which the children will return to the Linburn building enabling the Greenview building to be considered within the ASL estate.

2.3 Bun-sgoil Ghadhlig a Chaitainn

- 2.3.1 The £23.8m refurbishment of the former St James Primary B listed building in the Calton area of the City is progressing with the anticipated move date expected to be March 2027. The Scottish Government has awarded £4.3m from the Scottish Gaelic Grant and the project has also attracted LEIP funding of up to £7.9m. The B listed structure is a significant building in Calton's cultural heritage.
- 2.3.2 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.
- 2.3.4 A significant milestone has recently been reached with breakthrough works commencing between the existing school building and the new extension. Openings are being formed to create the links between the old and new structures, allowing pupils to see how the extension will connect directly into the existing school and how the new learning spaces will integrate with the original building.
- 2.3.5 Inside the main building, the formation of the new classrooms is now clearly visible, with plasterboard partitions and door openings in place, making the layout and footprint of the rooms easy to recognise. The existing sandstone building is also being brought back to life through ongoing specialist cleaning and mortar repair works, helping to restore and preserve its historic character.
- 2.3.6 Mechanical and electrical installations continue to progress throughout the building, while groundworks and external infrastructure works are ongoing across the site. A recent visit by the pupils gave them the opportunity to see a live, developing school environment where the key structures, connections and learning spaces are now emerging and the project is visibly taking shape.

2.4 Scaraway Nursery

- .4.1 The new premises in Milton will house 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 which includes four playrooms, a general purpose area, dining space, offices and a kitchen and will be able to accommodate 95 children. 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 has progressed well through Hub West, and despite some delay on utility connections it is expected that the nursery will be operational by October 2026. Decant meetings with the nursery are progressing well and Care Commission registration is expected to be awarded in line with the timeline.

2.5 Penilee Nursery

- 2.5.1 Extensive refurbishment works have begun at Hillington Primary school to incorporate Penilee Nursery following the closure on their building last year due to poor condition.

Funding from the 1140hrs nursery expansion budget is being used to modify areas in the school and playground that will result in a modern, fit for purpose early years facility with the added benefit of addition capacity for 2- 3-year-olds which will be welcomed by local families.

The opportunities for leadership, mentoring and shared learning experiences between the ELC and the school have the potential to benefit children across both settings.

2.5 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 has been established which consists of a variety of infrastructure projects and equipment purchase.
- 2.5.2 The programme of works included 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. Works have started in Alexander Parade in preparation for the internal works associated with their programme.
- 2.5.3 Catering and Facilities Management have analysed 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 Other works contained within the programme include modular dining and kitchen facilities for Mount Vernon and Oakgrove. Works within Holycross and Dunard St have also been approved, with other programmes of work still to be agreed for Ibrox, Battlefield and Swinton. The limited grant funding available has meant that the projects chosen for investment have been prioritised in terms of set criteria ensuring that the investment is targeted to those with the highest need. The majority of the dining capacity works are planned to be carried out next summer.

2.5.5 All children in primary school in Glasgow are entitled to a free school meal from August 2026.

2.6 St Thomas Aquinas Modular Buildings

2.6.1 Works were completed and the modular buildings now form part of the estate when they were made available in September 2025. The works consisted of a two classroom block and changing facilities block.

3 Capacity Issues Mainstream

- 3.1 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 remains pressure at two of the 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. Plans are being worked through with 3Ed for Smithycroft. Riverbank is currently going through a local school full process.
- 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.

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. Glasgow has also not been successful in defending tribunals. These placements are 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; and 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. There are several larger scale works ongoing within Parkhill, Hollybrook and Abercorn to make adjustments to buildings to meet the changing profile of needs in order that children can attend from August 2026. These adaptations will ensure that the buildings and playgrounds can be secure and safe for children with a diverse range of additional support needs.
- 4.4 A strategic assessment of the current ASN estate and its suitability has been

carried out in conjunction with colleagues in Property and Consultancy Services. This has included a review of the suitability of the buildings.

- 4.5 All capacity issues within both ASL and mainstream estates 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 any new schools. It also has an estate where primary capacities are presently falling.

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.
- 5.2 Three primary schools, including a campus school, and one ASL school have recently had new boilers fitted in the last quarter of 2025. These have included Cardinal Winning School, Clyde Campus Primary, Garnetbank, and Govan Campus.
- 5.3 This summer there is a continued programme of works for boiler upgrades including St Mungo's and Balornock Primary. Others planned for later in the summer include St Blane's, St George's, Darnley, Ashpark, Kirkriggs and Croftfoot. Solutions are also being sought for installation of air source heat pumps at St Martha's and new plant to link with the biomass boiler at St Ninian's/Knightswood Early Years. There are two other boiler programmes authorised, but not yet timetabled, for Shawlands Primary and St Monica's PS.
- 5.4 There is also a programme of works to replace boilers within the PPP estate at Bannerman HS, Castlemilk HS and St Mungo's Academy.

6 Pitch Investment

- 6.1 The revised maintenance schedule which costs, in excess of £300k per annum, will help to prolong the useful life of the existing estate 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 prioritisation 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. Two projects were highlighted as being the priority through this route. The projects identified were for MUGA type facilities at Springburn and

Drumchapel. With the expected handback of the PPP contract the Springburn project has been delayed. Progress on these projects are reported back through the Education Estates Board.

- 6.3 Schools continue to progress local solutions to fund pitches through the pitch strategy, NIF funding, and ENV2 routes and look to gain funding from National bodies.

7. Playground Assessment

- 7.1 Funding of £350,000 was made available as part of the budget process in 2026/27 to carry out a review of the Playground facilities within our Estate. This would enable the Council to undertake a comprehensive assessment of school playgrounds across Glasgow to establish a baseline understanding of their condition, functionality, accessibility, biodiversity value, educational and play potential and contribution to health and wellbeing.
- 7.2 The assessment will provide evidence to inform policy development, outdoor learning and play strategies, estate management, climate adaptation planning, and biodiversity enhancement initiatives.
- 7.3 A working group has been formed to facilitate this review and to pull together the assessment criteria and frameworks for progressing this.

7 General Capital Allocation

- 7.1 Our general capital allocation again for 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. The budget continues to only cover business critical repairs and renewals and the high number of these mean that this budget is likely to be fully committed.

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 continues to be integral to our future options.

9 POLICY AND RESOURCE IMPLICATIONS

Resource Implications:

Financial:

Financial implications need to be contained within the capital allocations awarded.

Personnel: N/A

Procurement: N/A

Equality and Socio-Economic Impacts:

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

N/A

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

No significant impact

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

The UFSM infrastructure project will address Socio-economic disadvantage.

Climate Impacts:

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

N/A

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

The Passivhaus and the enterphit of older buidlings to modern day energy targets will help to ensure we have energy efficient buildings.

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

Yes

Privacy and Data Protection Impacts:

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.