



Glasgow City Council

City Administration Committee

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

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Item 3

21st October 2021

**TO PROPOSE A STATUTORY CONSULTATION ON THE CREATION OF A
NEW PRIMARY SCHOOL TO BE SITUATED ON THE SOUTH-SIDE
OF THE CITY**

Purpose of Report:

To seek approval to undertake a consultation on the above proposal.

Recommendations:

The City Administration Committee is asked to approve the proposal to progress to a consultation under the Schools (Consultation) (Scotland) Act 2010.

Ward No(s): 4, 6, 8, 11, 22

Citywide:

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

PLEASE NOTE THE FOLLOWING:

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1. Background

- 1.1 The purpose of this consultation is to propose options for a new primary school to be situated on the south-side of the city, but which would also serve part of the city centre. As part of this proposal, a new catchment area would be defined for the proposed new school and a new catchment area for the proposed associated secondary school. The catchment areas of schools in the locality would also be changed as a result of the proposal.
- 1.2 As part of Glasgow's ambitions to regenerate the Gorbals/Tradeston/Laurieston and Govanhill areas of the city, a significant amount of new housing has been constructed in these neighbourhoods. As a result of this, a number of schools have experienced increasing rolls, and steps have had to be taken to ensure that there was sufficient capacity for catchment area children.
- 1.3 In the Gorbals, there are two primary schools: St Francis Primary School and Blackfriars Primary School. In 2018, a 2-classroom modular unit was installed at Blackfriars Primary School, the investment allowed an increase from 10 to 12 teaching classrooms. A further 2-classroom modular installation also completed at St Francis Primary School this year, this was in addition to a 2-classroom modular unit constructed at St Francis Primary in 2020. This expansion allowed the school to move from 13 teaching classrooms to 17 teaching classrooms. While modular installations are high quality they do impact on children's playspace.
- 1.4 In Govanhill, there are four primary schools: Holy Cross Primary School, Cuthbertson Primary School, St Bride's Primary School and Annette Street Primary School. The catchment area for Cuthbertson Primary School is extensive and includes part of the new housing in Laurieston; as well as extending into the city centre on the other side of the river Clyde. There is to be a new nursery, funded through the Scottish Government's 1140 programme, which will be built in an under-utilised area of the grounds at Cuthbertson Primary School opening early spring 2022; this will allow repurposing of space within the primary school currently used for nursery which will increase capacity for primary pupils.
- 1.5 Scatterplots for each of the schools show that families in the new housing in Laurieston are choosing to use placing requests to go to Blackfriars Primary School as they feel Cuthbertson Primary School is situated out with their local community.
- 1.6 In addition, the Council is embarking on a strategy of re-populating the city centre in line with its "City Centre Living Strategy" and as such, there will be a requirement to provide a bespoke education provision for families wishing to relocate to the southern end of the city centre.

2 City Centre and Laurieston

- 2.1 Laurieston Transformational Regeneration Area (TRA), situated in the Gorbals area on the Southside of the River Clyde, is bounded by the Union Line Railway to the South and East and Eglington Street to the West. Following the housing stock transfer in 2003, a process of clearance and demolition ensued, adding to large areas of vacant and derelict land. The project will deliver 13 hectares of redeveloped land, with the delivery of up to 900 new homes.
- 2.2 Early phases of the TRA focused on affordable housing for re-provisioning of New Gorbals Housing Association (NGHA) tenants displaced by demolition. These units have been multi-award winning, flagship developments with considerable quality of design. Further phases will be predominantly housing for sale with Urban Union commissioned as a long-term private sector development partner, as well as an urban park with potential commercial, leisure and other mixed-use development.
- 2.3 The investment in Laurieston's new housing also signifies investment in a community. Partnership working in its truest sense has been key to the success of this project so far. All partners are focused on overcoming the difficult challenges in order to achieve the successful delivery of the TRA Masterplan. This vision will deliver a world-class City Centre district, providing high-quality affordable new homes and a quality environment for new and existing residents.
- 2.4 The success of the TRA programme has understandably put pressure on the social infrastructure, and in particular, the schools serving the local area.
- 2.5 The table in the Appendix illustrates the current roll projections for the schools serving this community versus the capacity of the existing schools in the estate.
- 2.6 In addition to the continued predicted increase in school rolls as a result of the TRA, the council also has a new City Centre Living Strategy (CCLS) which can be accessed using this link: <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=47302>. Given the proximity of this area to the city centre, it is also likely that any success in the CCLS will put additional pressure on the existing local schools.
- 2.7 A 15-year action plan has been produced and is structured around the CCLS's six key objectives. The success of this plan will require collaboration and partnership working with ongoing participation from the council services and stakeholder both public and private across the city centre.
- 2.8 The draft CCLS has six key objectives:
 - To increase the city centre's population from just over 20,000 to 40,000 by 2035;
 - To find productive outcomes for vacant commercial space, with a focus on upper floors;

- To provide a quality city centre environment that is cleaner, greener, more sustainable and better connected;
- To deliver quality in design across all development;
- To offer a responsive, innovative approach to investment opportunities that support this strategy; and
- To enable resilient, empowered and socially cohesive neighbourhoods.

2.9 Ensuring that there is sufficiency of capacity, and high-quality educational establishments serving the city centre area will be critical to the success of the CCLS, and this view was reflected in many of the responses received during the research phase of preparing the strategy.

3 Proposal and options

3.1 It is proposed to open a new primary school to provide a local school for children living in Laurieston, Gorbals and the city centre. Finding a suitable site for a new establishment however, is challenging owing to the limited availability of land. Officers from Neighbourhoods, Regeneration and Sustainability undertook an extensive search of options available. A number were considered but discounted as being unsuitable.

For example:

- A new build at site bounded by Ballater Street/Crown Street/ Railway line. This would have involved the construction of a new school on the piece of land situated to the south of the Glasgow City College's Riverside Campus – site bounded by Crown Street and Ballater Street. However, City of Glasgow College has confirmed that the College has begun work to create additional accommodation for the Nautical faculty in this location.
- Extension of the existing primary schools in the Gorbals, i.e. St Francis Primary School and Blackfriars Primary School. Both of these primary schools are valued in their local community. Extension would reduce the playing space available for children and would also mean more children transitioning to the two associated secondary schools, Holyrood Secondary School and Shawlands Academy, respectively. Neither of the secondary schools is able to be extended.

3.2 Therefore, two options have been proposed for consideration in the next section.

3.3 The new primary school would be associated with Bellahouston Academy. This would mean the catchment of Bellahouston Academy would change as the new catchment would be added to the current catchment area of Bellahouston Academy.

- 3.4 The proposed catchment area of the new primary school would mean that the current catchment areas of Cuthbertson Primary School, Blackfriars Primary School, Alexandra Parade Primary School and Oakgrove Primary School would change.
- 3.5 It would also mean that the catchment areas of the associated secondary schools to these primary schools would change, i.e. Shawlands Academy, Whitehill Secondary School and Hillhead High School. In the case of the latter two, the changes are minimal. Secondary school catchment changes would be to align them with the catchment areas of their associated primary schools.
- 3.6 The full consultation document contains all the maps showing catchment areas and locations.

4 Options

- 4.1 Both options are in the same area and the locations place it near a significant number of other spaces and places that will present educational possibilities, including:

- The River Clyde Tidal Weir
- City of Glasgow Riverside Campus. A state-of-the-art maritime campus providing world-class facilities for Glasgow, Scotland and the international community.
- Glasgow Green established in the 15th century is Glasgow's oldest park and is within walking distance of the school and presents many opportunities for nature-based learning.
- Gorbals Leisure Centre, Glasgow Green Football Centre and the international Hockey Centre are also within safe walking distance of the school
- Glasgow Central Mosque
- Citizens Theatre (currently undergoing a major refurbishment)

4.2 Option 1 – Repurpose of building at 5 Florence Street

This proposal requires the acquisition and refurbishment Adelphi Terrace School, Florence Street (originally Rose Street), Gorbals. The Victorian Parish School was designed by architect Thomas L Watson and opened in 1894. The main facades look onto Adelphi Street and the tidal weir on the Clyde, just upstream from the Albert Bridge. This former Govan parish type school is currently in private ownership. With this building having been designed for school use, the large well-lit rooms transfer positively to being part of a 21st century learning environment. The Council still has many

similarly appointed Victorian parish schools still in use across the city as primary schools.

The building would be fully refurbished and the proposed facility would provide the following:

- 12 teaching spaces and 2 general purpose spaces with adjacent pupil toilets and cloak storage
- Flexible teaching/breakout spaces
- Dining Hall
- Drama room/stage
- Visiting services, nurture room and meeting room
- Music/dance rehearsal space
- Media Library
- Sensory / Calm Room
- Kitchen
- Ancillary spaces for school management

The existing building lacks the space for a suitable games hall and some of the playground space would be lost to create an extension. An alternate arrangement to consider would be for the school to use the Council-owned Gorbals Leisure Centre which is less than a 1-minute walk door to door from the site of this proposed option and comprises a swimming pool, health & fitness suite, multi-purpose games halls, indoor tennis courts and dance studios. This Leisure centre, through careful timetabling, could be used to provide high quality gym and sports space.

Should this proposal be accepted then the Council would seek to acquire the building from the current owner, who is agreeable in principle to a disposal.

4.3 Option 2 – Re-purpose of building at 12 Commercial Road, Adelphi Centre

Formerly the Adelphi Terrace Secondary School which was built as part of the Hutchesontown Comprehensive Development Area as designated 1957 and was repurposed as an office space. The existing two storey building is currently owned, and the office spaces are let by City Property Group Investments. Building is composed of two L-shaped blocks with two adjacent carparks.

If this proposal was to be taken forward, the current tenants would be re-located and the building remodelled and refurbished to create:

- 14 teaching spaces and 2 general purpose spaces with adjacent pupil toilets and cloak storage
- Flexible teaching/breakout spaces
- Dining Hall
- Drama room/stage

- Visiting services, nurture room and meeting room
- Music/dance rehearsal space
- Media Library
- Sensory / Calm Room
- Kitchen
- Ancillary spaces for school management

The existing building lacks the space for a suitable extension to provide a games hall. Similar to the first option, an alternate arrangement to consider would be for the school to use the Council-owned Gorbals Leisure Centre which is less than a 1-minute walk door to door from the site of this proposed option and comprises a swimming pool, health & fitness suite, multi-purpose games halls, indoor tennis courts and dance studios. This Leisure centre, through careful timetabling, could be used to provide high quality sports space.

A hall could be created within the building for dining and gym. The spaces within the building can be re-purposed to create a range of learning spaces. There is a lift in the building.

Adelphi Nursery and the on-site nursery would allow for enhanced transition for children.

Play space would be created through the development of the landscaped courtyard and a playground could be formed from the re-purpose of an area of the existing carpark – suitably remodelled to provide a stimulating and safe outdoor environment.

This building is already within the wider Council portfolio and an internal transfer would be straightforward should the proposal be agreed.

5 Recommended proposal

- 5.1 The full consultation document contains the education benefit statement required under the Schools (Consultation) (Scotland) Act 2010 as well as detailed maps and proposed layout.
- 5.2 Officers from both Education Services and Neighbourhoods, Regeneration and Sustainability have considered each of the options. Having considered the benefits of each of the options, including the educational benefits as set out in the consultation document, officers consider option 2 the preferred option for the new city centre school.
- 5.3 Stakeholders are invited to consider each of the options and through the survey link indicate their view. Alternative proposals are also welcomed.
- 5.4 In the report on the response to the consultation, officers will consider all submissions including any alternative proposals.

6 Equality Statement

6.1 An Equality Impact assessment will be undertaken as part of the consultation exercise to assess if the proposal discriminates against anyone based on:

- Age
- Gender
- Religion
- Racial Group
- Disability
- Sexual Orientation

In carrying out the equality impact assessment we will take account of (and address) any equality issues raised in written or oral representation made as part of the consultation process. The result of the equality impact assessment will be included in the consultation response document and will also be available on the Glasgow City Council website.

7 Proposed Date for The Implementation of The Proposal

7.1 Should the proposal be agreed, officers would work with the planning teams to develop a detailed timeline.

8. The Consultation Process

- Parent Councils
- Parents/carers/children
- Staff
- Trade Unions
- Community Councils
- Area Partnerships
- Groups formed under Part 2 of the Local Government in Scotland Act (2003)
- Other neighbouring education authorities
- Other users of the premises

Notices to advise of the consultation arrangements have been placed in the press and a dedicated page has been set up on the Council website for both information and to enable interested parties to respond to the proposals.

Web site address: www.glasgow.gov.uk/schoolconsultations

E-mail address: Schoolconsultations@glasgow.gov.uk

Due to the extensive nature of the consultation, consultation responses will be gathered via a Smart Survey questionnaire which will be on the web-site and placed in press adverts. Schools will also be asked to include the link in their newsletters to parents and carers. In addition, full use will be made of social media to ensure as wide a reach as possible to stakeholders.

Stakeholders who do not have access to IT can use local libraries where the consultation will be advertised. Schools will also be encouraged to support parents as they did successfully when on-line school registration was introduced.

9 Timetable

9.1 The indicative timetable for the consultation is:

Date	Action	Location
21 st October 2021	City Administration Committee	
1 st November 2021	Start of Public Consultation Period	
9 th November 2021	Public meetings 7pm	Blackfriars Primary
17 th November 2021	Public meeting 7pm	Bellahouston Academy
5 th January 2022	End of Public Consultation Period	
	Education Scotland involvement	
To be confirmed	Consultation response report published at least 3 weeks prior to City Administration Committee	
To be confirmed	Report to City Administration Committee	

9.2 The public meeting will take into consideration the health and safety guidance in place for COVID at that time. Participants will require to sign in, sanitiser will be provided and the appropriate physical distancing arrangements, face coverings will be recommended to be worn unless participants are exempt.

10 Involvement of Education Scotland (HMI)

10.1 This consultation is within the Schools (Consultation) (Scotland) Act. A copy of the consultation proposal will be sent to Education Scotland by Education Services. They will also receive a copy of any written representations that are received by Education Services from any person during the consultation period or, if Education Scotland agree, a summary of them. They will also receive a summary of any oral representation made to Education Services at the public meeting and a copy of any other relevant documentation.

10.2 Education Scotland will then prepare a report on the educational aspects of the proposals no later than 3 weeks after Education Services has sent them all representations and documents as mentioned above.

- 10.3 In preparing their report, they may visit the affected establishments and make such reasonable enquiries of such people there, as they consider appropriate, and may make such reasonable enquiries of such other people as they consider appropriate.

11 Policy and Resource Implications

Resource Implications:

Financial: The consultation will be carried out within existing resources. The refurbishment of the school will be financed jointly between the Council and the Scottish Government.

Legal: Consultation will be undertaken in accordance with the Schools (Consultation) (Scotland) Act 2010.

Personnel: N/A

Procurement: N/A

Council Strategic Plan: Excellent and Inclusive Education 35

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. An EQIA will be undertaken and included in the response document.

What are the potential equality impacts as a result of this report? No impact is anticipated on the protected characteristics.

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

Climate Impacts:

Does the proposal support any Climate Plan actions? Please Yes

specify:

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

The proposal to create a new educational establishment through the repurposing of an existing building accords with recommendations made in the “Infrastructure Commission for Scotland’s Phase 1: Key Findings Report “ specifically recommendation 3 “Making the most of existing assets” (points 7, 8 & 9) and recommendation 4 “Heat and Transport” (point 13).

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

The creation of this new establishment will be part funded from the SG’s LEIP (Learning Estate Investment Programme), and as such will require to meet the very high standards of “energy in use” that have been set as a qualifying condition (67 kw/sq/m per annum). This will significantly improve the current “energy in use” performance of the existing building and reduce carbon emissions as part of the local and national response to carbon reduction.

Privacy and Data Protection Impacts:

Responders will be asked to provide name, age, address and reason(s) for responding. Young people under 16 would have personal details withheld in the response document. Those over 16 would be offered the option of this. The data would only be used/held by Glasgow City Council for the purposes of consultation under the Schools Consultation (Scotland) Act 2010

12 Recommendations

- 12.1 The City Administration Committee is asked to approve the proposal to progress to a consultation under the Schools (Consultation) (Scotland) Act 2010.