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**Report to Clackmannanshire Council**

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**Date of Meeting: 29<sup>th</sup> August 2024**

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**Subject: Learning Estate Primary School Review and Planned Investment**

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**Report by: Alison Morrison Senior Manager Property**

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**1.0 Purpose**

- 1.1. The purpose of this report is to provide Council with an update on the current condition of the primary school learning estate, with a particular focus on a small subset of those establishments. The report also suggests the prioritisation of initial investment to ensure that the primary schools within the estate are in good condition.

**2.0 Recommendations**

- 2.1. Council is asked to:
- 2.1.1. Note the position of our current Learning Estate condition survey and assessments.
  - 2.1.2. Agree to the prioritised works and planned capital expenditure as detailed within appendix 1, on five primary schools, namely Alva, Banchory, Muckhart, St Serfs, and Deerpark, as part of the previously approved capital budget.
  - 2.1.3. Note that a further report will be presented to Council early in 2025, in conjunction with the Council's budget setting arrangements, to give an update on the wider learning estate investment requirements as part of the 2025/2026 capital budget process.

**3.0 Considerations**

- 3.1. The Learning Estate Strategy, passed by Council in 2019, identified the need to undertake condition, feasibility and options appraisals to establish how our Education Service would deliver their vision and aspirations in the context of curriculum for excellence.
- 3.2. The primary aim of the strategy was to identify what a "Fit for the Future" learning estate would look like; enable the Authority to develop a clear vision of what its aspirations were for its property assets in relation to the Learning

Estate; and identify how it could add value and make a difference by producing a high performing estate to support Education Service delivery.

- 3.3. The 2019 Learning Estate Strategy included a recommendation that the Council:
  - “Optimise the Council’s physical estate; this may include rationalisation of our asset base to provide more integrated and efficient services, minimise our carbon footprint, and provide more cost-effective models;”
  - “Ensure projects form part of a sustainable estate which can be maintained in the longer term, make best use of capacity and that the long-term impact of investment is maximised whilst mitigating against any future deterioration.”
- 3.4. Based on this commitment, and the Council’s priority of maintaining all its primary schools in good condition, Council officers commissioned an independent condition survey of the entire Clackmannanshire primary school learning estate in 2021. This independent approach supports the prioritisation of continued investment in the school estate and gives the Council an indication of the potential cost of future works.
- 3.5. The survey assessed each school considering type, age and use, and highlighted various infrastructure items as either nearing or having already outlived their useful life expectancy. It recommended a phased replacement approach over 10 years, estimated to cost in the region of £13.964 million. The survey formed the basis of Officers discussions, recommendations, and decisions in relation to revenue and capital expenditure across the primary school learning estate and for the assessment against the Scottish Government’s learning estate condition report.
- 3.6. As part of the ongoing assessment of our learning estate, Officers have identified 5 primary schools which are in more pressing need for investment and believe that with enhanced life cycle works, the fabric of those schools can be improved with greater impact, ensuring that our estate is maintained in a good state of repair and return to a satisfactory grading.
- 3.7. To achieve this aim, Officers are recommending that these five primary schools, namely Alva, Banchory, Muckhart, St Serfs and Deerpark be prioritised for capital investment over the next three years. This investment will cost in the region of £2.832 million from our previously approved £4.750 million Capital Investment Programme.
- 3.8. This investment will ensure that the schools are maintained in a good state of repair in line with the Scottish Governments assessment criteria and contribute towards the Council’s commitment to achieving net zero. In parallel it will support the Council’s desire for a learning estate that is supportive and conducive to our children and young people’s learning.
- 3.9. Property and Education colleagues will work closely to coordinate with the aim to minimise any disruption that these works may cause. Elected Members will be updated prior to any communication with school communities.

- 3.10. Officers are currently developing a specification, risk assessment and programme for the works. It is anticipated that the works will go out to tender in the 1st quarter 2025.
- 3.11. Further work will be undertaken by Officers in collaboration with Education and Finance colleagues to bring forth in 2025, a comprehensive Learning Estate Strategy which will outline the wider learning estate asset management and investment plan.

#### 4.0 Sustainability Implications

- 4.1. The work that Officers are suggesting within this paper will contribute to the Council's overall Net Zero ambitions.

#### 5.0 Resource Implications

##### 5.1. *Financial Details*

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

##### 5.4. *Staffing*

#### 6.0 Exempt Reports

- 6.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

#### 7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

##### (1) Our Priorities

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Complies with relevant Council Policies

**8.0 Equalities Impact**

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes  No

**9.0 Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**10.0 Appendices**

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1: Priority Schools' Works

**11.0 Background Papers**


11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

**Author(s)**

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**Approved by**

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director Place	

## Appendix 1: Priority Schools' Works:

### 1. Alva

The estimated life left in the building if none of the recommended works within our cost schedules were to be undertaken, would be heavily influenced by the remaining life left in the SCOLA or CLASP construction which forms the original building. Generally, this form of construction has an approximate 60-year life expectancy if maintained. The externals of the property are generally in a fair condition but are lacking in routine maintenance. The estimated life expectancy of the SCOLA /Clasp building is key to the life expectancy and given the school was built in the 1976 we would estimate that this may start to deteriorate over the next 10 years if none of the recommended works are carried out.

If the recommended works were carried out, it is likely that the building fabric would continue to serve its purpose for the next 15-20 years. The mineral felt roof coverings are modern and in good condition which will help in keeping the property wind and watertight for many years to come as this will be protecting key building elements internally. With enhanced life cycle investment, the building life expectancy should be able to be extended to the latter years of the estimated life expectancy, however improvement to insulation of the frame and upgrading of windows are likely to be required in the short term to improve thermal efficiency and in turn improve the internal environment.

#### Programme of Works:

- 1) Curtain walling system to be replaced with render repairs to effected areas. Long term consideration to be given to cladding with more energy efficient system.
- 2) Windows to be serviced /repaired and replaced where necessary. Blown or defective glazing issues to be addressed.
- 3) Consideration to be given to converting flat roof with insulated pitched roof system in the long term with localised patch repairs in the short term.
- 4) Rainwater goods to be serviced and replaced where necessary.
- 5) Fire compartmentation remedial works scheduled for summer 2024 however allowance has been made for upgrade and replacement of fire systems in line with future legislation changes.

#### Estimated Expenditure:

Year 1	Years 2	Years 3	TOTAL
£279,950	£280,000	£200,000	£759,950

### 2. Banchory:

The estimated life left in the building if none of the recommended works within our cost schedules were undertaken, we consider could be in the order of 5-10 years. Neglect to carry out recommended immediate works would have a detrimental effect

to the safe occupation and use of the building and the internal fabric of the property. It is therefore estimated that the deterioration of critical building fabric elements, would be accelerated to an unsuitable condition within a relatively 'short term' (within the next 3-5 years). If the recommended works were carried out, it is likely that the building fabric would continue to serve its purpose in the longer term. The building is 65 years old and has been constructed of relatively robust building materials that are typical of the era which, with enhanced life cycle investment the building could be brought back to a state of good repair externally.

**Programme of Works:**

- 1) Curtain walling system to be replaced with render repairs to effected areas. Long term consideration to be given to cladding with more energy efficient system to assist with ongoing overheating of the building.
- 2) Windows to be repaired /replaced and glazing issues to be addressed. Ongoing concerns with solar gain.
- 3) Consideration to be given to converting flat roof with insulated pitched roof system in the long term and address detailing of the flat roof as highlighted in this report in the short term. All facias to be replaced.
- 4) Rainwater goods to be serviced and replaced where necessary.
- 5) Consideration should be given to mechanical ventilation/extraction.

**Estimated Expenditure:**

Year 1	Years 2	Years 3	TOTAL
£257,350	£280,000	£200,000	£737,350

**3. Deerpark:**

The estimated life left in the building if none of the recommended works within our cost schedules were to be undertaken, would be heavily influenced by the poor condition of roof coverings, rainwater goods, curtain walling system and external decoration, highlighted in the report. Water ingress from the roofs was apparent to several rooms and in particular around redundant roof lights. Neglect to carry out recommended immediate works would have a knock-on effect to the internal fabric of the property.

If the recommended works were carried out, it is likely that the building fabric would continue to serve its purpose with no risk to the building fabric in the next 20+ years. The building is approximately 59 years old and has been constructed of robust building materials typical of its era which, with enhanced life cycle investment the building, can be brought back to a state of good repair externally.

**Programme of Works:**

- 1) Curtain walling system to be replaced with render repairs to effected areas. Long term consideration to be given to cladding with more energy efficient system.

- 2) Windows to be serviced /repaired and replaced where necessary. Blown or defective glazing issues to be addressed.
- 3) The flat roof coverings to Lochies School (including the sports hall) and roof coverings over part of the dining hall, external boiler room and south WC block of Deerpark Primary School are in most urgent need of replacement. The remainder of the roof coverings appear to require recovering in the long term. Consideration to be given to converting flat roof with insulated pitched roof system in the long term.
- 4) Rainwater goods to be serviced and replaced where necessary.

**Estimated Expenditure:**

Year 1	Years 2	Years 3	TOTAL
£250,000	£280,000	£200,000	£730,000

**4. Muckhart**

The life expectancy of the building, if none of the recommended works within our cost schedules were to be undertaken, would be heavily influenced by the poor condition of the rainwater goods and external decoration, highlighted in the report. Gutters and downpipes are already corroded beyond economic repair, as are most of the timber fascia boards. Neglect to carry out recommended immediate works would have a knock-on effect to the internal fabric of the property and the timber roof elements. In addition, water ingress into the roof space is likely to continue via the poor condition of skylight windows and rotten timber frame to the dormer window, which would exasperate the existing insect infestation problem by creating ideal conditions for wood rot and insect damage. It is therefore estimated that the deterioration of critical building fabric elements, would be accelerated to an unsuitable condition within a medium term.

If the immediate term recommended works were carried out, and a continual programme of medium and long term planned maintenance and cyclical redecoration works is implemented and completed, it is likely that the building fabric would continue to serve its purpose long term. The building is over 100 years old and has been constructed of robust building materials typical of its era which means, with capital investment and planned preventative maintenance, the building can be brought back to, and kept in, a state of good repair externally.

**Programme of Works:**

- 1) The flat roof coverings to the entrance way, corridor, toilets, and canteen kitchen are aged and should be programmed for replacement in the medium term as part of the lifecycle expenditure. Localised patch repairs may be necessary in the short term to prevent water ingress.
- 2) Rainwater goods to be serviced and replaced where necessary - program already started in 2022.
- 3) Boilers were replaced in 2023 and obsolete heat pumps have been replaced.

### Estimated Expenditure:

Year 1	Years 2	Years 3	TOTAL
£5,000	£45,000		£50,000

### 5. St Serfs:

The life expectancy of the building, if none of the recommended works within our cost schedules were to be undertaken, would be heavily influenced by the poor condition of the staff block flat roof, the timber fascia boards, the traditional roof light windows, blocked gutters and the poor condition of the boundary wall highlighted in the report. Gutters were blocked with vegetation and moss build up from the flat roof finishes, which is a common source of subsequent and significant building defects. There has been a continual leak around one of the skylights on the pitched roof, which has allowed for timber decay, wood boarding insect infestation and vermin nesting. Some sections of cast iron gutters are already corroded beyond economic repair, as are some of the timber fascia boards. Neglect to carry out recommended immediate works would have a knock-on effect to the internal fabric of the property and the timber roof elements. It is therefore estimated that the deterioration of critical building fabric elements, would be accelerated to an unsuitable condition within a medium term.

There is immediate and medium-term life expectancy highlighted for most internal finishes, which if they are not carried out would result in the internal environment becoming unfit for purpose. In particular floor and wall finishes are already poor, so failure to replace as part of a lifecycle project will render the internal environment unfit for purpose in a medium-term period.

### Programme of Works

- 1) Allowance for audit and repair of roof structural timbers.
- 2) The flat roof covering to the staff block area is aged and should be programmed for replacement in the medium term as part of the lifecycle expenditure. Localised patch repairs may be necessary in the short term to prevent water ingress.
- 3) Remove Skylights as part of roof refurbishment.
- 4) Repair concrete sills and canopies and soffits are displaying concrete spalling and exposed reinforcement bars. It is recommended that a concrete repair specialist is appointed to carry out inspection and localised repairs, as well as protective coatings to avoid further deterioration, and accelerated failure.
- 5) Replace timber fasciae with uPVC. The timber was found to be deteriorated in isolated areas and requires sectional replacement and re-decoration to avoid accelerated deterioration.
- 6) Windows to be serviced /repaired and replaced where necessary. Blown or defective glazing issues to be addressed.



**Estimated Expenditure:**

<b>Year 1</b>	<b>Years 2</b>	<b>Years 3</b>	<b>TOTAL</b>
<b>£27,700</b>	<b>£326,736</b>	<b>£200,000</b>	<b>£554,436</b>

