

**WEST  
DUNBARTONSHIRE  
COUNCIL**

**Learning  
Estate  
Strategy  
2020 -  
2030**

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## **1. Foreword from the Education Convener**

Supporting our children and young people to realise their ambitions and fulfil their potential is a key priority for our Council.

To deliver on this commitment, we have constructed new schools and regenerated existing buildings creating 21<sup>st</sup> century learning environments which support the Curriculum for Excellence and provide the best possible start for our young people.

These new stimulating spaces are supporting the different ways we all learn, encouraging pupils to interact and build relationships while also giving them space to become individuals and enhancing their educational experience to equip them with the skills they need to succeed in future.

These physical developments combined with the dedication and passion of our education staff and commitment of our young people is making a tangible difference with marked increases in the attainment and achievement of pupils.

We are determined to advance further still by increasing skills for learning, life and work among residents of all ages and providing facilities which are accessible to and used by our communities all day, every day.

The Learning Estate Strategy 2020-2030 commits to the continuing development of state-of-the-art buildings which fully meet the needs of individual young people, now and in future, and also responds to the needs of the wider community to deliver lifelong learning opportunities.

Working together with our communities and in partnership with parents and carers, we will continue to deliver for our young people and improve life chances and outcomes.

Councillor Karen Conaghan  
Convener of Educational Services

## 2. Introduction

Education is a key priority for the Council and the Strategic Plan commits to increasing skills for learning, life and work as well as enhancing life chances, aligning with the national aim to give every child and young person the best possible start in life. This learning estate strategy plays an integral role in the Council's Strategic priorities by delivering the future learning estate that meets the needs of the community.

The Council has over 14,500 pupils across its 7 secondary schools, 32 primary schools, three Additional Support Needs schools and 22 Early Learning and Childcare Centres.

Over the last five years, the Council has invested £66.6m to provide enhanced learning environments for thousands of young people. We have secured £26.5m in external funding from the Scottish Government. The programme has delivered new schools in Vale of Leven, Dumbarton and Clydebank as well as extensive refurbishments of existing buildings.

Each of these projects has been delivered as part of the Council's commitment to build a better West Dunbartonshire which is improving the infrastructure, public buildings and housing to improve the lives of residents, enhance the economy and make the area a destination of choice to live work and visit.

The Learning Estate Strategy 2020-2030 focusses on the continued delivery of high-quality 21st century learning environments which meet the needs of individual children and the wider community. These improved, flexible and adaptable learning environments will support learning, teaching and assessment across the curriculum.

It is our aspiration that our learning estate will provide facilities which are accessible to and used by our communities all day, every day.

## 3. Strategic Planning Context

The Council is committed to, and places great value on, the needs and aspirations of its citizens. ***“West Dunbartonshire Council will deliver high quality services, led by priorities identified by the communities of West Dunbartonshire, in an open and transparent way.”*** The Strategic Plan and the Local Outcome Improvement Plan, set the strategic planning context for delivery of the learning estate.

### 3.1 Local Outcome Improvement Plan 2017- 2027

Community Planning West Dunbartonshire brings together all partners who have a role in delivering improved outcomes for the residents of West Dunbartonshire. The Local Outcome Improvement Plan – the West Dunbartonshire Plan for Place (LOIP) sets out the vision and aspirations of the partnership and the community based upon five high level priorities focused on working with our citizens to improve outcomes for our communities. This [plan](#) has been developed using feedback from our residents about what matters to them and reaffirms the partnership's shared vision of a West Dunbartonshire that's 'A great place to live, work and visit'.

### 3.2 West Dunbartonshire Council Strategic Plan 2017-2022

[The Strategic Plan](#) details the key priorities and commitments of Council over a five year period. It sets the direction for all service areas and is informed by the outcomes described in the West Dunbartonshire Plan for Place. Each of the five Council priorities is underpinned by one or more outcome which provides detail of what will be delivered over the period of the plan. Each Service of Council supports delivery of the strategic outcomes of council through a detailed annual Delivery Plan. These plans evidence the actions which will be taken by each area to deliver on the outcomes as agreed, and how these will be measured.

### 3.3 Education Learning and Attainment Service Planning

Education, Learning & Attainment services contribute to all outcomes in the Strategic Plan by focusing on raising attainment and achievement, as outlined in the [Education Delivery Plan](#) and [National Improvement Framework](#). The Learning Estates Strategy enables the continued delivery of successful learning in state of the art establishments over the coming years.

### 3.4 Long Term Capital Strategy

The Council is required to prepare a Capital Strategy which is intended to provide the following:

- a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services;
- an overview of how the associated risk is managed; and
- the implications for future financial sustainability.

The capital strategy is reviewed and updated annually and therefore ensures that long term capital planning is fully aligned to Council strategic priorities.

## 4. Our Aspirations

The Council fully supports the Scottish Government's [Building our Future vision for 21<sup>st</sup> century learning](#) that provides well designed, well built and well managed facilities supporting national and local priorities, inspiring children, young people and communities. The Learning Estate Strategy supports decisions about spending on:

- Primary, Secondary and Additional Support Needs Schools
- Early Learning and Childcare Centres (ELCCs)
- Community Facilities.

It is our aspiration that the future learning estate will include community facilities, where possible, which can be used all day every day and where services can work together to deliver the best outcomes for the communities within West Dunbartonshire.

***“Working together ensures that everyone in our community is valued and has the opportunity to learn for life and to achieve their potential. Our aim is to***

***ensure that everyone in West Dunbartonshire has the opportunity to become successful learners, confident individuals, responsible citizens and effective contributors to society.***” In order to achieve this vision, 21<sup>st</sup> century learning must deliver better public services through the school environment that focus on;

- the child at the centre – evolving to meet the needs of individual children
- raising attainment;
- reflecting the current and anticipated future needs of the curriculum;
- the school estate being at the heart of and used by the community;
- optimising the use of capital and other financial resources;

The Learning Estate provides educational benefits through an improved educational environment based on the following principles:

- School design and layouts are flexible and adaptable to support the range of learning and teaching methodologies to deliver learning, teaching and assessment across the four contexts for learning:
  - curriculum areas and subjects;
  - interdisciplinary learning;
  - ethos and the life of the school; and
  - opportunities for personal achievement.
- Curriculum areas, establishments and partnerships facilitate the freedom to think imaginatively about how experiences and outcomes might be organised and planned in creative ways which encourage deep, sustained learning and meeting the needs of children and young people.
- Facilities function in a multi-purpose way in support of a variety of activities including outdoor PE facilities including MUGA, available for community use.
- There are attractive, natural outdoor spaces for learning, appropriate spaces for social interaction and shelter for use during inclement weather.
- Early Learning & Childcare (ELC) is provided in an environment which provides a nurturing approach to early learning and childcare; rooms are flexible and multi-purpose with specific areas for interactive learning, story areas, quiet spaces, group and individual learning.

## **5. Strategic Resource and Asset Planning**

### **5.1 Strategic Resource Planning**

The Council will deliver innovative, high quality building design solutions, to ensure that buildings are capable of responding to future trends, including maximising technology and the use of spaces. Projects will comply with all construction standards, and will be reviewed against energy efficiency and sustainability criteria

which will facilitate revenue savings over the longer term. The Learning Estate Strategy will ensure:

- resources are applied transparently and cost effectively according to agreed need, spending priorities and are linked to council plans, with mechanisms in place to maximise the use of school and external funding;
- an appropriate and cost effective balance of supply and demand for school places is achieved, having regard to the needs of individual areas; and
- the long-term potential of the existing estate is maximised through planned investment; repairs and improvements are targeted to address the National Priorities for Education in Scotland.

Option appraisals form part of every project undertaken to demonstrate Best Value. Best Value is a critical driver to the management of the learning estate. All projects will ensure Best Value in developing the best strategies. Any investment required on learning estate premises will be identified through the following:

- Condition, sufficiency and suitability;
- Financial and Operational Performance; and
- Health and Safety.

In order to ensure overall Best Value when planning capital investment in buildings, the Learning Strategy will take account of:

- [GIRFEC; Curriculum for Excellence; Delivering Excellence & Equity](#);
- [Developing the Young Workforce; Digital Learning & Teaching Strategy](#);
- [A Blueprint for 2020 The Expansion of Early Learning & Childcare](#); and
- [Child Poverty Strategy; Learning for Sustainability](#).

## 5.2 Strategic Asset Management

The Learning Estate Strategy is an integral part of the Council's Asset Management Plans, which are an important part of the Scottish Government's proposals for assessing the condition of Scotland's school estates. Asset management facilitates long term planning based on robust management information and is a vital part of being an efficient organisation. The Corporate Asset Management Plan 2016-21 and Property Asset Management Plan 2016-21 set out a clear framework for developing corporate asset management.

Financial affordability is critical and therefore the planning process is a continuum with projects prioritised, planned, phased and delivered over a period of time.

The Learning Estate Strategy and implementation plans, are informed by the Council's Building Upgrades programme, which focusses on capital projects where construction activity is required in order to provide a new asset, increase or maintain market value, enhance or extend the life of an existing asset. In terms of condition,

buildings are assessed as follows:

- A – Good i.e. new build;
- B – Satisfactory;
- C – Poor; or
- D – Bad.

Projects are identified following a robust assessment and prioritisation process and this ensures that investment in the operational portfolio is both affordable in the long term and is targeted at projects which address key priorities for the Council.

## **6. Assessing and Prioritising the Existing Learning Estate**

The assessment for existing properties is based on key information for each establishment and is submitted annually to the Scottish Government to monitor the national strategy for improving the education estate. Assessment is based under the following headings:

- Condition and suitability;
- Repair costs – for safe, accessible, and wind and water tight condition;
- Revenue costs;
- Isolation Factors;
- Retention of schools within local communities; and
- Opportunity for co-location / merger of schools and other community facilities.

The Council's Learning Estate Strategy, is dynamic in nature. The highest priorities (as outlined in **Appendix 1**) for expenditure in the short term, and in descending order of priority will be to:

- ensure buildings are kept open and safe;
- provide additional basic need places and remove surplus places;
- repair, maintain and improve buildings to meet statutory regulations;
- replace or repair major building elements;
- replace and/or upgrade specialist facilities;
- replace and/or upgrade general teaching facilities;
- improve and carry out adaptations to improve access; and
- improve building security.

## **7. Next Steps**

### **7.1 Communication and Consultation**

Communication and consultation are fundamental elements of the learning estate strategy. A clear plan will outline and support the communication and consultation process, which will involve communities and partners, will evolve from the approval of the strategy and throughout implementation of projects, and will include informal and statutory consultation.



## **7.2 Government Funding**

The intention would be to submit funding applications to the Scottish Government Learning Estate Improvement Programme (LEIP). It is understood that the LEIP will support local authorities to construct new build learning environments providing up to 50% of funding required for the educational element only. It is expected that bids would be submitted to the Scottish Government in June 2020 with the outcome of bids set to be announced in September 2020. Should the future bid be unsuccessful, officers would seek to identify funding from the Council's capital plan to allow the project to proceed. Officers will seek to maximise national funding from Scottish Government in order that the needs identified through the Learning Estate Strategy can be addressed. Priorities will be reviewed as and when any new funding is announced

## **7.2 Implementation**

Implementation of plans and projects will be undertaken on a phased basis, taking account of changes in condition, suitability and sufficiency and will be reviewed and reported annually to Committee. **Appendix 1** details the "Learning Estate Strategy Priority List" and has taken cognisance of Future Capacity Predictions.

## **7.3 Annual Review**

In reviewing priorities and annual capital spend, consideration will be taken to maximise community and partner involvement where opportunities exist. Consideration will also be taken in relation to enhancing the learning environment to take account of Curriculum for Excellence.

## APPENDIX 1 - Learning Estate Strategy Priority List

Name	Condition	Options/Strategic Plan presented by Group	Proposed Establishment	Est. Roll at 2019	Est cost £m	Priority
Renton Campus	Current rating C	New Build. Re-provision of existing school including language unit, new provision of 0-5 early years facility – funding already approved.	TBC	157	£15.1m	1
Edinbarnet PS/Auchnacraig ELCC/St Joseph's PS/Skypoint	B/B	Co-locate with merged campus with community/commercial facilities	TBC	539	£27m*	2
St Eunan's Primary School/Our Lady of Loretto Primary School/St Stephen's Primary School	A/B/B	Re-alignment of catchment areas	N/A	N/A	NIL	3
Additional ASN Provision – Secondary Phase	N/A	Options to be scoped for additional ASN provision at senior phase within existing establishments	N/A	N/A	£0.3m	4
Skills School – Senior Phase	N/A	Options to be scoped at all existing secondary schools for feasibility of including construction workshop/skills academy	N/A	N/A	£2.5m	4
<b>Total</b>					<b>£44.9m</b>	

The undernoted establishments will be reviewed on an annual basis to determine which projects will be approved in the coming financial year therefore these projects are not prioritised in any particular order. Costs identified below are in relation to condition survey results, if changes to the learning environment are to take place this will be in addition to the costs identified.				
<b>FINANCIAL YEAR 2020/2021</b>				
Dalreoch Primary School	C	Refurbishment of existing building and consider options for utilizing spare building capacity including possible community use.	<b>Dalreoch Primary School</b>	91
Edinbarnet Primary School	B	Condition Survey Works to maintain as Condition B Refurbishment budget remains until decision and budget allocation for new campus project.	<b>Edinbarnet Primary School</b>	236
St Joseph's Primary School	B	Condition Survey Works to maintain as Condition B Refurbishment budget remains until decision and budget allocation for new campus project.	<b>St Joseph's Primary School</b>	183
Knoxland Primary School	B	Condition Survey Works to maintain as Condition B	<b>Knoxland Primary School</b>	374
Our Holy Redeemer Primary School	B	Condition Survey Works to maintain as Condition B	<b>Our Holy Redeemer Primary School</b>	258
Linnvale Primary School/Cunard School	B	Condition Survey Works to include for lift access to maintain as Condition B/ Relocation of Cunard including possible community use.	<b>Cunard School</b>	195
Dumbarton Academy	B	Condition Survey Works to maintain as Condition	<b>Dumbarton Academy</b>	610
<b>FINANCIAL YEAR 2021/2022</b>				
Braehead Primary School & ELCC	B	Condition Survey Works to include for lift access and consider options for utilizing spare building capacity to maintain as Condition B including possible community use.	<b>Braehead Primary School &amp; ELCC</b>	252
Clydemuir Primary School	B	Condition Survey Works to maintain as Condition	<b>Clydemuir Primary School</b>	233

Kilbowie Primary School	B	Condition Survey Works (to maintain as Condition B	<b>Kilbowie Primary School</b>	289
Christie Park Primary School	B	Condition Survey Works to include for lift access to maintain as Condition B	<b>Christie Park Primary School</b>	245
Our Lady of Loretto Primary School	B	Condition Survey Works to include for lift access to maintain as Condition B	<b>Our Lady of Loretto Primary School</b>	223
Gartocharn Primary School	B	Condition Survey Works to maintain as Condition B	<b>Gartocharn Primary School</b>	85
Whitcrook Primary School	B	Condition Survey Works to include for lift access to maintain as Condition B	<b>Whitcrook Primary School</b>	148
<b>FINANCIAL YEAR 2022/2023</b>				
Lennox Primary School & ELCC	B	Condition Survey Works to maintain as Condition B	<b>Lennox Primary School &amp; ELCC</b>	228
Gavinburn Primary School and ELCC	B	Condition Survey Works to include for lift access to maintain as Condition B	<b>Gavinburn Primary School and ELCC</b>	272
St Mary's Primary School, Duntocher	B	Condition Survey Works to maintain as Condition B	<b>St Mary's Primary School, Duntocher</b>	345
Bellsmyre Campus	B	Condition Survey Works to maintain as Condition B	<b>Bellsmyre Campus</b>	326
Kilpatrick Primary School & Kilpatrick ASN Secondary School	B	Condition Survey Works to maintain as Condition B	<b>Kilpatrick Primary School &amp; Kilpatrick ASN Secondary School</b>	156
<b>FINANCIAL YEAR 2023/2024</b>				
Bonhill Primary School	B	Condition Survey Works to maintain as Condition B	<b>Bonhill Primary School</b>	284
Levenvale Primary School	B	Condition Survey Works to maintain as Condition B	<b>Levenvale Primary School</b>	180
Goldenhill Primary	B	Condition Survey Works to maintain as Condition B	<b>Goldenhill Primary School</b>	292
St Stephen's Primary School	B	Condition Survey Works to maintain as Condition B	<b>St Stephen's Primary School</b>	227

St Michael's Primary School	B	Condition Survey Works to maintain as Condition B	<b>St Michael's Primary School</b>	239
St Patrick's Primary School	B	Condition Survey Works to maintain as Condition B	<b>St Patrick's Primary School</b>	357
St Ronan's Primary School	B	Condition Survey Works to maintain as Condition B	<b>St Ronan's Primary School</b>	91
<b>FINANCIAL YEAR 2024/2025</b>				
Balloch Campus	B	Condition Survey Works to maintain as Condition B	<b>Balloch Campus</b>	495
St Mary's Primary School (Alexandria)	B	Condition Survey Works to maintain as Condition B	<b>St Mary's Primary School</b>	177
St Martin's Primary School	B	Condition Survey Works to maintain as Condition B	<b>St Martin's Primary School</b>	51
Choices		Condition Survey Works to maintain as Condition B	<b>Choices</b>	21
Carleith Primary School	B	Condition Survey Works to maintain as Condition B	<b>Carleith Primary School</b>	87
Our Lady & St Patrick's High School	B	Condition Survey Works to maintain as Condition B	<b>Our Lady &amp; St Patrick's High School</b>	1,004
<b>FINANCIAL YEAR 2025/2026</b>				
Auchnacraig ELCC	B	Condition Survey Works to maintain as Condition B	<b>Auchnacraig ELCC</b>	80
Whitcrook ELCC	B	Condition Survey Works to maintain as Condition B	<b>Whitcrook ELCC</b>	56
Dalmonach ELCC	B	Condition Survey Works to maintain as Condition B	<b>Dalmonach ELCC</b>	120
Gartocharn ELCC	B	Condition Survey Works to maintain as Condition B	<b>Gartocharn ELCC</b>	32
Dalmuir ELCC	B	Condition Survey Works to maintain as Condition B	<b>Dalmuir ELCC</b>	40

<b>FINANCIAL YEAR 2026/2027</b>				
Kilbowie ELCC	B	Condition Survey Works to maintain as Condition B	<b>Kilbowie ELCC</b>	56
Ferryfield ELCC	B	Condition Survey Works to maintain as Condition B	<b>Ferryfield ELCC</b>	44
Ladyton ELCC	B	Condition Survey Works to maintain as Condition B	<b>Ladyton ELCC</b>	25
Lennox ELCC (Faifley)	B	Condition Survey Works to maintain as Condition B	<b>Lennox ELCC</b>	40
Brucehill ELCC	B	Condition Survey Works to maintain as Condition B	<b>Brucehill ELCC</b>	80
<b>FINANCIAL YEAR 2027/2028</b>				
Andrew B Cameron ELCC	B	Condition Survey Works to maintain as Condition B	<b>Andrew B Cameron ELCC</b>	56
Clydebank Family Centre	B	Condition Survey Works to maintain as Condition B	<b>Clydebank Family Centre</b>	40
<b>School Rolls will be monitored annually for both Primary and Secondary education and any future capacity issues will be addressed via Building Upgrades budget line. This may involve internal reconfiguration of class space and also possible extensions. It should be noted that whilst the above does not include PPP schools any reconfiguration/extension will require to be instructed through the PPP contract and would be funded fully from WDC.</b>				

\* Cost per sq.m is based upon current uplifted matrix issued by Scottish Futures Trust.