

## ABERDEEN CITY COUNCIL

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COMMITTEE	<b>Education, Culture and Sport</b>
DATE	<b>7 June 2012</b>
ACTING DIRECTOR	<b>Patricia Cassidy</b>
TITLE OF REPORT:	<b>Primary School Estates Review</b>
REPORT NUMBER:	<b>ECS/12/024</b>

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### **1. PURPOSE OF REPORT**

To raise Councillors awareness of the immediate and long-term challenges relating to the School Estate and request approval to commence a comprehensive public engagement exercise with a view to informing a long-term School Estate Plan which will reflect the changes in demographics, School capacity and the Local Development Plan. In particular the report highlights areas of immediate concern in relation to schools which are likely to go over capacity during the next school session.

### **2. RECOMMENDATIONS**

That the Committee:

- a) Instruct officers to undertake a public engagement exercise over summer and autumn 2012, with a view to developing a long term School Estate Plan, which will include proposals on rezoning; rationalisation and development of the school estate to take account of changing demographic factors across the city.
- b) Agree proposed solutions to address areas of immediate concern in relation to seven primary schools which are projected to go over capacity during the next school session beginning August 2012 which are set out in section 5.
- c) Notes the key data and major challenges relating to the School Estate, (as set out in Appendix 2).
- d) Instructs officers to develop a revised methodology for the evaluation of Primary School Capacities, taking account of government guidance on the impact of lower class sizes for composite classes and Primary one classes in regeneration areas.
- e) Instructs officers to bring back a further report, summarising the feedback from the engagement exercise, and setting out detailed options and recommendations for a long-term School Estate Plan to the November 2012 Education, Culture and Sport Committee meeting.

### **3. FINANCIAL IMPLICATIONS**

The cost of carrying out the review of the Primary School Estate is currently accommodated within existing revenue budgets for Education, Culture and Sport.

The cost of implementing the outcomes of a School Estate Plan will need to be considered on a school by school basis with funding likely to come from a combination of bids to the Council's Non-Housing Capital Programme; developer contributions; and applications to the Scottish Futures Trust and Scottish Government.

### **4. OTHER IMPLICATIONS**

There are no significant implications in relation to the proposals contained within this report. Engagement with stakeholders will be conducted in accordance with the National Standards for Community Engagement.

### **5. BACKGROUND/ MAIN ISSUES**

Aberdeen City Council undertook a detailed review of the Secondary School estate during 2010, which was reported to a special meeting of the Education, Culture and Sport Committee in October 2010.

A follow-up report to the March 2011 meeting of the Education, Culture and Sport Committee considered the requirement to redefine the catchment areas of Aberdeen Grammar School and Harlaw Academy. The committee approved the next phase of the review of school provision by instructing officers to include the potential re-zoning of these 2 secondary schools in a comprehensive review of the primary school estate.

Over the last year, officers have been working with colleagues to:

- Develop the Service Asset Management Plan, which provides the overall context for the Education, Culture and Sport estate;
- Update the condition surveys and suitability assessments for primary school buildings;
- Compile energy performance data for primary school buildings;
- Categorise the anticipated maintenance required for primary school buildings;
- Review the school catchment boundaries to identify anomalies;
- Consider the implications of the new local plan for educational provision;
- Develop the updated school roll forecasts to include the impact of anticipated housing developments up to 2019/20;
- Update the Council's Geographical Information System, (GIS), to accurately reflect school catchment boundaries;
- Identify schools which it is anticipated will go over capacity, (i.e. not be able to accommodate all the new Primary one intake), for the new school session from August 2012;

- Review the current 'effective overall capacities' or maximum capacities in primary schools in order to devise a revised methodology, which takes account of composite classes; and primary one classes in regeneration areas.

The intention is that the research information would be used as the basis for an engagement exercise with pupils, parents, staff and other key stakeholders, in order to seek their views on the future of the City's Primary School Estate. Among other factors, it is intended that the review of Primary Schools will allow us to respond to key challenges including:

- significant pressure on school capacity within specific areas of the City;
- declining rolls within other areas of the City;
- deteriorating condition of some school buildings;
- energy inefficient buildings with high running costs;
- the changing demands of the new Curriculum for Excellence;
- the 5 Year Business Plan options to close up to 5 Primary Schools and redesign of the secondary school estate;
- the need to review Roman Catholic school provision across the city;
- the implications of the new Local Development Plan, which proposes the development of over 30,000 new homes in Aberdeen over the next 25 years.

The report on the key data and challenges for the Primary School Estate (**Appendix 1**). The report is arranged by Associated School Groups, (ASG). However, the main issue for the Council is that the status quo is no longer an option for the following reasons:

## Capacity

- **Lack of capacity** – In 20 primary schools the rolls are forecast to exceed the capacity of the school buildings within the next four years. This will mean there will be a shortage of just over 1,000 places in these schools, however there is under capacity elsewhere.

This is particularly critical in the following 3 ASGs, which are forecast to exceed their capacity:

- Cults Academy ASG - there are 1,230 places in the 3 primary schools, but the demand will exceed 1,400.
  - Bucksburn Academy ASG - there are 1,050 places in the 4 primary schools, but the demand will exceed 1,250.
  - Aberdeen Grammar School ASG - there are 1,490 places in the 4 schools, but the demand will exceed 1,600.
- **Available capacity** – currently there is a significant surplus of over 1,400 primary school places across the City's primary schools. However, in the main this available capacity is not located in the right place to address the projected demand for places. This is most apparent in the Northfield and Oldmachar ASGs, where there are over 800 available places.
  - **Condition, suitability and efficiency of school buildings** – almost one quarter of our primary schools require upgrading to fully meet standards

required for modern education, particularly when compared with our newly opened 3Rs schools. The City Council therefore requires to agree a prioritised replacement and reinvestment programme to address these deficiencies.

### **Immediate Lack of School Capacity**

Beyond the longer term planning for the overall School Estate, there is immediate lack of capacity at the following schools, which need to be addressed, in order to accommodate the new primary one intake from August 2012. The schools affected are:

- Seaton School
- Mile End School
- Kaimhill School
- Manor Park School
- Milltimber School
- St Peters RC School
- Riverbank School

In each case there are slightly different options to mitigate these issues, in general terms these are:

- In 3Rs facilities, there is the opportunity to adapt existing adult learning facilities for use as teaching spaces/ classrooms. This is referred to in the report on Community Centres, which is also on the agenda for this Committee. The retention of 3Rs learning centres within the operation of the City Council would retain flexibility in terms of dealing with short term capacity issues at the associated schools
- To locate new temporary classroom units on the school site, space and planning permission allowing, at a cost of approximately £50K per annum per unit.
- To transport in-zone children to other schools, which have adequate spare capacity.

### **Proposed solutions:**

- Seaton School – proposed to redesignate the upstairs adult learning room as a classroom, to accommodate the expanding school roll.
- Mile End School – the former school library was converted to a classroom for the 2011/12 academic year, and will continue to be needed.
- Kaimhill School – proposed to redesignate daytime use of one adult learning room for timetabled use as general purpose classroom.
- Manor Park School – proposed to redesignate daytime use of one adult learning room for timetabled use as general purpose classroom.
- Milltimber School – proposed to install a temporary classroom unit on the site, in anticipation of a new school associated with future housing developments in the area.
- St Peter's RC School – there is currently a waiting list for August 2012 for children entering primary 1, who have siblings in St Peter's School, but not living in zone. It is proposed to offer places to these children at either Holy

Family or St Joseph's schools. Alternatively the agreement to cap P1 and P1/2 classes to 18 pupils could be suspended.

- Riverbank School – The ICT suite is being converted into a classroom for August 2012, in advance of the new extension, (agreed as part of the 2012/13 Capital Programme), being built by August 2013.

## **School Capacities**

The school capacity figures are crucial to the planning for our school estate. They indicate the maximum, 'overall effective' capacity of a particular school and are used to plan accommodation and staffing requirements for schools on a year to year basis. They are also used, as part of the school roll forecasts to help planners and developers assess whether proposed new housing developments can be accommodated within existing schools, or whether developer contributions will be required for new or extended school provision.

The methodology for calculating the current 'functional/ working capacities' for primary schools was agreed by Committee in January 2010 and is based on the number of classroom spaces in the school with an average of 30 pupils per class, (for example, a 10 classroom school, would suggest a capacity of 300 pupils).

However, the true capacity of a school could be significantly lower than this:

- Where a school is operating composite classes the capacity is reduced as composite classes have a maximum of 25 pupils compared to 30 or 33 (e.g. in the case of a 10 classroom school operating all classes as composites, the capacity would be 250 not 300).
- Where the City Council's policy of capping primary one classes at 18, in the ten schools in regeneration areas, further reduces the overall capacity of these schools.

The implications of the current primary school capacities not adequately reflecting the true position are as follows:

- There are a number of primary schools, which according to the current school roll forecasts would appear to have plenty of spare capacity, however in reality they are either over capacity, or projected to go over capacity in the next few years.
- In the case where housing developers are applying for planning permission for new housing developments, the school roll forecasts may indicate that the local schools have adequate capacity to accommodate the children which arise from their developments when this is not the case. This can result in a cost to the City Council in providing additional accommodation in these schools.

Revised school capacity figures which reflect the changes in maximum class sizes are required to enable more accurate forward planning and assist in discussions with housing developers in relation to assessing the real impact of their developments on current educational provision.

## Further Issues and challenges for consideration

In addition to the issues and challenges mentioned above there are a number of other more detailed issues which will need to be considered as part of the wider review of the school estate. These are set out below on the basis of whether they are likely to impact on a short, medium or long term basis:

### Short term issues/ challenges

- Urgent need to identify short-term solutions for primary schools which are anticipated to have capacity issues from 2012/13.
- Resolve current dual-zoning for Primary pupils, which affects Airyhall; Broomhill; Fernielea; Ferryhill; Hanover Street; Hazlehead; Mile End; Skene Square; Sunnybank; Tullos; Walker Road schools.
- Identify solutions to meet increasing demand for primary school places resulting from new housing developments in the Aberdeen Grammar; Bucksburn and Cults ASG, in 2014/15.
- Implement actions to address the implications for the Primary School estate arising from the review of Secondary School in 2010, particularly in relation to redefining the catchment areas of Aberdeen Grammar School and Harlaw Academy.
- Undertake a comprehensive review of school zones across the City, in order to tidy-up anomalies in current school zones to better reflect demographic trends and new development, as identified in section 3.3 of the attached report.
- Development of an investment strategy to support the implementation of the Primary School Estates Review, in line with the Council's capital prioritisation process.
- Review of Roman Catholic/ denominational Primary School provision to address concerns about buildings, in conjunction with the Roman Catholic Diocese.

### Medium and long term issues/ challenges

- Identify the implications of creating new Academies and ASGs to serve proposed large new housing developments, (e.g. Grandholme and Countesswells).

In addressing some of these big issues now it will help address the needs of the School Estate to ensure that it can continue to support high quality learning and teaching over the next 25 years.

In order to meet critical deadlines for this process, the following timeline is proposed:

June – September 2012	Engagement process with key stakeholders on the Primary School Estate. (see below)
October 2012	Report to a possible special meeting of the Education, Culture and Sport Committee on outcome of engagement and consideration of proposals and options for both the Primary and

	Secondary School Estate.
November 2012 – March 2013	Statutory consultation on agreed proposals for Primary School estate, including rezoning.
August 2013	Implement agreed proposals.

## Public Engagement

It is proposed that engagement on the primary school estate takes place from June through to September 2012, in order that the feedback from this exercise can be considered in advance of detailed proposals being developed and considered by a possible special meeting of the committee in October 2012.

The proposal is that the engagement takes the form of:

- an online questionnaire, to gain feedback on the key challenges and priorities for the Primary School Estate;
- three initial public meetings prior to the Summer holidays;
- twelve public meetings, one for each Associated School Group, between August and mid October 2012, to explain the background, and seek feedback from parents and local stakeholders in the key challenges and potential solutions;
- presentations to both the Aberdeen City Parent Council Forum and the City Council's termly Parent Council meeting;
- offer to Primary School Parent Councils and Parent Teacher Associations officer input to meetings, due to take place between August and the end of September 2012, in relation to the review of the Primary School Estate.

## 6. BACKGROUND PAPERS

- Report & minutes of the Education, Culture and Sport Special Committee on 28 October 2010, which considered the report on 21<sup>st</sup> Century Secondary School Provision, ECS/10/096.
- Report & minutes of Education, Culture and Sport Committee, 24 March 2011, ECS/11/018
- Property Asset Management Plan 2009 (Non-Housing)
- Education, Culture and Sport Service Asset Management Plan 2011
- A Study of Implications for Educational Provision arising from Development in North West Aberdeen, October 2011

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# **PRIMARY SCHOOL ESTATE REVIEW**

## **Review of key issues and challenges February 2012**



**PRIMARY SCHOOL ESTATE REVIEW**

**Review of key issues and challenges**

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and Maintenance Requirements

### 1) Executive Summary

A detailed review of the City Council's Primary Schools has taken place to identify the key issues for the Primary School Estate. This considered the following information:

- Condition Surveys
- Suitability Assessments
- Required Maintenance
- Recent investment in school buildings
- Energy Performance Data
- School Roll Forecasts & Capacities

Other factors which have been considered include:

- The potential impact of the new Local Plan
- Experience from the 3Rs programme, which has shown that the new schools have proved very attractive options for parents, resulting in rising school rolls.

The report sets out the key issues for the primary school estate, arranged by the Associated Schools Group (ASG) for each Academy, as well as for the three Roman Catholic primary schools. However, the major 'headline' issues for the Council are as follows:

- **Lack of capacity** – the rolls of 20 of our primary schools are forecast to go over their capacity within the next four years, resulting in a shortage of places in these schools of just over 1,000. This is particularly critical in the Aberdeen Grammar; Bucksburn and Cults ASGs, where the entire ASG is forecast to be over capacity, and urgent action is required.
- **Spare capacity** – there is a significant surplus of over 1,400 primary school places across the City's primary schools. However, in the main this spare capacity is not located in the right place to address the projected demand for places.
- **Condition, suitability and efficiency of school buildings** – almost one quarter of our primary schools do not meet standards required for modern education, particularly when compared with our newly opened 3Rs schools.

In recognition of this information it is critical to identify workable solutions to these issues. Crucial to this will be early engagement with key stakeholders, including parents, pupils, staff, and members of the local community, in order to explain the issues, and seek views on the way forward for the primary school estate.

### 2) Introduction

Aberdeen City Council undertook a detailed review of its secondary school estate which culminated in a report (21<sup>st</sup> Century Secondary School Provision – referred to in this report as 21CSSP) to a special meeting of the Education, Culture and Sport Committee on 28 October 2010. On 24 March 2011 the committee considered one of the proposals in 21CSSP, the redefinition of the catchment areas of Aberdeen Grammar School and Harlaw Academy. Given the possible knock-on effects of any secondary school redefinition of catchments on primary school catchments, the committee decided to undertake a comprehensive review of school provision, including the potential rezoning of these secondary schools, within a comprehensive review of the primary school estate.

This report is part of that comprehensive review. It does not set out recommendations or proposals for closure, rezoning, new building or refurbishment of primary schools. It does set out the issues which can form the basis for further detailed consultation and engagement with pupils, parents, staff and other key stakeholders in 2012, in order that detailed proposals can subsequently be developed and considered. The overall aim of the comprehensive review is to ensure that the primary school estate continues to meet requirements in respect of sufficiency, suitability and condition.

The report focuses on P1 – 7 primary provision. Specific provision for children with Additional Special Needs (ASN) will be addressed as part of the city-wide review of inclusion.

The general issues facing the council in respect of its primary schools were set out in a report to the Education, Culture and Sport Committee on 15 September 2011 and are as follows:

- pressure on school capacities within specific areas of the city
- declining rolls within other areas of the city
- deteriorating school buildings
- inefficient buildings with high running costs
- the changing demands of the new Curriculum for Excellence
- the 5 year business plan option to close up to five primary schools
- the need to review Roman Catholic school provision across the city
- the implications of the new Local Development Plan, which proposes the development of over 30,000 new homes in Aberdeen over the next 25 years.

This report also addresses dual zoning of some streets in the city to two primary schools, and in some cases to two secondary schools.

This report is based on analysis of key council documents, including the 21CSSP report, roll projections for primary and secondary schools, general information on the condition and suitability of primary schools, information on necessary repairs and maintenance for each school, energy efficiency data, committee papers, the Local Development Plan and associated maps.

In line with the Service Asset Management Plan, schools have been categorised into five distinct types of buildings as follows:

- Victorian Granite – 14 primary schools, one of which (St Joseph's RC School) is rented from the Roman Catholic Diocese.
- 1930s/50s – 10 primary schools
- 1960s/70s – 10 primary schools.
- 1980s/90s – 7 primary schools.
- 3Rs – 7 new primary schools.

This report refers to short, medium and long term timescales. Short-term issues are those which will need to be addressed over 2012 - 2015. Medium-term issues cover 2016 -2019 (the furthest date for which detailed roll projections which take account of roll increases arising from development are available). Long-term issues are those becoming current from 2020 onwards up to 2030 as set out in the Local Development Plan. Proposals which would be implemented and completed in the medium or long term may, of course, need to be planned for in the short or medium term. These timescales are therefore adopted for simplicity and broad guidance only. Primary school roll predictions used in this report take planned housing developments into account up to 2019 but not beyond.

This report refers to underuse of capacity to mean that the roll, i.e. the number of pupils in a school, is less than the capacity, i.e. the total number of pupils the school can accommodate. In this report the roll is also expressed as a percentage of the capacity to give an idea of the relative importance of underuse of capacity. The following scale is used.

### Capacity

0-9%	Slight underuse of capacity. The available space is utilised efficiently.
10-19%	Minor underuse of capacity. There may not be a serious problem.
20-29%	Moderate underuse of capacity. This may be something that cannot be ignored, particularly in a large school, but may not be a major problem
30-39%	Major under use of capacity. This may need to be addressed.
40% +	Serious underuse of capacity. This may need to be addressed.

These scale points are arbitrary, and use of the terms needs to be interpreted in the context of each school or groups of schools. For example, 'moderate' underuse of capacity could mean that in a school with capacity of 1000 pupils there is an occupation level of 290 pupils, while the same term could mean that in a school of capacity 200 pupils there is an occupation level of 58 pupils. The scale has therefore been adopted for consistency and simplicity in describing under or overcapacity, but it needs to be interpreted carefully. The same scale has not been applied to the situation in which the roll is greater than the capacity, as, strictly speaking, any such 'overuse of capacity' is potentially a problem. A table showing Primary School Capacities is attached as **Appendix A**.

This report uses a four-point scale for condition and suitability of school buildings and grounds, as follows.

### Condition

A (good)	performing well and operating efficiently
B (satisfactory)	performing adequately but showing minor deterioration
C (poor)	showing major defects and/or not operating efficiently
D (bad)	life expired and/or serious risk of imminent failure

### Suitability

A (good)	performing well and operating efficiently (the school buildings and grounds support the delivery of services to children and communities)
B (satisfactory)	performing well but with minor problems (the school buildings and grounds generally support the delivery of services to children and communities)
C (poor)	showing major problems and/or not operating optimally (the school buildings and grounds impede the delivery of activities that are needed for children and communities in the school)
D (bad)	does not support the delivery of services to children and communities (the school buildings seriously impede the delivery of activities that are needed for children and communities in the school).

These scales are the same as the ones used in the 21CSSP report on secondary school provision.

### Energy Performance

Data for the majority of primary schools has been compiled in relation to energy performance. This data is taken from the Energy Performance Certificates for each

building, and provides a rating between A to G, where A is excellent and G is very poor in terms of carbon dioxide emissions and energy usage per square metre. Typically older buildings and those with limited insulation perform poorly, and this is may become more of an issue in the future if the government introduce legislation, and/ or taxation for owners of inefficient buildings.

### Required Maintenance

The Council has a 4 yearly programme of condition surveys that assesses the required maintenance levels. Required maintenance is defined by the Federation of Property Services (FPS) as “The cost to bring the property from its present state up to the state reasonably required by the authority to deliver the service or to meet statutory or contract obligations and maintain it at that standard”. In order to benchmark these costs between different sizes and types of schools, the costs of anticipated maintenance required have been categorised per square metre, as follows:

Low (Green)	£0-50 per square metre
Medium (Amber)	£51-£100 per square metre
High (Red)	£100+ per square metre

An overall table showing Primary School Condition, Suitability, Energy Performance and Required Maintenance is attached as **Appendix B**.

### 3) City-Wide Issues

#### 3.1) Roman Catholic/ Denominational Schools

There are currently three Roman Catholic schools in Aberdeen, provided by the City Council. These are:

- St Peter’s RC School, which is a Victorian granite building, located in between St Machar Academy and Seaton;
- Holy Family RC School , which is a 1950s building, located in the Summerhill area;
- St Joseph’s RC School, which is a Victorian granite building, located on Queen’s Road, close to Harlaw Academy.

##### 3.1.1) St Peter’s RC School

St Peter’s RC School is B (satisfactory) for both condition and suitability. Over recent years there has been an increasing demand for places due to its proximity to Aberdeen University, and the growth in Roman Catholic pupils from an Eastern European background, for whom English is an additional language.

There may therefore be opportunities for discussion with Aberdeen University about future provision of Roman Catholic education within this part of the City.

The school roll is predicted to be at or very slightly over the school's capacity in 2012 and 2013 (1 or 2 pupils i.e. around 1% of the capacity of 198). The roll is then predicted to rise to a peak of 17 pupils (8%) greater than the school's capacity by 2016 and then fall back but still be 9 pupils (4%) slightly over the school's capacity by 2019.

### 3.1.2) Holy Family RC School

Holy Family RC School was until recently C (poor) for condition and B (satisfactory) for suitability. However work has been undertaken which brings the school up to an overall B (satisfactory) condition. There are however elements of the roof and some windows that are in D condition (Bad). There is therefore a cost pressure in the short term.

The school roll for Holy Family School is likely to be 54 pupils (30%) less than the school's capacity of 180 pupils in 2012. This major underuse of capacity is predicted to remain broadly steady or increase slightly to 62 pupils (34%) under capacity by 2019.

### 3.1.3) St Joseph's RC School

St Joseph's RC School is leased from the Convent of the Sacred Heart, which creates a significant ongoing revenue requirement for the City Council. The building is converted from three former private houses which have been connected together. There are significant disability access issues, which impact on its suitability, though overall St Joseph's RC School is rated as B (satisfactory) for both condition and suitability.

The roll of St Joseph's School is likely to be 123 pupils (29%) less than the school's capacity of 420 pupils in 2012. This underuse of capacity, at the borderline between moderate and major, is predicted to remain broadly steady, falling to 26% in 2015 as the roll rises and then, as the roll falls again, rising slightly to 125 pupils (30%) under capacity by 2019.

As part of a city-wide review of provision of Roman Catholic primary schools, it may be appropriate to consider the proportion of the roll in each of the three schools that are not of the Roman Catholic faith, as there has been a trend of non-Catholic parents opting for a Catholic style education for their children.

### 3.2) Dual Zoning

Across the city there are a number of streets that for various historical reasons are zoned to two different schools. This means that parents have the choice of which of the two zoned schools they wish to send their child to. This can complicate planning, lead to confusion for parents and make the arrangements for pupil's transition to Academies difficult. The situation has largely arisen following previous school closures, and should ideally be resolved. The schools affected by dual zoning are as follows:

#### Primary

- Mile End and Skene Square Schools
- Ferryhill and Broomhill Schools
- Fernielea and Hazlehead Schools
- Airyhall and Broomhill Schools
- Hanover Street and Sunnybank Schools
- Tullos and Walker Road Schools

#### Secondary

- Northfield and St Machar Academies
- Hazlehead and Harlaw Academies

### 3.3) School Zones

There are currently a number of anomalies within school catchment zones, which need to be addressed. In some cases these have arisen as new development has taken place. In others, they are as a result of previous school rationalisation.

As shown above, there are streets which are zoned to more than one school, both primary and secondary. In others, streets are not zoned to the nearest school, as in a portion of the Braehead School catchment zone.

As the City has expanded, new school catchment zones have been created to accommodate developments. In many cases, this has involved annexing a portion of an existing school zone to create a new school, which was purposely built to accommodate that development. This happened when a portion of Scotstown School catchment zone was redesignated to the newly built Greenbrae School. However this now means that the new development proposed to the north of the Greenbrae zone, at Dubford, sits within the Scotstown School zone, when it is much closer to Greenbrae School.

Many school catchment zones sit within naturally defined boundaries, such as Kaimhill School, which is bounded on the south by the River Dee, on the north by the



former Deeside railway line, and to the east by North Anderson Drive. Others have much less clearly defined boundaries, which can lead to a lack of clarity or confusion.

Primary schools are grouped into Associated School Groups (ASGs), which reflect the Academy to which they feed, and are usually geographically surrounded by. However, this is not the case in Harlaw Academy, which actually sits in the catchment for Ashley Road School, which feeds to Aberdeen Grammar School, and therefore creates a confusing anomaly.

Given the scale of proposed future housing development on the outskirts of the city, the local development plan has identified that a number of new schools will be required. This will both have an impact on existing zones, as well as requiring new zones and ASGs to be created.

As the City Council has been changing its Geographical Information System (GIS), there has been a need to ensure that the new system accurately reflects the current school zones, and this has highlighted a number of anomalies with boundaries, as well as opportunities to try to create safer routes to school for pupils.

All of the above indicates that a comprehensive review of school zones across the City is required.

#### **4) Issues for Primary Schools by ASG**

The remainder of the report considers primary schools grouped by the secondary school with which they are associated, i.e. the 'associated school group' (ASG). Links are made between and across the ASG sections as appropriate.

Under each ASG heading, the context of the ASG, including any related secondary school matters, is described. This is done to emphasise the cross-city comprehensive nature of the report. The next sub-section sets out facts about the condition, suitability and roll of each school. Finally there is a section which sets out a range of key issues, with the aim of taking forward discussion about capacity, condition and suitability of the primary school estate.

##### **4.1) Primary Schools within Aberdeen Grammar School ASG**

###### **4.1.1) Context**

The four primary schools in this ASG are

- Ashley Road School (Victorian granite building which has had significant recent investment),
- Gilcomstoun School (Victorian granite building),

- Mile End School (new 3Rs building with community and NHS facilities)
- Skene Square School (Victorian granite building).

The 21CSSP report contained the proposal that the catchment area of Aberdeen Grammar School be redefined to maximise the number of in-zone pupils attending the school, enabling a more equitable and efficient distribution of pupils across this and adjacent schools. This proposal was linked to an identical one for Harlaw Academy.

Harlaw Academy is located in the catchment zone of Aberdeen Grammar School. The roll of Aberdeen Grammar School is likely to be 53 pupils (5%) under its capacity of 1141 pupils in 2012. This marginal underuse of capacity is predicted to remain fairly steady, rising to 97 pupils (9% under) by 2018 and falling back to 51 pupils (4%) by 2019.

A few streets in the ASG catchment are dual zoned to Mile End School and Skene Square School and then on to Aberdeen Grammar School.

### **4.1.2) Condition, Suitability and Capacity of the Primary Schools**

Mile End School is A (good) for condition and for suitability.

Ashley Road School, Gilcomstoun School and Skene Square School are all B (satisfactory) for condition and C (poor) for suitability. Ashley Road School is rated E (satisfactory) for energy performance. Skene Square School is rated E (satisfactory) and Gilcomstoun School is rated E (satisfactory).

Ashley Road School roll is likely to be 38 pupils (9%) less than the school's capacity of 415 pupils in 2012. This minor underuse of capacity is predicted to be broadly steady, falling slightly to 5% by 2017 and then rising slightly to 7% by 2019.

The Gilcomstoun School roll is likely to be 2 pupils (1%) less than the school's capacity of 240 pupils in 2012. Essentially full, the roll is predicted to rise, going over capacity of 16 pupils (7%) by 2016, which will then fall back to being full i.e. 0% under/over capacity in 2018 and 2019.

The Mile End School roll is likely to be 42 pupils (10%) less than the school's capacity of 415 pupils in 2012. This minor underuse of capacity is predicted to fall by 2017, when the school will in fact be 3% over capacity, a situation which will then fall back to 0% under/overuse by 2019.

The roll of Skene Square School is likely to be 66 pupils (16%) less than the school's capacity of 420 pupils in 2012. This minor underuse of capacity is predicted to fall as the roll rises by 2014 (13 pupils = 3% underuse) and then the roll will continue to rise, giving over capacity of 4% to 19% (78 pupils) between 2015 and 2019.

### 4.1.3) Issues

It is forecast that the rolls three of the four primary schools in this ASG will be over capacity in the medium term, and there will insufficient capacity within the ASG from 2015. This overuse of capacity is particularly pronounced in Skene Square School which will be of the order of 20% (80 pupils). It is therefore critical that early action is taken to address these issues.

The three granite schools in this ASG, Ashley Road, Gilcomstoun and Skene Square schools are all rated C (poor) for suitability, mainly due to issues of access, and represent a short term issue which the council may wish to address. Any upgrading and maintenance will, of course, need funds.

### 4.2) Primary Schools within Bridge of Don Academy ASG

#### 4.2.1) Context

There are two primary schools in this ASG:

- Braehead School which is a new 3Rs building,
- Scotstoun School which is a 1970s prefabricated construction.

As noted in the section on Oldmachar ASG, Bridge of Don Academy is linked to that school in the 21CSSP report, which contained the proposal that the Oldmachar Academy and Bridge of Don Academy buildings be maintained to the minimum standard in order to make them serviceable until longer term options linked to the Local Development plan can be implemented. The indicative cost of this was noted as £0.5 to £1.0 million. The report also recommended that the council instruct officers to develop fully detailed proposals for the longer term management and provision of secondary schools, including the consolidation of Oldmachar and Bridge of Don Academies into one single larger school of up to 1500 capacity on an appropriate site, distributing pupils as appropriate between the recommended new academy at Grandhome and the consolidated school.

Development is also proposed in the Scotstoun School catchment which will take it over capacity. However there is spare capacity in Braehead School.

The Dubford development also borders Greenbrae School which is in the Oldmachar Academy catchment.

The Bridge of Don Academy roll is likely to be 185 pupils (23%) below its capacity of 799 pupils in 2012. This underuse of capacity is predicted to rise to 236 pupils (30%) by 2015, and then fall back to 147 pupils (18%) under capacity by 2019.

#### 4.2.2) Condition, Suitability and Capacity of the Primary Schools

Braehead School is A (good) for condition and suitability. The Braehead School roll is likely to be 107 pupils (38%) less than the school's capacity of 279 pupils in 2012. This major underuse of capacity is predicted to drop slightly but the roll will still be 83 pupils (30%) less than the school's capacity in 2019.

Scotstown School is B (satisfactory) for condition and for suitability and is rated E+ (satisfactory) for energy performance. The school's roll is likely to be 90 pupils (30%) less than the school's capacity of 300 pupils in 2012. This major underuse of capacity is predicted to improve as the roll increases over the period to year 2016 and the roll will become greater than the school's capacity from 2016 to 2019 (50 pupils (17%) over capacity by 2019).

Longer term issues are related to the scope of developments and the consequent need for funding for new primary and secondary schools.

### **4.2.3) Issues**

Part of the current catchment zone for Braehead School is closer to Scotstown School, and means that pupils have to walk past their nearest school to their zoned school.

The proposed development at Dubford is geographically a long way from Scotstown School, which it is zoned to, and much closer to Greenbrae School.

As noted above, the school roll of Scotstown School is forecast to go over capacity.

### **4.3) Primary Schools within Bucksburn Academy ASG**

#### **4.3.1) Context**

The four primary schools associated with Bucksburn Academy are:

- Bucksburn School (60s/70s flat roofed),
- Kingswells School (1990s),
- Newhills School (1970s panelled building),
- Stoneywood School (Victorian, granite).

Bucksburn Academy is linked to Dyce Academy in the 21CSSP report. It is a new school built under the 3Rs initiative and it is currently A (good) for condition and for suitability. Unused capacity in Bucksburn Academy will be 164 pupils (24%) in 2012 but as the school roll rises that moderate underuse of capacity is predicted to drop steadily and the school will be slightly over capacity by 38 pupils by 2019.

A proposal to build a new school to replace Bucksburn and Newhills schools on the Newhills site was allocated £4.125m funding from the Scottish Government.

Major housing developments are proposed in this ASG. The Muggiemoss development will create 900 new houses, Stoneywood will produce 500 and there are some smaller developments. Developer contributions for both of these developments have been agreed.

The Newhills expansion proposes to build 4,440 new homes and the Local Development Plan indicates that this will require a further three new primary schools and one new secondary school in the longer term.

### **4.3.2) Condition, Suitability and Capacity of the Primary Schools**

Kingswells School is A (good) for condition and B (satisfactory) for suitability. The school roll is likely to remain close to the school's capacity of 450 pupils to 2019, and be slightly greater than (18 pupils, 4% over) the school's capacity in 2016 and 2017.

Stoneywood School is B (satisfactory) for condition and C (poor) for suitability. In 2012 the school roll is likely to be 50 pupils (28%) less than the school's capacity of 180 pupils. However, the school roll is predicted to rise steadily and the school roll will be 30 pupils (17%) greater than the school's capacity by 2019.

Bucksburn School and Newhills School are both C (poor) for condition and B (satisfactory) for suitability.

The Bucksburn School roll is likely to be 37 pupils (20%) less than the school's capacity of 180 pupils in 2012. The roll is predicted to become slightly over capacity in 2014 (13 pupils, 7%) and to grow steadily to 2019, when it will be 161 pupils (90%) over capacity.

Newhills School roll is likely to be 74 pupils (31%) less than the school's capacity of 240 pupils in 2012, but this major underuse of capacity is predicted to drop as the roll rises and the school roll will become 15 pupils (6%) over the school's capacity by 2019.

Both Bucksburn and Newhills Schools are rated F (poor) for energy performance. Stoneywood is rated E (satisfactory) and Kingswells is a C+ (good).

### **4.3.3) Issues**

There is a short term issue about the condition of Bucksburn School and of Newhills School. Both are rated as C (poor) overall, and some aspects, for example mechanical heating, are rated as D (bad) for both schools. However, this should be addressed by the proposal to build a new school to replace these two schools on the Newhills site, which has already been agreed and is awaiting match funding. Within Stoneywood school's C (poor) rating for suitability, accessibility is rated as D (bad).

There is a short/ medium term issue about capacity in this group of primary schools. By 2015/2016 it is predicted that there will be insufficient capacity to meet demand for places at Bucksburn and Kingswells schools, of order of 75 and 123 pupils respectively. Taking peak rolls into account over the period to 2019, there is overall shortfall in capacity in this ASG's primary schools of around 200 pupils.

The council will need to plan for the provision of three new primary schools and one new secondary school in the longer term. Developer contributions may not meet the total cost of the new schools.

### **4.4) Primary Schools within Cults Academy ASG**

#### **4.4.1) Context**

The three primary schools in this ASG are:

- Culter School (Victorian granite building),
- Cults School (1970s single storey building with community facilities),
- Milltimber School (1970s panelled building).

There were no proposals in the 21CSSP report concerning Cults Academy.

Cults Academy is a new 3Rs building. The school is as large as could be built on the site and is larger than the school it replaced. The school is one of the top performing Scottish state schools. It attracts pupils from outwith the zone.

There are three large developments proposed in the area. These are Oldfold at Milltimber, Friarsfield, at Cults and a large proportion of the Countesswells development. Based on the current catchment areas Cults Primary, Milltimber Primary and Cults Academy will not be able to absorb all of the pupils generated by these developments.

The Local Development Plan indicates that the development at Countesswells will require two or three new primary schools and one new academy. The development is expected to generate 1,500 primary and 600 secondary aged pupils. The Friarsfield development is for 280 houses. This is expected to generate 140 primary and 56 secondary aged pupils.

The Oldfold development at Milltimber will be for 550 houses and is estimated to generate around 250 pupils. The Local Development Plan indicates that a new primary school will be needed as a result of the development. The existing Milltimber School is a flat roofed 1960's building.

Cults Primary School is one of the largest primary schools in the city and it is forecast to go over capacity in 2014.

### 4.4.2) Condition, Suitability and Capacity of the Primary Schools

Culter School and Cults School are both B (satisfactory) for condition and for suitability. Milltimber School is B (satisfactory) for condition and C (poor) for suitability. Culter and Cults both rate very poor and poor for energy performance respectively F+ and G.

Culter School roll is likely to be 121 pupils (29%) less than the school's capacity of 420 pupils in 2012. This moderate underuse of capacity is predicted to fluctuate between 19% and 22%, finishing at 105 pupils (25%) underuse of capacity by 2019.

The roll of Cults School is likely to be 80 pupils (15%) less than the school's capacity of 540 pupils in 2012. This minor underuse of capacity is predicted to fall to zero by 2014 as the roll rises, and the school is predicted then to become over capacity, with the over capacity increasing steadily until 2019 (236 pupils = 44% over capacity).

The roll of Milltimber School is likely to be 48 pupils (18%) less than the school's capacity of 270 pupils in 2012. This minor underuse of capacity is predicted to fall fairly steadily, becoming zero by 2017 and the school is then predicted to become over capacity in 2018 and 2019 (37 pupils = 14% over capacity).

### 4.4.3) Issues

The main issue is that the primary schools within the ASG will not be able to accommodate the anticipated increase in pupil numbers resulting from the proposed housing development.

A large part of the proposed development at Countesswells currently sits within the catchment zone. The local development plan indicates that this development will require two or three new primary schools and one new academy. The development is large enough to potentially support a new ASG.

A short term issue is the C (poor) rating for Milltimber School for suitability. This issue is, of course, closely linked to the medium term issues of Milltimber and Cults schools becoming overcapacity (Cults School significantly so and in the short/medium term).

Longer term issues are about the provision of, and funding for new primary schools and a secondary school in the ASG area to accommodate rising rolls consequent upon new housing developments.

### 4.5) Primary Schools within Dyce Academy ASG

#### 4.5.1) Context

There are two primary schools in this ASG. They are:

- Dyce School,(a 60s/70s flat-roofed construction with some unused accommodation and a community wing )
- Newmachar School, an Aberdeenshire Council primary school, which is zoned to Dyce Academy.

The analysis of Dyce Academy which was set out in the 21<sup>st</sup> Century Secondary School Provision Report (21CSSP) noted that the closure of the school and rezoning pupils to adjacent schools could be achieved, but with the possibility of incurring additional costs for transport of pupils. The report recommended that the council instruct officers to fully develop proposals including, in the case of this secondary school, that the existing secondary school building be maintained to the minimum appropriate standard, at an indicative cost of between £100k and £500k.

The Dyce Academy roll is likely to be 77 pupils (12%) less than the school's capacity of 620 pupils in 2012. As the roll falls this minor underuse of capacity is predicted to increase steadily to 126 pupils (20%) underuse of capacity by 2019.

#### 4.5.2) Condition, Suitability and Capacity of the Primary Schools

Dyce School is rated as B (satisfactory) for condition and for suitability, but it rates an F (poor) for energy performance.

In 2012, Dyce School roll is likely to be 159 pupils (30%) less than the school's capacity of 523 pupils. This major underuse of capacity is predicted to stay broadly steady, rising slightly to 174 pupils (33%) by 2019.

#### 4.5.3) Issues

Since Dyce School is under capacity, the fact that pupils from outside the Aberdeen City Council area attend would not seem to be a serious issue. Nevertheless, this aspect of the school's roll may be something which the council could review, if only to confirm that the council is content to continue with the arrangement.

While Dyce School is rated as B (satisfactory) overall for condition and suitability, the school is rated as C (poor) for several sub-headings of suitability, including accessibility. Some external aspects, for example accessibility and safety and security, are rated as D (bad). There may therefore be some accommodation issues which need to be addressed in the short term, with an associated cost.



### 4.6) Primary Schools within Harlaw Academy ASG

#### 4.6.1) Context

The three primary schools in this ASG are:

- Broomhill School (Victorian granite building),
- Ferryhill School (Victorian granite building),
- Kaimhill School (new 3Rs building with community and police facilities and a public library).

As noted above under the Aberdeen Grammar ASG, the 21CSSP report contained the proposal that the catchment area of Harlaw Academy be redefined to maximise the number of in-zone pupils attending the school, enabling a more equitable and efficient distribution of pupils across this and adjacent schools. This proposal was linked to an identical one for Aberdeen Grammar School.

Harlaw Academy sits within Aberdeen Grammar School catchment zone. The school is in the city centre with its feeder primary schools in the south of the city.

Broomhill and Ferryhill are both Victorian primaries and Harlaw is a Victorian city centre secondary. These schools are in a highly populated residential area of granite houses built around the turn of the century. There are few, if any, development opportunities in this area for building any new schools.

Pupils from the Ashley Road School area walk past Harlaw Academy to get their zoned school, Aberdeen Grammar.

Some streets in the area are dual zoned to Broomhill and Ferryhill schools and on to Harlaw Academy. As mentioned under Hazlehead Academy ASG, some streets are dual zoned to Airyhall and Broomhill schools and then to Hazlehead or Harlaw Academy.

The Harlaw Academy roll is likely to be 42 pupils (5%) under its capacity of 907 pupils in 2012. This underuse of capacity is predicted to increase to 207 pupils (23%) by 2016 before falling to 72 pupils (8%) by 2019.

#### 4.6.2) Condition, Suitability and Capacity of the Primary Schools

Kaimhill School is A (good) for condition and for suitability.

Broomhill School is B (satisfactory) for condition and for suitability, and F (poor) for energy performance, while Ferryhill School is B (satisfactory) for condition, C (poor) for suitability and D (satisfactory) for energy performance.

The roll of Broomhill School is likely to be 93 pupils (21%) less than the school's capacity of 450 pupils in 2012. This moderate underuse of capacity is predicted to fall steadily to year 2016 as the roll rises (56 pupils under capacity = 12% underuse) and then to rise again to 76 pupils (17%) under capacity.

Ferryhill School roll is likely to be 66 pupils (17%) less than the school's capacity of 387 pupils in 2012. This minor underuse of capacity is predicted to fall steadily to 2017 (16 pupils = 4% under capacity) as the roll rises and then to rise slightly to 2019 (32 pupils = 8% under capacity) as the roll falls slightly again.

The roll of Kaimhill School is likely to be 13 pupils (7%) greater than the school's capacity in 2012. This slight over capacity is predicted to increase steadily to 2016 (51 pupils = 26% over capacity) and then fall back slightly by 2019 (48 pupils = 24% over capacity).

### **4.6.3) Issues**

One short term issue is the C (poor) rating for suitability for Ferryhill School, particularly in relation to access.

The issue of Harlaw Academy being located in the catchment of Aberdeen Grammar School is addressed above under the section for that ASG.

There is a short and medium term issue about the roll of Kaimhill School being greater than the school's capacity. The peak overcapacity will be around 50 pupils

There is a need to address dual zoning between Ferryhill and Broomhill schools.

## **4.7) Primary Schools within Hazlehead Academy ASG**

### **4.7.1) Context**

The four schools in this ASG are:

- Hazlehead School (new 3Rs building with community and police facilities),
- Airyhall School (new 3Rs building with community and police facilities),
- Fernielea School (1960s building),
- Kingsford School (1950s building).

As noted for the Northfield ASG, the 21CSSP report contained the proposal that Northfield Academy be closed and the pupils reallocated to Hazlehead Academy until proposals for a new school to replace Northfield Academy could be implemented. In the report, that proposal was linked to another proposal to replace Hazlehead Academy with a new school, and to the proposal to re-zone the catchment areas of Aberdeen Grammar School and of Harlaw Academy.

As noted under Northfield Academy ASG, Hazlehead Academy attracts a large number of pupils zoned to neighbouring Northfield Academy, currently around 250.

Hazlehead Academy borders the proposed new development at Countesswells of 3,000 new houses which will generate in the longer term enough pupils for two or three new primary schools and one new secondary school. Some of the Countesswells development sits within the Airyhall Primary School catchment zones.

Part of the Maidencraig North development sits within the Kingsford zone, while the south part sits largely in the Fernielea zone. Kingsford borders Westpark and Muirfield schools which both have falling rolls and excess capacity. These schools are currently zoned to Northfield Academy.

Some streets in the ASG area are dual zoned to Fernielea and Hazlehead schools and on to Hazlehead Academy. Others are dual zoned to Airyhall and Broomhill schools and on to Hazlehead Academy or to Harlaw Academy.

The roll of Hazlehead Academy is likely to be 116 pupils (12%) below its capacity of 1008 pupils in 2012. This underuse of capacity is predicted to fluctuate with a peak of 169 pupils (17%) in 2016 and a low of 81 pupils (8%) under capacity by 2019.

### **4.7.2) Condition, Suitability and Capacity of the Primary Schools**

Hazlehead School and Airyhall School are both A (good) for condition and for suitability.

Fernielea School is B (satisfactory) for condition and suitability, and D+ (satisfactory) for energy performance, while Kingsford School is B (satisfactory) for condition and C (poor) for suitability and D (satisfactory) for energy performance.

Hazlehead School roll is likely to be 46 pupils (15%) less than the school's capacity of 306 pupils in 2012. This minor underuse of capacity is predicted to reduce steadily to almost zero by 2017, and the school roll is predicted to be 17 pupils (6%) greater than the school's capacity by 2019.

The Airyhall School roll is likely to be 33 pupils (9%) less than the school's capacity of 360 pupils in 2012. This slight underuse of capacity is predicted to fall to 6% by 2016 and then rise slightly to 49 pupils (14%) less than the school's capacity by 2019.

Fernielea School roll is likely to be 63 pupils (21%) less than the school's capacity of 300 pupils in 2012. This moderate underuse of capacity is predicted to fall steadily as the roll rises until the school is at capacity in 2017 and 7 pupils (2%) over by 2019.

The Kingsford School roll is likely to be 64 pupils (17%) less than the school's capacity of 387 pupils in 2012. This minor underuse of capacity is predicted to remain fairly steady, falling slightly to 55 pupils (14%) under capacity by 2019.

### **4.7.3) Issues**

While Fernielea School is rated overall for condition as B (satisfactory), some aspects including roof drainage, floors and stairs, ceilings, internal walls, roads and car park have been assessed at Grade C (poor) and as requiring upgrading in the short term. Kingsford School's C (poor) rating for suitability may need to be addressed.

There are no major issues in relation to the capacities of primary schools in this ASG. The total capacity and the total roll of the four schools are broadly in line with each other and there are no major discrepancies within these totals. Hazlehead and Fernielea school rolls are predicted to be slightly greater than capacity over the medium term.

The proposed Countesswell development is adjacent to the Hazlehead ASG, with a relatively small portion of this sitting within Airyhall catchment zone.

### **4.8) Primary Schools within Kincorth Academy ASG**

#### **4.8.1) Context**

The four primary schools in this ASG are:

- Abbotswell School (1950s building),
- Charleston School (1990s single storey building),
- Kirkhill School (1950s building),
- Loirston School (1980s single storey).

As noted above under Torry Academy ASG, the 21CSSP report contained two proposals relating to Kincorth Academy. The first was that Torry and Kincorth academies be consolidated under a single management structure, with S1-S2 pupils taught on the Torry Academy site and S3-S6 pupils taught on the Kincorth Academy site. The second proposal was for a single new amalgamated school of capacity up to 1300 pupils to accommodate pupils from each school and any pupils generated by the proposed development at Loirston. There is currently no money in the Capital Programme for this, nor has any site has been identified.

New developments at Loirston cross into the Abbotswell and Kirkhill zones but the majority of the development is in the Charleston zone. The development will be for 1500 houses and the Local Development Plan indicates that a new primary and a

new secondary School will be required. The development is estimated to generate 375 primary and 150 secondary aged pupils.

Charleston School cannot be enlarged due to site restrictions. There is scope for Loirston School to be expanded. The school is part of a community hub.

15% of Kincorth Academy zoned pupils opt to attend a different school – mainly Aberdeen Grammar or Harlaw Academy.

The 2012 roll of Kincorth Academy is likely to be 304 pupils (33%) less than the school's capacity of 930 pupils. This major underuse of capacity is predicted to remain broadly steady with a peak of 324 pupils (35% under capacity) in 2013 and a low of 277 pupils (30% under capacity) by 2019.

### **4.8.2) Condition, Suitability and Capacity of the Primary Schools**

Charleston School is A (good) for condition and B (satisfactory) for suitability and C (good) for energy performance. Loirston School is B (satisfactory) for condition and for suitability, but it is G (very poor) for energy performance.

Abbotswell School and Kirkhill School are both B (satisfactory) for condition and C (poor) for suitability, which in particular is a result of poor disabled access. Abbotswell is rated F (poor) for energy performance, while Kirkhill is D+ (satisfactory).

The roll of Abbotswell School is likely to be 98 pupils (33%) less than the school's capacity of 300 pupils in 2012. This major underuse of capacity is predicted to improve to 25% by 2016 and be broadly steady at that until 2019 (77 pupils = 26% underuse of capacity).

Charleston School roll is likely to be 79 pupils (26%) less than the school's capacity of 300 pupils in 2012. This moderate underuse of capacity is predicted to fall steadily and the school roll is predicted to become greater than the school's capacity in 2016 (32 pupils = 11% over capacity) rising to 104 pupils (35%) over capacity by 2019.

Kirkhill School roll is likely to be 110 pupils (33%) less than the school's capacity of 330 pupils in 2012. This major underuse of capacity is predicted to remain broadly steady to 2019 (120 pupils = 36% underuse of capacity).

Loirston School roll is likely to be 134 pupils (28%) less than the school's capacity of 480 pupils in 2012. This moderate underuse of capacity is predicted to improve steadily to 20% (97 pupils under capacity) by 2015 and remain broadly steady until 2019 (93 pupils = 19% underuse of capacity).

### 4.8.3) Issues

There is a short term issue about the C (poor) suitability rating of Abbotswell and Kirkhill schools.

In the medium term the main issue is the roll of Charleston School becoming greater than capacity by around 100 pupils. The peak roll of Loirston School, whose catchment is adjacent to that of Charleston School, is predicted to be around 80 pupils less than the school's capacity.

The local plan indicates the need for the provision of a new primary school to serve the proposed development of 1,500 houses at Loirston.

The main issue in the long term is funding for provision of a new primary and a new secondary school as set out in the Local Development Plan.

### 4.9) Primary Schools within Northfield Academy ASG

#### 4.9.1) Context

The six schools associated with Northfield Academy are:

- Bramble Brae School (1950s granite building with modern extensions),
- Heathryburn School (3Rs),
- Manor Park School (new 3Rs building with community and police facilities),
- Muirfield School (1950s granite built with extensions),
- Quarryhill School (1950s two storey),
- Westpark School (1950s granite, recently refurbished).

The 21CSSP report contained the proposal that Northfield Academy be closed and the pupils reallocated to Hazlehead Academy until proposals for a new school to replace Northfield Academy could be implemented. In the report, this proposal was linked to another proposal to replace Hazlehead Academy with a new school, and to the proposal to re-zone the catchment areas of Aberdeen Grammar School and of Harlaw Academy.

Almost half of pupils zoned to Northfield Academy opt to go to other schools, with around 250 attending Hazlehead Academy. The 3Rs project rationalisation of the schools in the Northfield ASG resulted in the closure of three schools and provision of two new schools, Heathryburn and Manor Park.

The Greenferns development is mainly in the Westpark School zone though some of it sits in Heathryburn School catchment. Northfield Academy roll is likely to be 286

pupils (33%) below its capacity of 857 pupils in 2012. This underuse of capacity is predicted to increase and be 346 pupils (40%) by 2019.

Manor Park School is dual zoned to Northfield Academy and to St Machar Academy.

### **4.9.2) Condition, Suitability and Capacity of the Primary Schools**

Heathryburn School and Manor Park School are A (good) for suitability and for condition.

Bramble Brae School, Muirfield School, Quarryhill School and Westpark School are all B (satisfactory) for condition and for suitability.

Bramble Brae and Westpark are both rated E (satisfactory) for energy performance, while Quarryhill and Muirfield are rated D+ (satisfactory).

Manor Park School roll is likely to be close to, but slightly greater than the school's capacity (1% in 2012 rising to a peak of 9% over in 2016 then falling back to 4% over capacity by 2019).

Bramble Brae School roll is likely to be 38 pupils (19%) less than the school's capacity of 198 pupils in 2012. This minor underuse of capacity is predicted to be fairly steady up to 2017 and then to become 50 pupils (25%) less than the school's capacity by 2019.

The roll of Heathryburn School is likely to be 34 pupils (12%) less than the school's capacity of 279 pupils in 2012. This minor underuse of capacity is predicted to fall to 3% by 2016 and remain thereabouts (5% less than capacity) by 2019.

Muirfield School roll is likely to be 99 pupils (27%) less than the school's capacity of 360 pupils in 2012. This moderate underuse of capacity is predicted to remain broadly steady to 2019 when it will be 113 pupils (31% under use of capacity, just tipping into 'major').

Quarryhill School roll is likely to be 178 pupils (46%) less than the school's capacity of 390 pupils in 2012. This serious underuse of capacity is predicted to remain broadly steady to 2019.

The Westpark School roll is likely to be 133 pupils (37%) less than the school's capacity of 360 pupils in 2012. This major underuse of capacity is predicted to reduce steadily to year 2019 as the roll rises. The roll will, however, still be a fairly significant 77 pupils (21%, moderate in relative terms) less than the school's capacity in 2019.

### **4.9.3) Issues**

The main issue in this ASG group of primary schools is surplus capacity. Over the short and medium term and taking capacities and peak rolls for each school into consideration, the underuse of capacity can be estimated as 370 places, which is more than the combined peak roll of several combinations of the schools taken in pairs. The overall figure for surplus suggests the possibility that one or two primary schools in this ASG could be closed and the rolls and catchments rezoned to other schools. .

The proposed Greenferns development of 1,350 houses sits mainly in the Westpark school catchment zone, though it is adjacent to Heathryburn school. The Local Development Plan indicates that a new primary school will be required to serve this development and it will be necessary to ensure funding if developments go ahead.

### **4.10) Primary Schools within Oldmachar Academy ASG**

#### **4.10.1) Context**

The five primary schools in this ASG are:

- Danestone School (1980s building),
- Forehill School (1980s panelled building),
- Glashieburn School (1980s panelled),
- Greenbrae School (1970s building),
- Middleton Park School (1980s, single storey building).

The 21CSSP report contained the proposal that the Oldmachar Academy and Bridge of Don Academy buildings be maintained to the minimum standard in order to make them serviceable until longer term options linked to the Local Development Plan can be implemented. The indicative cost of this was noted as £0.5 to £1.0 million. The report also recommended that the council instruct officers to develop fully detailed proposals for the longer term management and provision of secondary schools, including the consolidation of Oldmachar and Bridge of Don academies into one single larger school of up to 1500 capacity on an appropriate site, distributing pupils as appropriate between the recommended new academy at Grandhome and the consolidated school.

The Local Development Plan indicates that the development will result in a need for three new primary schools and a new secondary school in the longer term. It is likely that the Oldmachar Academy roll will be 237 pupils (21%) less than the school's capacity of 1104 pupils in 2012. This moderate underuse of capacity is predicted to increase fairly steadily to 365 pupils (33%) by 2019.



### **4.10.2) Condition, Suitability and Capacity of the Primary Schools**

Danestone School, Greenbrae School and Middleton Park School are all B (satisfactory) for condition and for suitability. Forehill School and Glashieburn School are both B (satisfactory) for condition and C (poor) for suitability.

Forehill, Glashieburn and Middleton Park Schools are all rated E (satisfactory) for energy performance, Danestone is rated F+ (poor) and Greenbrae D+ (satisfactory).

In 2012, Danestone School roll is likely to be 140 pupils (42%) less than the school's capacity of 330 pupils. This serious underuse of capacity is predicted to drop slightly but the roll will still be 126 pupils (38%) less than the school's capacity by 2019.

Forehill School roll is likely to be 153 pupils (42%) less than the school's capacity of 360 pupils in 2012. This serious underuse of capacity is predicted to drop slightly but the roll is predicted to be 132 pupils (37%) less than capacity by 2019.

Glashieburn School roll is likely to be 183 pupils (44%) less than the school's capacity of 420 pupils in 2012. This serious underuse of capacity is predicted to remain at around 40-44% over the period to 2019.

The Greenbrae School roll is likely to be 70 pupils (31%) less than the school's capacity of 225 pupils in 2012. This major underuse of capacity is predicted to increase steadily to 85 pupils (38%) by 2019.

The Middleton Park School roll is likely to be 71 pupils (29%) less than the school's capacity of 240 pupils in 2012. This moderate underuse of capacity is predicted to remain fairly steady until 2015. From 2016 to 2019 the roll is predicted to increase, and the under capacity will disappear, with the roll being 31 pupils (13%) greater than the school's capacity in 2019.

### **4.10.3) Issues**

Within this ASG there is a serious over capacity with Danestone, Forehill and Glashieburn schools operating at under 60% of their capacities.

In the short, medium and long term there is an issue of major underuse of capacity in this ASG. Taking roll peaks between 2012 and 2019 into account, the underuse of capacity equates to around 450 pupils.

While Forehill School is rated as C (poor) for suitability, internal social areas are rated as D (bad). The C (poor) ratings for Forehill School and for Glashieburn School for suitability are about general learning and teaching spaces, and internal and external social areas. If these schools are retained then there will be a need for maintenance in the short term.

The Grandholme development of 7,000 new houses, which is the largest development within the City, sits mainly in the Middleton Park and Bucksburn school catchment zones, but a small amount sits within the Glashieburn zone.

The Local Development Plan indicates that the Grandholme development will result in a need for three new primary schools and a new secondary school in the longer term. The development is large enough to potentially support a new ASG, and it will be necessary to ensure funding if developments go ahead.

Development is also proposed at Dubford, which is in the Scotstown school catchment zone, though it is geographically much closer to Greenbrae school.

### **4.11) Primary Schools within St Machar Academy ASG**

#### **4.11.1) Context**

The seven primary schools in this ASG are:

- Cornhill School (1960s single storey building with significant unused accommodation and community wing),
- Hanover Street School (Victorian granite building refurbished in 2008 at a cost of around £8million),
- Kittybrewster School (Victorian granite),
- Manor Park School also zoned to Northfield Academy.
- Riverbank School (1950s recently partially refurbished),
- Seaton School (new 3Rs building with community and police facilities),
- Sunnybank School (Victorian granite including community facilities and recently partially refurbished),
- Woodside School (Victorian granite).

The 21CSSP report recommended that officers be instructed to monitor brown field developments, the progression of any other relevant developments and the annual school roll forecasts to provide a review of the potential need for additional accommodation at Harlaw Academy, Aberdeen Grammar School and St Machar Academy.

Riverbank School is forecast to go over capacity in 2013. A bid was made to the Capital Programme to extend the school, which has been agreed for 2012/13.

Sunnybank School has the lowest relative usage of capacity in the ASG but the building also houses the School for the Deaf, the English as an Additional Language Service and community facilities.

The St Machar Academy roll is likely to be 186 pupils (18%) below its capacity of 1035 pupils in 2012. This underuse of capacity is predicted to get slightly worse by year 2016 (229 pupils = 22% under) and then to drop to 45 pupils (4% under) by 2019.

Some streets in the ASG area are dual zoned to Hanover Street School or Sunnybank School.

Within a number of the schools in the ASG, spare building capacity has been used to accommodate educational support functions, including the English as an Additional Language service, the School for the Deaf and Reading Bus at Sunnybank School and Pupil Support service at Kittybrewster. It is recognised that as part of any review, these arrangements may need to be reconsidered over time.

### **4.11.2) Condition, Suitability and Capacity of the Primary Schools**

Manor Park School is A (good) for condition and for suitability. The roll is likely to be close to, but slightly greater than its capacity of 252 pupils (1% over in 2012 rising to a peak of 9% over in 2016 then falling back to 4% over its capacity by 2019).

Seaton School is A (good) for condition and for suitability, while Hanover Street School is A (good) for condition and B (satisfactory) for suitability. Cornhill School, Kittybrewster School, Riverbank School, Sunnybank School and Woodside School are all B (satisfactory) for condition and C (poor) for suitability.

Woodside School is rated F (poor) for energy performance, Cornhill, Kittybrewster and Riverbank Schools and all rated D (satisfactory) and Hanover Street School is rated B+ (good).

The Cornhill School roll is likely to be 94 pupils (22%) below its capacity of 420 pupils in 2012. This moderate underuse of capacity is predicted to improve over the following two years as the roll increases. Underuse is predicted to rise again to be 96 pupils (23%) less than the school's capacity by 2019 as the roll falls over that period.

The Hanover Street School roll is likely to be 36 pupils (15%) less than the school's capacity of 240 pupils in 2012. This minor underuse of capacity is predicted to get better as the roll increases over the period to year 2015 and then the school is predicted to become very slightly over capacity by 2019 (4 pupils, 2% of capacity).

Kittybrewster School roll is likely to be 98 pupils (33%) less than the school's capacity of 300 pupils in 2012. This major underuse of capacity is predicted to improve to only around 31 pupils (10%) less than the school's capacity by 2019.

The Riverbank School roll is likely to be 59 pupils (20%) less than the school's capacity of 300 pupils in 2012. This moderate underuse of capacity will quickly drop and the school roll is predicted to then become greater than the school's capacity, rising from 8 pupils over in 2014 to 79 pupils (26%) over the school's capacity by 2019.

Seaton School roll is likely to be 13 pupils (6%) less than the school's capacity in 2012. This slight underuse of capacity will become the next year a slight over capacity, and the roll is predicted to growing to be 59 pupils (30%) greater than the school's capacity by 2019.

The Sunnybank School roll is likely to be 123 pupils (34%) less than the school's capacity of 360 pupils in 2012. This major underuse of capacity is predicted to improve fairly steadily as the roll increases, and underuse of capacity is predicted to become only 31 pupils (9%) less than the school's capacity by 2019.

Woodside School roll is likely to be 74 pupils (18%) less than the school's capacity of 420 pupils in 2012. This minor underuse of capacity is predicted to improve fairly steadily as the roll rises and is predicted to be only 39 pupils (9%) less than the school's capacity by 2019.

### **4.11.3) Issues**

Short term issues include the fact that five of the primary schools are only rated as C (poor) for suitability. There will be short or medium term costs associated with upgrading and maintenance.

The roll of Riverbank school is likely to become greater than the school's capacity in 2013, and a bid for funding to extend the school has been submitted for the 2012/13 Capital Programme

The total capacity of schools in this ASG matches fairly closely the predicted total roll. However, three schools, Hanover Street, Riverbank and Seaton, are predicted to over capacity by 2019, by 145 pupils in total and urgent action will need to be taken to address this.

The other four schools are predicted to have around 190 spare places by 2019, a figure which indicates that they could possibly absorb the pupils over capacity in the other schools.

### **4.12) Primary Schools within Torry Academy ASG**

### 4.12.1) Context

The two primary schools in this ASG are:

- Tullos School (1950s Art Deco style building),
- Walker Road School (Victorian granite building).

The 21CSSP report contained two proposals relating to Torry Academy. The first was that Torry and Kincorth academies be consolidated under a single management structure, with S1-S2 pupils taught on the Torry Academy site and S3-S6 pupils taught on the Kincorth Academy site. The second proposal was for a single new school of capacity up to 1300 pupils to accommodate pupils from each school and any pupils generated by the proposed development at Loirston. There is currently no money in the Capital Programme for this, nor has any site has been identified.

The roll of Torry Academy is likely to be 174 pupils (27%) under its capacity of 638 pupils in 2012. This moderate underuse of capacity is predicted to increase steadily to 2016 (239 pupils = 37% under, major underuse) and then decrease slightly by 2019 (184 pupils = 29% under capacity).

Many streets in the area are dual zoned to Tullos and Walker Road schools and on to Torry Academy.

### 4.12.2) Condition, Suitability and Capacity of the Primary Schools

Walker Road School is B (satisfactory) for condition and for suitability and a C (good) for energy performance, while Tullos School is B (satisfactory) for condition, C (poor) for suitability and E (satisfactory) for energy performance. Particular challenges for both schools relate to disabled access and security issues.

The roll of Tullos School is likely to be 66 pupils (18%) less than the school's capacity of 360 pupils in 2012. This minor underuse of capacity is predicted to improve steadily to 2017 (3 pupils = 1% underuse, school essentially full) and then rise slightly by 2019 (13 pupils = 4% underuse).

Walker Road School roll is likely to be 19 pupils (5%) less than the school's capacity of 420 pupils in 2012. This minor underuse of capacity is predicted to fall to zero by 2016 and then increase again slightly by 2019 (38 pupils = 9% underuse).

### 4.12.3) Issues

One short term issue is the C (poor) rating of Tullos School for suitability.

The two primary schools in this ASG do not have issues of roll being less than capacity.

## APPENDIX A

### Aberdeen City Council Primary School Estate

#### Primary School Capacities

	Over Capacity	The school roll is forecast to go over 100%	Action is required
	Slight to Moderate under use	The school is operating at over 70 % capacity	No action is required
	Major to Serious under use	The school is operating at less that 70% capacity	Action is required

School	Capacity	Roll Peak 2012 -19	Difference No	Difference %	Current Roll and Forecast Trend
Bucksburn	180	341	-161	-89	67% rising to 190% reaching 107% in 2014
Charleston	300	404	-104	-35	73% rising to 135% reaching 96% in 2015
Cults	540	776	-236	-44	84% rising to 144% reaching 101% in 2014
Fernielea	300	307	-7	-2	74% rising to 103% reaching 97% in 2016
Gilcomstoun	240	256	-16	-7	92% rising to 102% in 2016
Hanover	240	247	-7	-3	76% rising to 103% in 2017
Hazlehead	306	323	-17	-6	82% rising to 106% reaching 99% in 2017
Kaimhill	198	249	-51	-26	100% rising to 126% in 2016
Kingswells	450	468	-18	-4	91% rising to 104% in 104% in 2016 reaching 1-1% in 2015
Manor Park	252	274	-22	-9	97% rising to a peak of 109% in 2016
Middleton Park	249	271	-22	-9	69% rising to 113% reaching 99% in 2018
Mile End	415	428	-13	-3	89% rising to 103% (102% in 2015)
Milltimber	270	307	-37	-14	84% rising to 114% reaching 99% in 2017
Newhills	240	255	-15	-6	67% rising to 106% in 2019
Riverbank	300	380	-80	-27	74% rising to 126% reaching 103% in 2014
Scotstown	300	350	-50	-17	67% rising to 117% reaching 100% in 2016
Seaton	198	263	-65	-33	82% rising to 130% reaching 108% in 2013
Skene Square	420	504	-84	-20	75% rising to 120% (104% in 2115)
Stoneywood	180	210	-30	-17	72% rising to 117% reaching 99% in 2016

School	Capacity	Roll Peak 2012 -19	Difference No	Difference %	Current Roll and Forecast Trend
Abbotswell	300	228	72	24	63% rising to 76% in 2018
Airyhall	360	338	22	6	85% stable peaking at 94% in 2016
Ashley Road	415	393	22	5	90% - stable rising to 95% in 2017
Braehead	279	205	74	27	60% rising to 74% in 2017
Bramble Brae	198	168	30	15	85% dropping to 75% by 2019
Broomhill	450	394	56	12	75% rising to 88% in 2016
Cornhill	420	344	76	18	73% - steady peaking at 82% in 2014
Culter	420	326	94	22	73% and stable peaking at 78% in 2015
Ferryhill	387	371	16	4	79% rising to 96% in 2017
Heathryburn	279	270	9	3	82% rising to 97% in 2015
Kingsford	387	332	55	14	82% stable peaking at 86% in 2019
Kittybrewster	300	279	21	7	57% rising to 93% in 2016
Loirston	480	393	87	18	69% rising to 82% in 2019
Muirfield	360	271	89	25	71% stable
Sunnybank	360	329	31	9	57% rising to 91%
Tullos	360	357	3	1	76% rising to 99% in 2016
Walker Road	420	419	1	0	94% steady peaking at 100% in 2016
Westpark	360	283	77	21	64% rising to 79%
Woodside	420	384	36	9	78% rising to 91% in 2018
Danestone	330	209	121	37	58% stable peaking at 63% in 2019
Dyce Primary	523	375	148	28	67% stable peaking at 72% in 2013
Forehill	360	235	125	35	56% stable peaking at 65% in 2016
Glashieburn	420	252	168	40	58% stable peaking 60% in 2017
Greenbrae	225	162	63	28	72% dropping to 62% in 2019
Kirkhill	330	227	103	31	67% stable
Quarryhill	390	227	163	42	58% falling to 51% in 2015

### Roman Catholic/ Denominational Primary Schools

Holy Family	180	126	54	30	65% stable peaking at 70% in 2012
St Josephs	420	311	109	26	69% stable peaking at 74% in 2015
St Peters	198	214	-16	-8	101% stable peaking at 108% in 2016

## APPENDIX B

### Aberdeen City Council Primary School Estate

#### Condition, Suitability, Energy Performance & Required Maintenance

KEY	Condition	Suitability	Energy Performance	Required Maintenance
	Poor - Showing Major defects and or not operating efficiently.( C )	Poor -Showing major problems and or not operating optimally. ( C )	High energy use per square metre and high carbon dioxide emissions. ( F,G)	Total maintenance required costs per square metre are high.( H )
	Satisfactory - Performing adequately but showing minor deterioration.( B )	Satisfactory - Showing major problems and or not operating optimally. ( B )	Medium energy use per square metre and medium carbon dioxide emissions. ( D, E )	Total maintenance required costs per square metre are medium.( M )
	Good - Performing well and operating efficiently.( A )	Showing major problems and or not operating optimally. ( A )	Low energy use per square metre and low carbon dioxide emissions.( A,B,C )	Total maintenance required costs per square metre are low.( L )

School	Condition	Suitability	Energy Performance	Required Maintenance
Airyhall	A	A	B+	L
Braehead	A	A	B+	L
Hazlehead	A	A	B+	L
Heathryburn	A	A	B+	L
Kaimhill	A	A	B+	L
Manor Park	A	A	B+	L
Mile End	A	A	B+	L
Seaton	A	A	B+	L
Hanover	A	B	B	L
Charleston	A	B	C	L
Kingswells	A	B	C+	L
Walker Road	B	B	C	L
Sunnybank	B	B	D	M
Fernielea	B	B	D+	H
Muirfield	B	B	D+	H
Quarryhill	B	B	D+	H
Greenbrae	B	B	D+	M
Middleton Park	B	B	E	H
Westpark	B	B	E	H
Bramble Brae	B	B	E	M
Scotstown	B	B	E+	H
Dyce	B	B	F	L
Culter	B	B	F	H



School	Condition	Suitability	Energy Performance	Maintenance Required
Broomhill	B	B	F+	H
Danestone	B	B	F+	M
Cults	B	B	G	H
Loirston	B	B	G	M
Cornhill	B	C	D	L
Kingsford	B	C	D	L
Ferryhill	B	C	D	M
Kittybrewster	B	C	D	M
Riverbank	B	C	D	M
Kirkhill	B	C	D+	H
Tullos	B	C	E	L
Glashieburn	B	C	E	H
Stoneywood	B	C	E	H
Milltimber	B	C	E	M
Gilcomstoun	B	C	E	M
Forehill	B	C	E	H
Abbotswell	B	C	E	H
Woodside	B	C	E	H
Ashley Road	B	C	F+	L
Skene Square	B	C	G	L
Bucksburn	C	B	F	H
Newhills	C	B	F	H

Roman Catholic / Denominational Primary Schools				
St Peters	B	B	D	H
St Josephs	B	B	E+	H
Holy Family	B	B	G	H