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HOMES NEAR TOP SCOTTISH SCHOOLS COMMAND £73K PRICE PREMIUM

- Parents pay a premium of almost £73,000 (36%) on average compared to average house prices across Scotland
- Average property prices have reached £277,134 near Scotland's top 20 state secondary schools

Parents need to pay an average of £72,973 more to live in the catchment area of a top performing state secondary school in Scotland, according to new research from Bank of Scotland showing that average prices in these areas have now reached £277,134.

Home buyers are paying, on average, a premium of over a third (36%) when compared to houses in surrounding areas (£204,162).

This is a significantly higher premium than last year, when the top 20 Scottish state schools were commanding a comparatively smaller premium of £41,441 on average or 22% more than other properties within the same local authority. This difference is due to a change in the mix of schools in the top 20 in the past year – with a number of new schools in relatively more expensive areas in the latest survey.

New entrants such as Hyndland Secondary School in Glasgow and James Gillespie's High School in Edinburgh have driven up the average premium costing an average of 76% and 69% respectively than other homes in the same local authorities – topping the table in first and second position as the most expensive school catchments. There are six new entrants to the top 20 schools this year, all of which fall within the top 10 most expensive school catchments.

In cash terms, there are now four postal areas with a premium of over £120,000 (compared to just one last year). These are Hyndland Secondary School in Glasgow (£121,090), Cults Academy in Aberdeen (£121,205) and James Gillespie's High School (£173,783) and Borroughmuir High School in Edinburgh (£137,801).

Graham Blair, mortgages director at Bank of Scotland, said: "When buying a home, many parents want their children to be close to a top performing school, and school catchment house price premiums generally tend to align to where we already know property is more expensive, for example, Edinburgh, Aberdeen and Glasgow.

"With the mix of top schools changing so much from last year, there is a risk that parents focused on school catchment areas could spend money on a property – only for the nearby school to drop out of the top performing list in the coming years. Therefore, they may benefit more from buying in an area where the schools are consistently in top 20 but house prices trade at more of a discount."

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Getting into a top state school does not always come at a heavy cost

Within the top 20 schools, five catchment areas remain where homes cost less than the average property in the same local authority (down from eight in 2017). The best performing of these is St Ninian's High School in East Renfrewshire, which is rated fourth, and where house prices cost on average £259,024, -2% on the rest of the local authority. Also among the five are Bishopbriggs Academy (-19%), Lenzie Academy (-23%) and Turnbull High School (-19%) all in East Dunbartonshire, and Woodfarm High School (-2) in East Renfrewshire.

Five-year trend

Those who bought a home within the catchment area of a now top performing school five years ago will have seen the value of their home increase by 30% or £64,034 on average over that time period. Back in 2013, the average house price was £213,101.

The biggest growth over the last five years was in the catchment area for James Gillespie's High School in Edinburgh where house prices have risen on average from £271,020 to £424,647 (57%). This is followed by homes near to Jordanhill School in Glasgow, increasing from £110,018 to £165,082 (50%) and those surrounding Douglas Academy in East Dunbartonshire which have moved from £209,383 to £304,500 (45%) on average.

-Ends-

Table 1: House prices in postal districts of the highest ranked secondary state schools in Scotland 2018

School	Postal District	Local Authority	Average House Price 2013	Average House Price 2017	Average House Price 2018* (£)	% of leavers achieving 5+ at SCQF L6 or better
Jordanhill School	G13	Glasgow	110,018	161,208	165,082	75.0
Glasgow Gaelic School	G3	Glasgow	213,340	199,727	245,201	70.0
Williamwood High School	G76	East Renfrewshire (LA)	200,134	235,447	272,193	68.8
St Ninian's High School	G46	East Renfrewshire (LA)	210,002	265,389	259,024	68.6
Mearns Castle High School	G77	East Renfrewshire (LA)	238,944	285,022	311,441	67.8
Boroughmuir High School	EH10	City of Edinburgh (LA)	310,298	365,804	388,665	67.0
Cults Academy	AB15	Aberdeen City (LA)	294,597	297,837	321,904	65.7
Bearsden Academy	G61	East Dunbartonshire (LA)	229,014	299,577	328,210	62.7
Bishopbriggs Academy	G64	East Dunbartonshire (LA)	163,662	193,242	193,255	60.6
Banchory Academy	AB31	Aberdeenshire (LA)	256,792	331,793	290,406	58.0
Douglas Academy	G62	East Dunbartonshire (LA)	209,383	271,854	304,500	57.0

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James Gillespie's High School	EH9	City of Edinburgh (LA)	271,020	363,435	424,647	53.4
Lenzie Academy	G66	East Dunbartonshire (LA)	136,195	172,878	183,271	51.9
Woodfarm High School	G46	East Renfrewshire (LA)	210,002	265,389	259,024	51.3
Bocclair Academy	G61	East Dunbartonshire (LA)	229,014	299,577	328,210	50.4
Monifieth High School	DD5	Angus (LA)	175,447	210,192	225,188	50.3
Turnbull High School	G64	East Dunbartonshire (LA)	163,662	193,242	193,255	50.0
Linlithgow Academy	EH49	West Lothian (LA)	181,756	236,604	257,483	49.8
Hyndland Secondary School	G12	Glasgow City (LA)	219,794	267,948	280,290	49.7
Eastwood High School	G77	East Renfrewshire (LA)	238,944	285,022	311,441	49.4
Top Twenty State Schools average			213,100.90	260,059.35	277,134	

Sources: Bank of Scotland and Scottish Government

* Average price for 12 months to July

Table 2: House prices in postal districts of the highest ranked* secondary state schools in Scotland 2018 – House prices above the local authority average

School	Postal District	Local Authority	Average House Price 2018 (£)	Average House Price in Local Authority 2018 (£)	Premium to Local Authority 2018 £	Premium to Local Authority 2018 %
Hyndland Secondary School**	G12	Glasgow City (LA)	280,290	159,281	121,009	76%
James Gillespie's High School**	EH9	City of Edinburgh (LA)	424,647	250,864	173,783	69%
Cults Academy	AB15	Aberdeen City (LA)	321,904	200,699	121,205	60%
Boroughmuir High School	EH10	City of Edinburgh (LA)	388,665	250,864	137,801	55%
Glasgow Gaelic School**	G3	Glasgow City (LA)	245,201	159,281	85,920	54%
Linlithgow Academy**	EH49	West Lothian (LA)	257,483	176,060	81,423	46%
Banchory Academy**	AB31	Aberdeenshire (LA)	290,406	205,770	84,637	41%
Bearsden Academy	G61	East Dunbartonshire (LA)	328,210	238,806	89,404	37%
Bocclair Academy	G61	East Dunbartonshire (LA)	328,210	238,806	89,404	37%
Monifieth High School**	DD5	Angus (LA)	225,188	166,546	58,643	35%
Douglas Academy	G62	East Dunbartonshire (LA)	304,500	238,806	65,694	28%
Mearns Castle High School	G77	East Renfrewshire (LA)	311,441	263,406	48,035	18%
Eastwood High School	G77	East Renfrewshire (LA)	311,441	263,406	48,035	18%
Jordanhill School	G13	Glasgow City (LA)	165,082	159,281	5,801	4%
Williamwood High School	G76	East Renfrewshire (LA)	272,193	263,406	8,787	3%
St Ninian's High School	G46	East Renfrewshire (LA)	259,024	263,406	-4,382	-2%
Woodfarm High School	G46	East Renfrewshire (LA)	259,024	263,406	-4,382	-2%

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Bishopbriggs Academy	G64	East Dunbartonshire (LA)	193,255	238,806	-45,551	-19%
Turnbull High School	G64	East Dunbartonshire (LA)	193,255	238,806	-45,551	-19%
Lenzie Academy	G66	East Dunbartonshire (LA)	183,271	238,806	-55,534	-23%
Top Twenty State Schools average			277,134	204,162	72,973	36%

Sources: Bank of Scotland and Scottish Government

* Average price for 12 months to July

**New entrants for 2018

Table 3: Five year price change in Postal districts of the highest ranked * secondary state schools in Scotland

School	Postal District	Local Authority	Average House Price 2013* (£)	Average House Price 2018* (£)	Price change in 5 years (£)	Price change in 5 years (%)
James Gillespie's High School	EH9	City of Edinburgh (LA)	271,020	424,647	153,627	57%
Jordanhill School	G13	Glasgow City (LA)	110,018	165,082	55,064	50%
Douglas Academy	G62	East Dunbartonshire (LA)	209,383	304,500	95,117	45%
Bearsden Academy	G61	East Dunbartonshire (LA)	229,014	328,210	99,196	43%
Boclair Academy	G61	East Dunbartonshire (LA)	229,014	328,210	99,196	43%
Linlithgow Academy	EH49	West Lothian (LA)	181,756	257,483	75,726	42%
Williamwood High School	G76	East Renfrewshire (LA)	200,134	272,193	72,059	36%
Lenzie Academy	G66	East Dunbartonshire (LA)	136,195	183,271	47,076	35%
Mearns Castle High School	G77	East Renfrewshire (LA)	238,944	311,441	72,497	30%
Eastwood High School	G77	East Renfrewshire (LA)	238,944	311,441	72,497	30%
Monifieth High School	DD5	Angus (LA)	175,447	225,188	49,741	28%
Hyndland Secondary School	G12	Glasgow City (LA)	219,794	280,290	60,496	28%
Boroughmuir High School	EH10	City of Edinburgh (LA)	310,298	388,665	78,367	25%
St Ninian's High School	G46	East Renfrewshire (LA)	210,002	259,024	49,022	23%
Woodfarm High School	G46	East Renfrewshire (LA)	210,002	259,024	49,022	23%
Bishopbriggs Academy	G64	East Dunbartonshire (LA)	163,662	193,255	29,592	18%
Turnbull High School	G64	East Dunbartonshire (LA)	163,662	193,255	29,592	18%
Glasgow Gaelic School	G3	Glasgow City (LA)	213,340	245,201	31,861	15%
Banchory Academy	AB31	Aberdeenshire (LA)	256,792	290,406	33,614	13%
Cults Academy	AB15	Aberdeen City (LA)	294,597	321,904	27,307	9%
Top Twenty State Schools average			213,101	277,134	64,034	30%

Sources: Bank of Scotland and Scottish Government

* Average price for 12 months to July

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Notes to Editors:

The ranking has been compiled using standard grade performance data from the Scottish Government and reflect the percentage of pupils achieving Highers of 5+ at SCQF L6 or better .

Registered Independent schools (any school which provides full time education for 5 or more pupils of compulsory school age, which is not maintained by a local authority, and which normally charge fees) have been excluded from the research.

House Prices: The prices used in this research are simple arithmetic ('crude') averages. These prices are not standardised and therefore can be affected by changes in the sample from period to period. The review is based on data from Bank of Scotland.

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