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Council Building
2 High Street
Perth
PH1 5PH

19 October 2020

A virtual meeting of **Property Sub-Committee** will be held on **Monday, 26 October 2020** at **09:30**.

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

KAREN REID
Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Members:

Councillor Murray Lyle (Convener)
Councillor Roz McCall (Vice-Convener)
Councillor Grant Laing
Councillor Tom McEwan
Councillor Andrew Parrott
Councillor Caroline Shiers
Councillor Colin Stewart

Property Sub-Committee

Monday, 26 October 2020

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

1 WELCOME AND APOLOGIES

2 DECLARATIONS OF INTEREST

3 MINUTES

(i) MINUTE OF MEETING OF THE PROPERTY SUB-COMMITTEE OF 21 OCTOBER 2019 FOR APPROVAL 5 - 6
(copy herewith)

(ii) MINUTE OF SPECIAL MEETING OF THE PROPERTY SUB-COMMITTEE OF 18 FEBRUARY 2020 FOR APPROVAL 7 - 8
(copy herewith)

(iii) MINUTE OF SPECIAL MEETING OF THE PROPERTY SUB-COMMITTEE OF 24 AUGUST 2020 FOR APPROVAL 9 - 10
(copy herewith)

4 SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE 11 - 32
Report by Executive Director (Education and Children's Services)
(copy herewith 20/195)

IT IS RECOMMENDED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM(S) IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

P1 SCHEDULE OF PROPERTY MATTERS APPROVED UNDER DELEGATED POWERS

- Exempt Reason 6 - Information relating to the financial or business affairs of any particular person (other than the authority).
- Exempt Reason 9 - Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the

supply of goods or services.

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PROPERTY SUB-COMMITTEE

Minute of meeting of the Property Sub-Committee of the Strategic Policy and Resources Committee held in the Council Chambers, Ground Floor, Council Building, 2 High Street, Perth on Monday 21 October 2019 at 10.00am.

Present: Councillors C Ahern (substituting for R McCall), S Donaldson (substituting for B Band), D Doogan, J Duff (substituting for M Lyle), A Parrott (substituting for G Laing) and C Shiers.

In Attendance: G Boland (Education and Children's Services); S Crawford, K Leer and S Merone (all Housing and Environment); C Irons, P Mair and M Terava (all Corporate and Democratic Services).

Apologies: Councillors B Band, G Laing, M Lyle and R McCall.

1. APOLOGIES/SUBSTITUTES

Apologies and substitutions were noted as above.

In the absence of the Convener and Vice-Convener, it was unanimously agreed that Councillor C Shiers take the chair for this meeting.

Councillor C Shiers, Presiding.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

3. MINUTE

The minute of meeting of the Property Sub-Committee of 19 August 2019 was submitted and approved as a correct record.

4. SCHOOL ESTATE PROGRAMME – PROGRESS UPDATE

There was submitted a report by the Executive Director (Education and Children's Services) (19/288) (1) updating the Property Sub-Committee on the progress and proposals for delivering current projects within the Education and Children's Services School Estate Programme; and (2) detailing key milestones which had been achieved since the last update to the Property Sub-Committee on 17 June 2019 (Report 19/175 refers)

Resolved:

The significant milestones achieved since the previous report to this Sub-Committee on 17 June 2019, as detailed in Appendix A to Report 19/288, be noted.

IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

P1. DISPOSAL OF SITE 9, ISLAY PLACE, NORTH MUIRTON INDUSTRIAL ESTATE

There was submitted a report by the Executive Director (Housing and Environment) (19/289) seeking approval to dispose of Site 9, Islay Place, North Muirton Industrial Estate, Perth.

Resolved:

The disposal of site 9, Islay Place, North Muirton Industrial Estate on the terms as detailed in Report 19/289 and otherwise on terms to be agreed by the Executive Director (Housing and Environment) and the Head of Legal and Governance Services, be approved.

PROPERTY SUB-COMMITTEE

Minute of meeting of the Special Property Sub-Committee of the Strategic Policy and Resources Committee held in Room 415, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 18 February 2020 at 12.00pm.

Present: Councillors M Lyle, R McCall, H Anderson (substituting for B Band), G Laing, A Parrott (substituting for D Doogan), C Purves (substituting for C Stewart) and C Shiers.

In Attendance: L Campbell and S Merone (both Housing and Environment); C Flynn, C Irons and A Thomson (all Corporate and Democratic Services).

Apologies: Councillors B Band and D Doogan.

Councillor M Lyle, Presiding

1. WELCOME AND APOLOGIES

The Convener welcomed all those present to the meeting. Apologies and substitutions were noted as above.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

P1. SALE OF 0.671 ACRE SITE, RUTHVENFIELD AVENUE, INVERALMOND INDUSTRIAL ESTATE, PERTH

There was submitted a report by the Head of Planning and Development (20/55) seeking approval for the sale of a 0.671 acre site in Ruthvenfield Avenue, Inveralmond Industrial Estate, Perth.

Resolved:

- (i) The disposal of a 0.671 acre site at Ruthvenfield Avenue, Inveralmond Industrial Estate, Perth on the terms as detailed in Report 20/55 and otherwise on terms to be agreed by the Executive Director (Housing and Environment) and the Head of Legal and Governance, be approved.
- (ii) The current ground lease be handed back to Perth and Kinross Council at the date of sale, if required.

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## PROPERTY SUB-COMMITTEE

Minute of virtual meeting of the Special Property Sub-Committee of the Strategic Policy and Resources Committee held via Microsoft Teams on Monday 24 August 2020 at 9.30am.

Present: Councillors M Lyle, R McCall, J Duff (substituting for C Shiers), G Laing, T McEwan (substituting for vacant position), A Parrott and C Stewart.

In Attendance: D Littlejohn, K Leer and S Merone (all Housing and Environment); K Donaldson, C Flynn, C Irons and A Thomson (all Corporate and Democratic Services).

Also in Attendance: A Brown and K Molley (both Corporate and Democratic Services) and C Wright (IT).

Apologies: Councillor C Shiers.

Councillor M Lyle, Presiding

### 1. WELCOME AND APOLOGIES

The Convener welcomed all those present to the meeting. An apology and substitution was noted as above.

### 2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

**IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973**

#### **P1. DISPOSAL OF 1.04 HECTARES OF LAND AT AULD BOND ROAD, PERTH**

There was submitted a report by the Head of Planning and Development (20/148) seeking approval to dispose of a 1.04 hectare site at Auld Bond Road, Perth.

#### **Motion (Councillors Lyle and McCall**

**The disposal of 1.04 hectares at Auld Bond Road, Perth on the terms as detailed in Report 20/148 and otherwise on terms to be agreed by the Interim Chief Operating Officer and the Head of Legal and Governance, be approved.**

Amendment (Councillors Stewart and Laing)

The decision on disposal of the land be deferred for further information to be made available.

In terms of Standing Order 58, a roll call vote was taken.

5 members voted for the Motion as follows:

Councillors Duff, Lyle, McCall, McEwan and Parrott.

2 members voted for the Amendment as follows:

Councillors Laing and Stewart.

**Resolved:**

In accordance with the motion.

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PERTH AND KINROSS COUNCIL

Property Sub-Committee

26 October 2020

SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE

Report by Executive Director (Education and Children's Services)
(Report No. 20/195)

PURPOSE OF REPORT

This report updates the Property Sub-Committee on the progress and proposals for delivering the current school projects within the Education and Children's Services School Estate Programme. It details key milestones which have been achieved since the last update to Property Sub-Committee on 21 October 2019 ([Report No. 19/288 refers](#)).

1. BACKGROUND/MAIN ISSUES

- 1.1 The School Estate Strategy sets out the Council's aspirations for our schools, and in particular, the high value we place on learning, through our vision for well designed, maintained and managed schools.
- 1.2 The strategy is delivered through the School Estate Management Plan (SEMP) which is primarily funded through the Council Capital Programme.
- 1.3 The Education and Children's Services (ECS) Capital Programme details the priorities for the School Estate over a ten year period and is reviewed on an annual basis.

2. PROPOSALS

- 2.1 This report updates Committee on progress and proposals for delivering the current projects within Education and Children's Services Learning Estate Programme. The focus of the programme is on:
 - Early Learning and Childcare (ELC) Expansion;
 - Primary School Upgrades/Replacements; and
 - Secondary School Upgrades/Replacement.
- 2.2 In March 2020, construction activity stopped across all projects as a result of the COVID-19 pandemic. Design work continued, where possible, on projects still in the pre-construction phase. The long term impact of the pandemic to project timescales is yet to be fully understood, but there is an expectation that new methods for working will result in extended construction programmes and associated possible increases in costs exacerbated by supply chain uncertainty.

- 2.3 Key internal professional resources remain focused on COVID-19 recovery priorities which will continue to impact on the progress of some capital projects. Furthermore, due to COVID-19 mitigation measures, non-essential works and surveys within operational schools were put on hold when pupils returned in August 2020 which has and will continue to impact on the progress of some projects.
- 2.4 Project Teams have regular dialogue regarding options and solutions to manage the impact of the changing situation. Work is also being undertaken to develop various business continuity approaches in responses to the ongoing pandemic.

3. UPDATES ON CURRENT PROGRAMME

- 3.1 Detailed updates on all current projects are provided in Appendix A.
- 3.2 The following is an update on significant project milestones since previously reported to the Property Sub-Committee on 21 October 2019. Updates have also been provided where significant project milestones have been rescheduled or updated as a result of the COVID-19 pandemic.
- 3.3 **Blairgowrie Recreation Centre - Replacement**
 - 3.3.1 On 22 June 2016, Council approved a replacement recreation centre at Blairgowrie High School ([Report No. 16/277 refers](#)).
 - 3.3.2 Development of the outline design proposals commenced in August 2019.
 - 3.3.3 The first User Reference Group (URG) was held virtually by email during May 2020.
 - 3.3.4 At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality.
- 3.4 **Early Learning and Childcare Expansion**
 - 3.4.1 As part of the Early Learning & Childcare (ELC) Expansion Plan ([Report No. 17/314 refers](#)), various infrastructure projects were identified to expand ELC capacity in response to the Scottish Government commitment to increase ELC delivery to 1140 hours per annum.
 - 3.4.2 On Monday 30 March 2020, the Scottish Government advised that the statutory duty to deliver 1140 hours from August 2020 would be lifted due to the COVID-19 pandemic. The national commitment to deliver 1140 hours remains in place. However, full implementation is delayed with no set date for that duty to be met. In Perth and Kinross, very good progress prior to the pandemic has meant that there are a substantial number of the planned projects now complete.

- 3.4.3 A significant programme of infrastructure works has been carried out at Letham Primary School and construction of an extension to the nursery was completed in August 2020. The extended nursery is now operational with an additional 66 spaces of capacity.
- 3.4.4 A new nursery with a capacity of 32 has been formed within St Ninian's Episcopal Primary School and became operational in August 2020.
- 3.4.5 In addition, projects at Blair Atholl, City of Perth Early Childhood Centre (COPECC), Coupar Angus, Crieff, Glenlyon, Goodlyburn, Kirkmichael, Logierait, Murthly, Newhill, and Robert Douglas Memorial Primary Schools were all completed by August 2020.
- 3.4.6 As a result of COVID-19 lockdown restrictions, construction of an extension to the nursery at Oakbank Primary School and a new nursery building at Inchtute Primary School have been rescheduled. It is now anticipated that the construction works will be completed at both schools in December 2020.
- 3.4.7 Construction of the nursery extension at Rattray Primary School including refurbishment and upgrade works are now anticipated to commence during Easter 2021.

3.5 Longforgan Primary School – Extension and Refurbishment

- 3.5.1 On 22 June 2016, Council approved funding for a number of projects as part of the Modernising Primaries Programme ([Report No. 16/277 refers](#)), now known as Investment in the Learning Estate. Longforgan Primary School is one of these priorities.
- 3.5.2 In order to enable the construction phase of the refurbishment and extension project, it was necessary to completely decant the site. The school has been operating effectively from Errol Primary School (P1-P7) and Longforgan Parish Church (nursery) since April 2019.
- 3.5.3 Construction activity was stopped in March 2020 as a result of the COVID-19 lockdown. Site activity resumed in June 2020 which has resulted in a change of the completion date, now expected to be December 2020.

3.6 North Muirton/Balhousie Primary Schools - New Build School

- 3.6.1 On 24 January 2018, as part of the School Estate Transformation Programme, Council approved funding from the Composite Capital Budget ([Report No. 18/15 refers](#)) for the construction of a new primary school on the playing field of the existing North Muirton Primary School site. This new building will accommodate pupils from both North Muirton and Balhousie Primary Schools.
- 3.6.2 Development of the outline proposals commenced in November 2019.
- 3.6.3 The 12-week pre-application consultation period required for the major planning application was concluded in June 2020.

3.6.4 At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality. It was also agreed that a bid will be made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding towards the project.

3.7 Perth High School - Replacement

3.7.1 On 20 June 2018, Council approved £50m of funding from the Composite Capital Budget ([Report No. 18/212 refers](#)) for the replacement of Perth High School.

3.7.2 Development of the outline design proposals commenced in July 2019.

3.7.3 The 12-week pre-application consultation period required for the major planning application was concluded in December 2019.

3.7.4 At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality. It was also agreed that a bid will be made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding towards the project.

4. CONCLUSION AND RECOMMENDATIONS

4.1 This report updates the Property Sub-Committee on the progress of Education and Children's Services School Estate projects.

4.2 It is recommended that the Committee:

- (i) Notes the significant milestones achieved since the previous Property Sub-Committee meeting held on 21 October 2019:
 - As part of the ELC expansion plan to deliver 1140 hours, a substantial number of planned infrastructure projects are now complete. An extension to the nursery at Letham Primary School and a new nursery within St Ninian's Episcopal Primary School both became operational in August 2020. In addition, projects at Blair Atholl, City of Perth Early Childhood Centre (COPECC), Coupar Angus, Crieff, Glenlyon, Goodlyburn, Kirkmichael, Logierait, Murthly, Newhill, and Robert Douglas Memorial Primary Schools were all completed by August 2020 (3.4); and
- (ii) Notes the following projects where significant milestones have been rescheduled or updated:
 - At Council on 30 September 2020, approval was given to proceed with the Blairgowrie Recreation Centre replacement project on the basis of Passivhaus standard for energy efficiency and quality (3.3);
 - Nursery expansion projects at Inchtute and Oakbank Primary Schools have been rescheduled due to COVID-19 lockdown

restrictions and are now expected to be completed in December 2020 (3.4);

- Construction of the nursery extension and refurbishment and upgrade works at Rattray Primary School are now anticipated to commence Easter 2021 (3.4);
- Due to COVID-19 lockdown restrictions, the refurbishment and extension project at Longforgan Primary School has been rescheduled and is now expected to be completed in December 2020 (3.5);
- At Council on 30 September 2020 approval was given to proceed with the new North Muirton/Balhousie Primary Schools project on the basis of Passivhaus standard for energy efficiency and quality (3.6);
- At Council on 30 September 2020 approval was given to proceed with the Perth High School replacement project on the basis of the Passivhaus standard for energy efficiency and quality (3.7); and
- Bids have been submitted to the Scottish Government for funding towards North Muirton/Balhousie Primary School and Perth High School as agreed at Council on 30 September 2020 (3.6 and 3.7).

- (iii) Notes that project teams continue to manage the impact of COVID-19 on projects.

Author

Name	Designation	Contact Details
Greg Boland	Senior Business and Resources Manager	ECSCCommittee@pkc.gov.uk 01738 475000

Approved

Name	Designation	Date
Sheena Devlin	Executive Director (Education and Children's Services)	13 October 2020

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	No
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	Yes
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	No

1. Strategic Implications

1.1 Community Plan/Single Outcome Agreement

The proposals relate to the delivery of the Perth and Kinross Community Plan/Single Outcome Agreement in terms of the following priorities:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

This report relates to all of these objectives.

Corporate Plan

1.2 This section sets out how the proposals relate to the achievement of the Council's Corporate Plan Objectives.

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

This report relates to all of these Objectives.

- 1.3 The report also links to the Education & Children's Services Policy Framework in respect of the following key policy area:

- Maximising Resources

2. Resource Implications

Financial

- 2.1 The meeting of the Council on 30 September 2020 approved the Investment Blueprint & Capital Budget 2020/21 – 2028/29 Update ([Report No. 20/175 refers](#)).

- 2.1.1 Any additional revenue implications identified through either the existing capital programme, or future capital programmes will require to be submitted as part of an expenditure pressure with a corresponding saving through the ECS revenue budget process.
- 2.1.2 There are no direct financial implications arising from this report other than those reported within the body of the main report and related business cases.

Workforce

- 2.2 There are no direct workforce implications arising from this report.

Asset Management (land, property, IT)

- 2.3 There are no direct asset management implications arising from this report other than those reported within the body of the main report.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.1.1 The information contained within this report has been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome and has been assessed as **not relevant** for the purposes of EqIA.

Strategic Environmental Assessment

- 3.2 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.2.1 However, no action is required as the Act does not apply to the matters presented in this report. This is because these matters relate to the School Estate Strategy which is being considered under the Act as part of The Council's Asset Management Plan.

Sustainability

- 3.3 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. In terms of the Climate Change Act, the Council has a general duty to demonstrate its commitment to sustainability and the community, environmental and economic impacts of its actions.
- 3.3.1 The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

Legal and Governance

- 3.4 The Head of Legal and Governance Services has been consulted in the preparation of this report.
- 3.5 N/A

Risk

- 3.6 Individual risk profiles are in place for individual projects listed.

4. Consultation

Internal

- 4.1 The Head of Finance, Head of Legal and Governance Services and Head of Property Services have been consulted in the preparation of this report.

External

- 4.2 Participation and involvement of the community are critical to the ongoing and future success of school estate investment and an emphasis is placed on ensuring consultation, over and above that which might be required in terms of planning requirements and statutory consultation requirements.

- 4.2.1 A User Reference Group (URG), or equivalent, is set up for all major and large projects. The purpose of the URG is to assist with providing relevant local input to allow the Design Team to develop the outline concept design into an operational design. The formation of a URG is an invaluable source of information, and any project is reliant on this level of local detail.

5 Communication

- 5.1 A stakeholder communication plan is developed for all major and large projects. The plan aims to support effective communication and engagement with all project stakeholders.

2 BACKGROUND PAPERS

- 2.1 No background papers, as defined by Section 50D of the Local Government(Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

3 APPENDICES

- 3.1 Appendix A – Detailed Updates on Current Projects

APPENDIX A**Detailed Updates on Current Projects****Milestones**

Milestones are key tasks within a project plan which mark completion of a significant or critical phase of work or a decision point.

In terms of the following projects the milestones have the following dates:

- The planned date is the original date planned for the project and does not change in the life of the project. These are generally aspirational dates based on a typical project;
- The actual date is the date the milestone is completed; and
- The forecast date is the date which is currently projected for completion.

BLAIRGOWRIE RECREATION CENTRE - REPLACEMENT

Reporting Period: November 2019 to October 2020

Overview

On 22 June 2016, Council ([Report No. 16/277 refers](#)) approved a replacement Recreation Centre at Blairgowrie High School.

Sources of Funding

There is currently £15.1m funding from the ECS Composite Capital Programme for this project. At Council on 30 September 2020 ([Report No. 20/175 refers](#)), it was agreed that a funding solution to address the Passivhaus option (see below) will be determined in February 2021.

Progress Update

The first User Reference Group was held virtually by email during May 2020.

Cost options have been provided to achieve energy efficiency and quality in line with PKC's Interim Climate Emergency Report and Action Plan ([Report No. 19/362 refers](#)). At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
End of Consultation Period and Development of Brief	November 2018	November 2018	
Submit NPR	November 2018	June 2019	
HubCo Stage 1 Formal Commencement	September 2019	September 2019	
Stage 1 Agreed	November 2020		
Planning Application Submitted	TBC		
Planning Application Agreed	TBC		
Stage 2 Agreed	TBC		
Financial Close	TBC		
Site Start	TBC		
Centre Operational	March 2023		TBC
Completion of External Works	TBC		

Current Issues

The project programme is currently being reviewed following the COVID-19 pandemic.

INCHTURE PRIMARY SCHOOL – NEW NURSERY

Reporting Period: November 2019 to October 2020

Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan, it is proposed that the capacity of the nursery at Inchture Primary School will be increased by 26.

Sources of Funding

On 1 May 2018, the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The budget is £1.8m.

Progress Update

Construction activity was stopped in March 2020 as a result of the COVID-19 lockdown. Activity on site resumed in June 2020 which has resulted in a change to the completion date of December 2020. The nursery is currently operational within the existing building.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Review of Feasibility Study	May 2018	May 2018	
Planning Application Submitted	November 2018	February 2019	
Planning Application Agreed	January 2019	April 2019	
Contract Cost Agreed	August 2019	September 2019	
Site Start	October 2019	October 2019	
Construction Works Complete	July 2020		December 2020
Provision Operational	August 2020		January 2021

Current Issues

None.

**LETHAM PRIMARY SCHOOL
NURSERY EXTENSION & REFURBISHMENT**

Reporting Period: November 2019 to October 2020

Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan, the capacity of the nursery at Letham Primary School has been increased by 66.

Sources of Funding

On 1 May 2018, the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The budget is £5.7m.

Progress Update

Construction activity was stopped in March 2020 as a result of the COVID-19 lockdown. Activity on site resumed in June 2020 and the works to extend the nursery are now complete.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Review of Feasibility Study	April 2018	April 2018	
Planning Application Submitted	October 2018	October 2018	
Planning Application Agreed	January 2019	December 2018	
Contract Cost Agreed	May 2019	May 2019	
Extension Site Start	July 2019	May 2019	
Construction Works Complete	July 2020	July 2020	
Provision Operational	August 2020	August 2020	

Current Issues

None.

LONGFORGAN PRIMARY SCHOOL – EXTENSION AND REFURBISHMENT

Reporting Period: November 2019 to October 2020

Overview

On 22 June 2016, Council approved funding for a number of projects as part of the Modernising Primaries Programme ([Report No. 16/277 refers](#)), now known as Investment in the Learning Estate. Longforgan Primary School is one of these priorities.

A feasibility exercise was carried out to consider the existing school buildings and site constraints in detail. Proposals were subsequently developed for the refurbishment of the historic B-listed main building and construction of a new extension. The proposed extension will provide replacement accommodation including a new gym/dining hall, nursery and three classrooms.

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The project approved budget is £6,150,000.

Progress Update

Construction activity was stopped in March 2020 as a result of the COVID-19 lockdown. Site activity resumed in June 2020 which has resulted in a change of the completion date to December 2020.

Decant arrangements at Errol Primary School and Longforgan Church Hall are being maintained while the extension and refurbishment is completed.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Options Appraisal	December 2017	December 2017	
Developed Design	September 2018	September 2018	
User Reference Group	June 2018	June 2018	
Planning Application Submitted	October 2018	October 2018	
Planning Application Agreed	December 2018	January 2019	
Site Start	April 2019	April 2019	
Construction Works Complete	April 2020		December 2020
School Operational	April 2020		December 2020

Current Issues

None.

NORTH MUIRTON/ BALHOUSIE PRIMARY SCHOOLS – NEW BUILD SCHOOL

Reporting Period: November 2019 to October 2020

Overview

On 24 January 2018, as part of the School Estate Transformation Programme Council approved funding from the Composite Capital Budget ([Report No. 18/15 refers](#)) for the construction of a new primary school on the playing field of the existing North Muirton Primary School site. This new building will accommodate pupils from both North Muirton and Balhousie Primary Schools.

Sources of Funding

There is currently £16m funding from the ECS Composite Capital Programme for this project. At Council on 30 September 2020 ([Report No. 20/175 refers](#)), it was agreed that a funding solution to address the Passivhaus option (see below) will be determined in February 2021.

Progress Update

The Stage 1 submission has been received. Cost options have been provided to achieve energy efficiency and quality in line with PKC's Interim Climate Emergency Report and Action Plan ([Report No. 19/362 refers](#)). At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality. As also agreed, a bid has been made to the Scottish Government for funding towards the project.

The 12 week pre-application consultation period required for the major planning application was concluded in June 2020.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Submit NPR	July 2019	July 2019	
HubCo Stage 1 Formal Commencement	November 2019	November 2019	
Stage 1 Agreed	May 2020		TBC
Planning Application Submitted	TBC		
Planning Application Agreed	TBC		
Stage 2 Agreed	TBC		
Financial Close	TBC		
Site Start	TBC		
School Operational	August 2022		TBC
Completion of External Works	TBC		

Current Issues

The project programme is currently being reviewed following the COVID-19 pandemic.

OAKBANK PRIMARY SCHOOL – NURSERY EXTENSION

Reporting Period: November 2019 to October 2020

Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan, it is proposed that the capacity of the nursery at Oakbank Primary School will be increased by 38.

Sources of Funding

On 1 May 2018 the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The Scottish Government grant award is £1.1m to deliver this project.

Progress Update

Construction activity was stopped in March 2020 as a result of the COVID-19 lockdown. Activity on site resumed in June 2020 which has resulted in a change to the completion date of December 2020. The nursery is currently operational within the existing building.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Review of Feasibility Study	May 2018	May 2018	
Planning Application Submitted	November 2018	December 2018	
Planning Application Agreed	January 2019	January 2019	
Contract Cost Agreed	September 2019	September 2019	
Site Start	November 2019	October 2019	
Construction Works Complete	July 2020		December 2020
Provision Operational	August 2020		January 2021

Current Issues

None.

PERTH ACADEMY – REFURBISHMENT

Reporting Period: November 2019 to October 2020

Overview

Funding has been secured to undertake a partial refurbishment of the existing school facilities to improve the condition and suitability. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The original budget was £16.9m.

Progress Update

Works commenced to enable a programme of Fire Compliance works in 2018. Pupil toilet refurbishment and significant external drainage works have also been carried out.

A contractor was appointed in November 2019 to undertake Phase 1 of the ongoing programme of refurbishment works. A programme has been developed for this phase to improve social space, undertake classroom refurbishments as well as stonework refurbishment. Works completed during the summer holiday period included installation of a new CCTV system and corridor lighting replacement.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Phase 1 Refurbishment Works started on site	November 2019	November 2019	
Phase 1 Refurbishment Works complete on site	TBC		

Current Issues

Due to COVID-19 mitigation measures, non-essential construction works and surveys within operational schools were put on hold when pupils returned in August 2020 which has delayed the progress of the project. The project programme is currently being reviewed with contractors and the school.

PERTH GRAMMAR SCHOOL – REFURBISHMENT

Reporting Period: November 2019 to October 2020

Overview

Funding is available to undertake major infrastructure upgrades to the existing school building. Additionally, approval was given for works to improve the entrance, reception and administration facilities which were carried out. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The original budget was £7.05m.

Progress Update

Works to improve the entrance and reception have been completed.

A contractor will be appointed to undertake Phase 1 of the ongoing programme of refurbishment works, starting with pupil toilet upgrades. A programme is currently being developed for this phase.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Phase 1 Refurbishment Works started on site	TBC		
Phase 1 Refurbishment Works complete on site	TBC		

Current Issues

Due to COVID-19 mitigation measures, non-essential surveys within operational schools were put on hold when pupils returned in August 2020 which has delayed the progress of the project. The project programme is currently being reviewed with contractors and the school.

PERTH HIGH SCHOOL – REPLACEMENT

Reporting Period: November 2019 to October 2020

Overview

On 20 June 2018, Council approved the replacement of Perth High School ([Report No. 18/212 refers](#)). This project will involve the replacement of the existing school building on the playing field of the existing site.

Sources of Funding

There is currently £50m funding from the ECS Composite Capital Programme for this project. At Council on 30 September 2020 ([Report No. 20/175 refers](#)), it was agreed that a funding solution to address the Passivhaus option (see below) will be determined in February 2021.

Progress Update

The Stage 1 submission has been received. Cost options were provided to achieve energy efficiency and quality in line with PKC's Interim Climate Emergency Report and Action Plan ([Report No. 19/362 refers](#)). At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality. As also agreed, a bid has been made to the Scottish Government for funding towards the project.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Submit Final NPR	June 2019	June 2019	
HubCo Stage 1 Formal Commencement	July 2019	July 2019	
Stage 1 Agreed	May 2020		TBC
Planning Application Submitted	TBC		
Planning Application Agreed	TBC		
Stage 2 Agreed	TBC		
Financial Close	TBC		
Site Start	TBC		
Construction Works Complete	TBC		
School Operational	August 2023		TBC
Completion of External Works	TBC		

Current Issues

The project programme is currently being reviewed following the COVID-19 pandemic.

**RATTRAY PRIMARY SCHOOL
NURSERY EXTENSION & REFURBISHMENT**

Reporting Period: November 2019 to October 2020

Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan, it is proposed that the capacity of the nursery at Rattray Primary School will be increased by 26.

Sources of Funding

On 1 May 2018, the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The indicative budget is £4,325,000.

Progress Update

Following the review of alternative design proposals, including consultation with the Scottish Futures Trust and the Care Inspectorate, the planning application was submitted in January 2019 and approved in May 2019. Construction of the nursery extension has been re-phased due to COVID-19 restrictions preventing works starting on the programmed date. It is now anticipated that works will commence during Easter 2021.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Review of Feasibility Study	March 2018	March 2018	
Planning Application Submitted	November 2018	January 2019	
Planning Application Agreed	December 2018	May 2019	
Contract Cost Agreed	April 2020		TBC
Site Start	June 2020		TBC
Construction Works Complete	August 2021		TBC
Provision Operational	August 2020		TBC

Current Issues

The project will commence on site at the Easter 2021 holidays.

**ST NINIAN'S EPISCOPAL PRIMARY SCHOOL
NEW NURSERY (RECONFIGURATION & INFRASTRUCTURE)**

Reporting Period: November 2019 to October 2020

Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)) which included St Ninian's Episcopal Primary School. As part of the plan a nursery has been formed within St Ninian's Episcopal Primary School with a capacity of 32.

Sources of Funding

On 1 May 2018, the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The budget for this project is £1,574,000.

Progress Update

Internal works were completed in December 2019 and the external works were completed in August 2020.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Review of Feasibility Study	April 2018	April 2018	
Planning Application Submitted	N/A	N/A	N/A
Planning Application Agreed	N/A	N/A	N/A
Contract Cost Agreed	May 2019	May 2019	
Site Start	May 2019	May 2019	
Construction Works Complete	December 2019	December 2019	
Provision Operational	August 2020	August 2020	

Current Issues

None.