

# **PERTH AND KINROSS COUNCIL**

## **Property Sub-Committee**

**17 June 2019**

### **School Estate Programme - Progress Update**

**Report by Executive Director (Education and Children's Services)  
(Report No. 19/175)**

#### **PURPOSE OF REPORT**

This report updates Property Sub-Committee on the progress and proposals for delivering current 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 18 February 2019 ([Report No. 19/44 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 capital projects within Education and Children's Services School Estate Programme. The focus of the programme is on:
  - Early Learning and Childcare (ELC) Expansion;
  - Primary School Upgrades/Replacements;
  - Secondary School Upgrades/Replacement; and
  - Design, Build, Finance & Manage (DBFM) Project.

#### **3. UPDATES ON CURRENT PROGRAMME**

Detailed updates on all current projects are provided in Appendix A.

The following projects have achieved significant milestones since previously reporting to the Property Sub-Committee on 18 February 2019.

### **3.1 Blairgowrie Recreation Centre**

- 3.1.1 On 22 June 2016, Council ([Report No. 16/277 refers](#)) approved a replacement recreation centre at Blairgowrie High School.
- 3.1.2 In February 2019, following a review of the project, a revised capital budget was set of £15.1m to deliver the facilities required within the new recreation centre.
- 3.1.3 A New Project Request (NPR) is due to be submitted to HubCo in June 2019 to deliver the project under a Design, Build and Development Agreement (DBDA) (Capital).
- 3.1.4 The procurement process for the design and construction of the recreation centre is complete and BAM Construction has been selected as the Tier 1 Main Contractor. The Tier 2 Consultants selected comprise of Holmes Miller (Architects), Rybka (Mechanical & Electrical) and Baker Hicks (Civil & Structural).
- 3.1.5 A draft programme is currently being developed for delivery of the project and is expected to be agreed in late June 2019.

### **3.2 Inchtute Primary School – New Nursery**

- 3.2.1 As part of the ELC Expansion Plan approved by Lifelong Learning Committee on 22 September 2017 ([Report No. 17/314 refers](#)), it is planned that a new building to house an expanded nursery be built at Inchtute Primary School. This will be a standalone building in the grounds of the school.
- 3.2.2 The planning application was approved in April 2019.

### **3.3 Longforgan Primary School – Refurbishment & Extension**

- 3.3.1 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.
- 3.3.2 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 (P1-7) and Longforgan Parish Church (nursery) since April 2019.
- 3.3.3 Morrison Construction has been appointed as the main contractor and construction works began on site in April 2019.

### **3.4 Perth High School – Replacement**

- 3.4.1 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.

3.4.2 A New Project Request (NPR) is due to be submitted to HubCo in June 2019 to deliver the project under a Design, Build and Development Agreement (DBDA) (Capital).

3.4.3 The procurement process for the design and construction of the school is complete and Robertson Construction has been selected as the Tier 1 Main Contractor. The Tier 2 Consultants selected comprise of NORR (Architects), Atelier 10 (Mechanical & Electrical) and Baker Hicks (Civil & Structural).

3.4.4 A draft programme is currently being developed for delivery of the project and is expected to be agreed in late June 2019.

### **3.5 Rattray Primary School – Nursery Extension & Refurbishment**

3.5.1 As part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), it is planned that an extension be built to the nursery at Rattray Primary School including infrastructure upgrades and refurbishments.

3.5.2 The planning application for the proposed nursery extension was approved by Planning and Development Management Committee on 8 May 2019.

3.5.3 A programme is currently being developed for the delivery of this project. Completion will be delayed, however, arrangements will be put in place to deliver 1140 hours from August 2020.

### **3.6 St Ninian's Episcopal Primary School – New Nursery**

3.6.1 As part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), it is planned that a new nursery be formed within St Ninian's Episcopal Primary School.

3.6.2 Reconfiguration and infrastructure works began on site in May 2019.

## **4. CONCLUSION AND RECOMMENDATIONS**

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

4.2 The Committee is requested to note significant milestones achieved since the previous Property Sub-Committee meeting held on 18 February 2019:

- The NPR is due to be submitted to HubCo for the replacement of Blairgowrie Recreation Centre in June 2019. The Tier 1 Contractor and Tier 2 Consultants have been appointed to the project (3.1);
- The planning application for a new nursery building at Inchtute Primary School was approved in April 2019 (3.2);
- The refurbishment and extension of Longforgan Primary School began on site in April 2019 (3.3);
- The NPR is due to be submitted to HubCo for the replacement of Perth High School in June 2019. The Tier 1 Contractor and Tier 2 Consultants have been appointed to the project (3.4);

- The planning application for an extension to the nursery at Rattray Primary School was approved by Planning and Development Management Committee on 8 May 2019 (3.5); and
- Works to form a new nursery within St Ninian's Episcopal Primary School started on site in May 2019 (3.6).

#### **Author**

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#### **Approved**

<b>Name</b>	<b>Designation</b>	<b>Date</b>
Sheena Devlin	<b>Executive Director (Education and Children's Services)</b>	<b>30 May 2019</b>

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
<b>Resource Implications</b>	
Financial	Yes
Workforce	No
Asset Management (land, property, IST)	Yes
<b>Assessments</b>	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	Yes
Risk	Yes
<b>Consultation</b>	
Internal	Yes
External	Yes
<b>Communication</b>	
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 The Perth and Kinross Community Plan 2013-2023 and Perth and Kinross Council Corporate Plan 2013/2018 set out five strategic 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 20 February 2019 approved the Composite Capital Budget 2019/2029 ([Report No. 19/47 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.

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.

### Risk

- 3.5 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 BACKGROUND PAPERS**

- 5.1 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.

## **6 APPENDICES**

Appendix A – Detailed Updates on Current Projects