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Council Building
2 High Street
Perth
PH1 5PH

5 June 2019

A Meeting of the **Property Sub-Committee** will be held in **the Council Chamber, 2 High Street, Perth, PH1 5PH** on **Monday, 17 June 2019** 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 electronic equipment is in silent mode.

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

Members:

Councillor Murray Lyle (Convener)
Councillor Peter Barrett (Vice-Convener)
Councillor Bob Band
Councillor Dave Doogan
Councillor Grant Laing
Councillor Caroline Shiers
Councillor Colin Stewart

Property Sub-Committee

Monday, 17 June 2019

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 MINUTE OF THE MEETING OF THE PROPERTY SUB-COMMITTEE OF THE STRATEGIC POLICY AND RESOURCES COMMITTEE OF 15 APRIL 2019** **5 - 6**
(copy herewith)
- 4 SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE** **7 - 26**
Report by Executive Director (Education and Children's Services)
(copy herewith 19/175)
- 5 DISPOSAL BY AUCTION OF OUTDOOR CENTRES AT KINLOCH RANNOCH AND BLACKWATER** **27 - 36**
Report by Executive Director (Housing and Environment) (copy herewith 19/176)

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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 15 April 2019 at 10.00am.

Present: Councillors M Lyle, B Band, P Barrett, D Doogan, G Laing, R McCall (substituting for C Shiers) and C Stewart.

In Attendance: K Leer, M McCaskie, S Merone (all Housing and Environment); G Fogg, P Mair and D Williams (all Corporate and Democratic Services).

Apologies: Councillor C Shiers.

Councillor M Lyle, Convener, presiding.

1. WELCOME AND APOLOGIES/SUBSTITUTES

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.

3. MINUTES

The minute of meeting of the Property Sub-Committee of 18 February 2019 were submitted and approved as a correct record.

IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS 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 RIO HOUSE, DUNDEE ROAD, PERTH

There was submitted a report by the Executive Director (Housing and Environment) (19/105) seeking approval for the sale of Rio House, Dundee Road, Perth after offers received at a closing date on 13 February 2019.

Resolved:

- (i) Rio House be sold to the individual(s) specified in Recommendation (i) of Report 19/105, or their nominees on the basis of the terms contained in Report 19/105 and otherwise on terms and conditions to the satisfaction of the Executive Director (Housing and Environment) and the Head of Legal and Governance.

- (ii) In the event that the offer from the individual(s) specified in Recommendation (i) of Report 19/105 for the Sale of Rio House, Dundee Road, Perth, fails to conclude, it be returned to a future meeting of the Property Sub-Committee or a future special meeting of the Property Sub-Committee for further consideration.

P2. COLLACE QUARRY, COLLACE – EXTENSION OF LEASE

There was submitted a report by the Executive Director (Housing and Environment) (19/106) seeking authority from the Property Sub-Committee to extend the lease of Collace Quarry for a further period of 10 years until 31 March 2032.

Resolved:

The Committee gave authority for the extension of the lease of Collace Quarry for a further period of ten years up to and including 31 March 2032.

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

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

Approved

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

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ANNEX

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 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

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.

BERTHA PARK HIGH SCHOOL - NEW SECONDARY SCHOOL

Reporting Period: February 2019 to June 2019

Overview

Lifelong Learning Committee, on 4 November 2015 ([Report No. 15/515 refers](#)), approved the establishment of a new secondary school on a preferred site at Bertha Park, Perth, from August 2019 and the arrangements to establish a new catchment area for the school and transfer arrangements for primary pupils. The school will accommodate 1,100 pupils.

Sources of Funding

£32.5m is being provided through the Scottish Futures Trust (SFT).

HubCo Design, Build, Finance and Manage (DBFM) procurement for the secondary element is mandatory as part of the funding terms and conditions

Progress Update

The full planning submission was made in January 2017 and approved on 24 May 2017.

Work began on site under a Letter of Intent in August 2017 and financial Close was achieved on 30 September 2017.

The access road to the school was completed on 26 June 2018.

The utilities works by the developer were completed in January 2019 and final connections to the building are now in place.

Construction works continue to progress on site and are due for completion in July 2019.

The project is now moving into the mobilisation phase, where the focus moves from the building project to management of the 25 year contract.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Options to Populate School	October 2013	May 2014	
Proposal for Statutory Consultation	August 2014	June 2014	
Submit NPR	October 2014	June 2014	
Submit Final NPR	April 2015	June 2015	
Statutory Consultation Complete	May 2015	November 2015	
Land Secured	January 2016	January 2016	
Stage 1 Agreed	January 2016	September 2016	
Planning Application Submitted	September 2016	January 2017	
Planning Application Agreed	November 2016	May 2017	
Stage 2 Agreed	September 2017	August 2017	
Developer Utilities Completed	October 2017	January 2019	
Financial Close	October 2017	September 2017	
Site Start	October 2017	August 2017	
Access Road from Ruthvenfield Road into Bertha Park Completed	November 2017	June 2018	
Construction Works Complete	July 2019		
School Operational	August 2019		August 2019
Completion of External Works	August 2019		August 2019

Current Issues

None.

BLAIRGOWRIE RECREATION CENTRE - REPLACEMENT

Reporting Period: February 2019 to June 2019

Overview

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

Sources of Funding

This project is fully funded by the ECS Composite Capital Programme. The funding for this project is £15.1m.

Progress Update

Following a review of the scope of the project after a series of public meetings, a revised capital budget of £15.1m has been set to deliver the facilities required within the new recreation centre. This was approved at Council on 20 February 2019.

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

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 Accept NPR Stage 1 Commences	TBC		
Stage 1 Agreed	TBC		
Planning Application Submitted	TBC		
Planning Application Agreed	TBC		
Stage 2 Agreed	TBC		
Financial Close	TBC		
Site Start	TBC		
Centre Operational	TBC		
Completion of External Works	TBC		

Current Issues

None

INCHTURE PRIMARY SCHOOL – NEW NURSERY

Reporting Period: February 2019 to June 2019

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 Inchtute 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 £1.8m.

Progress Update

Detailed design is currently ongoing to form a new standalone nursery building within the existing school site.

The planning application was approved in April 2019.

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	TBC		TBC
Site Start	October 2019		
Construction Works Complete	July 2020		
Provision Operational	August 2020		

Current Issues

None.

LETHAM PRIMARY SCHOOL – NURSERY EXTENSION & REFURBISHMENT

Reporting Period: February 2019 to June 2019

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 Letham Primary School will be 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 indicative budget is £5.7m.

Progress Update

Infrastructure works began on site in October 2018 including toilet refurbishment, general decoration, new flooring and technology upgrades. Works to form an extension to the existing nursery began on site in May 2019.

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		
Provision Operational	August 2020		

Current Issues

None.

LONGFORGAN PRIMARY SCHOOL – EXTENSION AND REFURBISHMENT

Reporting Period: February 2019 to June 2019

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.

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The indicative budget is £6m.

Progress Update

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 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.

The planning application was submitted in October 2018 and approved in January 2019. Construction works started on site in April 2019. Morrison Construction has been appointed as the main contractor.

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		
School Operational	April 2020		

Current Issues

As the existing building is Grade B listed by Historic Environment Scotland, there is an increased risk of impact on the scope and programme. There are issues with commencing the full demolition required due to bat survey programming.

OAKBANK PRIMARY SCHOOL – NURSERY EXTENSION

Reporting Period: February 2019 to June 2019

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 indicative budget is £651,000.

Progress Update

A feasibility exercise was carried out by Property Services. Proposals have subsequently been developed to form an extension to the existing nursery.

A drop-in session was held for parents/carers to review the plans for the new nursery in October 2018. The planning application was submitted in December 2018 and approved in January 2019.

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	TBC		
Site Start	November 2019		
Construction Works Complete	July 2020		
Provision Operational	August 2020		

Current Issues

None.

PERTH HIGH SCHOOL – REPLACEMENT

Reporting Period: February 2019 to June 2019

Overview

On 20 June 2018, Council approved the replacement of Perth High School ([Report No. 18/212 refers](#)).

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The indicative budget is £50m.

Progress Update

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).

The procurement process for the design and construction of the school is complete and Robertson Construction has been selected as the Tier 1 Consultants (Main Contractor).

The Tier 2 Consultants selected comprise of NORR (Architects), Atelier 10 (Mechanical & Electrical) and Baker Hicks (Civil & Structural). A draft programme is currently being developed for delivery of the project and is expected to be agreed in late June 2019.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Submit Final NPR	June 2019		June 2019
HubCo Accept NPR Stage 1 Commences	TBC		
Stage 1 Agreed	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	TBC		
Completion of External Works	TBC		

Current Issues

None.

PITCAIRN PRIMARY SCHOOL – NEW DINING HALL & REFURBISHMENT

Reporting Period: February 2019 to June 2019

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. Pitcairn Primary School is one of these priorities.

The project is to replace the life expired dining hall by means of an extension to the school building. Necessary mechanical and electrical upgrades to the existing school are required to incorporate the newly constructed facility. In addition, toilet and heating upgrades are included within the project.

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The indicative budget is £1.6m.

Progress Update

Enabling works have taken place and the main project to form the dining extension is on site.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Planning Application Submitted	January 2018	January 2018	
Planning Application	March 2018	February 2018	
Contract Cost Agreed	October 2018	October 2018	
Site Start	November 2018	November 2018	
Construction Works Complete	August 2019		September 2019

Current Issues

None.

RATTRAY PRIMARY SCHOOL – NURSERY EXTENSION & REFURBISHMENT

Reporting Period: February 2019 to June 2019

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 £3,581,000.

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. A programme is currently being developed for the delivery of this project.

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	TBC		
Site Start	TBC		
Construction Works Complete	TBC		
Provision Operational	August 2020		April 2021

Current Issues

The delay in the planning application submission will mean that the project will not be complete until April 2021.

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

Reporting Period: February 2019 to June 2019

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 it is proposed that a nursery will be 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 indicative budget is £700,000.

Progress Update

A drop-in session was held for parents to review the plans for the new nursery in November 2018. Works to adapt the existing building to accommodate the nursery commenced in May 2019.

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	TBC		TBC
Site Start	May 2019	May 2019	
Construction Works Complete	December 2019		
Provision Operational	August 2020		

Current Issues

There is a potential issue with the bat (protected species) survey that may cause delay to the project programme.

PERTH AND KINROSS COUNCIL

Property Sub Committee

17 June 2019

Disposal by Auction of Outdoor Centres at Kinloch Rannoch and Blackwater

Report by Executive Director (Housing & Environment) (Report No. 19/176)

The purpose of this report is to seek approval for the disposal by auction of two Council owned outdoor centres located at Kinloch Rannoch and Blackwater, Bridge of Cally. Both have been identified as surplus to Council requirements.

1. BACKGROUND / MAIN ISSUES

- 1.1 As part of the transfer programme of cultural and leisure services to Live Active Leisure (LAL), the Council approved the management transfer of two outdoor education centres at Kinloch Rannoch and Blackwater to LAL with effect from 1 April 2016 (Report No 15/438 refers). Both properties were leased to LAL on appropriate terms for leisure operations with clear apportionment of repair and maintenance responsibilities between the Council (as owner/landlord) and LAL (as tenant). This was to safeguard the Council's asset with the landlord maintaining the buildings. The leases contained clauses on specific performance by LAL and the use of the centres was governed by a Service Level Agreement with associated monitoring.
- 1.2 The financial year 2018/19 saw challenging trading conditions for LAL and the outdoor centres felt the impact of varying weather conditions (Beast from the East and the very long, hot summer) which affected the type of outdoor activities people undertook. Accordingly, LAL has now taken the difficult decision to withdraw from operating the outdoor centres and served notice to quit from both the centres.

2. DISPOSAL OF ASSETS

- 2.1 Both properties are now considered to be surplus to Council requirements and in line with current corporate asset policies, the intention is to dispose of the buildings to optimise financial, management and service benefits by disposal of surplus property to realise funds for the Council's Capital Programme.
- 2.2 It is now proposed to bring the properties to auction to optimise market exposure as both properties present potentially attractive residential or redevelopment opportunities in rural locations. The Council has, in recent years, successfully used auctions for disposals, having gained countywide coverage and very competitive selling costs. It is proposed this approach is taken with these properties. Committee approval is required as the anticipated sale receipt of each asset will be in excess of the delegated authority level of £100,000.

- 2.3 Auction delivers a binding contract on the day of the auction and properties are placed with a reserve price below which the asset cannot be sold, securing Best Value. It is not an appropriate method of sale where the Council wishes to see the property used or developed in a particular way.
- 2.4 At the time of writing, there has not been any Community Asset Transfer interest received in relation to these properties. However, as the Community Empowerment (Scotland) Act 2015 strengthens the opportunities for incorporated community bodies to pursue asset transfer, this should be a consideration on the decision to auction these properties.

3. **BEST VALUE**

- 3.1 The Local Government in Scotland Act 2003 requires the Council to make the best use of public resources, including land and property, and to be open and transparent in transactions.
- 3.2 The Council is required to demonstrate responsiveness to the needs of communities, citizens, customers and the other stakeholders where relevant in its assessment of best value. The aspects of this duty which are relevant to the proposals in this report are as follows:
- making the best use of land and property
 - being open and transparent in transactions
 - insuring sound financial controls are in place to minimise the risk of fraud and error
 - assessing the full financial consequences of decisions at an appropriate level before major financial decisions are taken or commitments entered into demonstrating responsiveness to the needs of communities, citizens, customers and other stakeholders, where relevant
- 3.3 The proposed approach in this report is considered to comply with the Council's requirement to fulfil its statutory duties in respect of Best Value and meet the Council's Corporate Plan 2018-22 strategic objectives.

4. **CONCLUSION AND RECOMMENDATION**

- 4.1 The Committee is asked to approve these properties being brought forward for disposal at auction.

Authors

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Approved

Name	Designation	Date
Barbara Renton	Executive Director (Housing & Environment)	8 May 2019

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	None
Corporate Plan	None
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	Yes
Legal and Governance	Yes
Risk	Limited
Consultation	
Internal	Yes
External	None
Communication	
Communications Plan	None

1. Strategic implications

- 1.1 This report supports the delivery of the Community Plan, Single Outcome Agreement and Corporate Plan objectives.

2. Resource implications

Financial

Revenue

- 2.1 The financial resource implications are in relation to a potential Council revenue saving of £14,650 per annum (3 year average) for maintenance of the properties and the capital receipt achieved which would accrue to the capital programme.

Capital

- 2.2 The capital receipt is anticipated to be in excess of £100,000 from each property.

Workforce

- 2.3 There are no direct workforce implications for the Council in the auction process which can be undertaken within current resources. The workforce implications in the closure of the centres will be dealt with directly by LAL management.

Asset Management (land, property, IT)

- 2.4 There are no immediate implications in respect of asset management arising from the recommendations of the 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.

- (i) 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.
- 3.3 The contents of this report have been considered under the Act and no further action is required as it does not qualify as a PPS and is therefore exempt.

Sustainability

- 3.4 Under the provisions of the Local Government 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.
- 3.5 The proposals and recommendation in this report will support sustainable development in the potential sale and re-use / redevelopment of the properties and reallocation of the capital resources.

Legal and Governance

- 3.6 The Head of Legal and Governance has been consulted and is in agreement with the contents of this report.

Risk

- 3.7 The direct risks associated with the proposed auction of the property are minimal as a reserve price will be set on both properties.

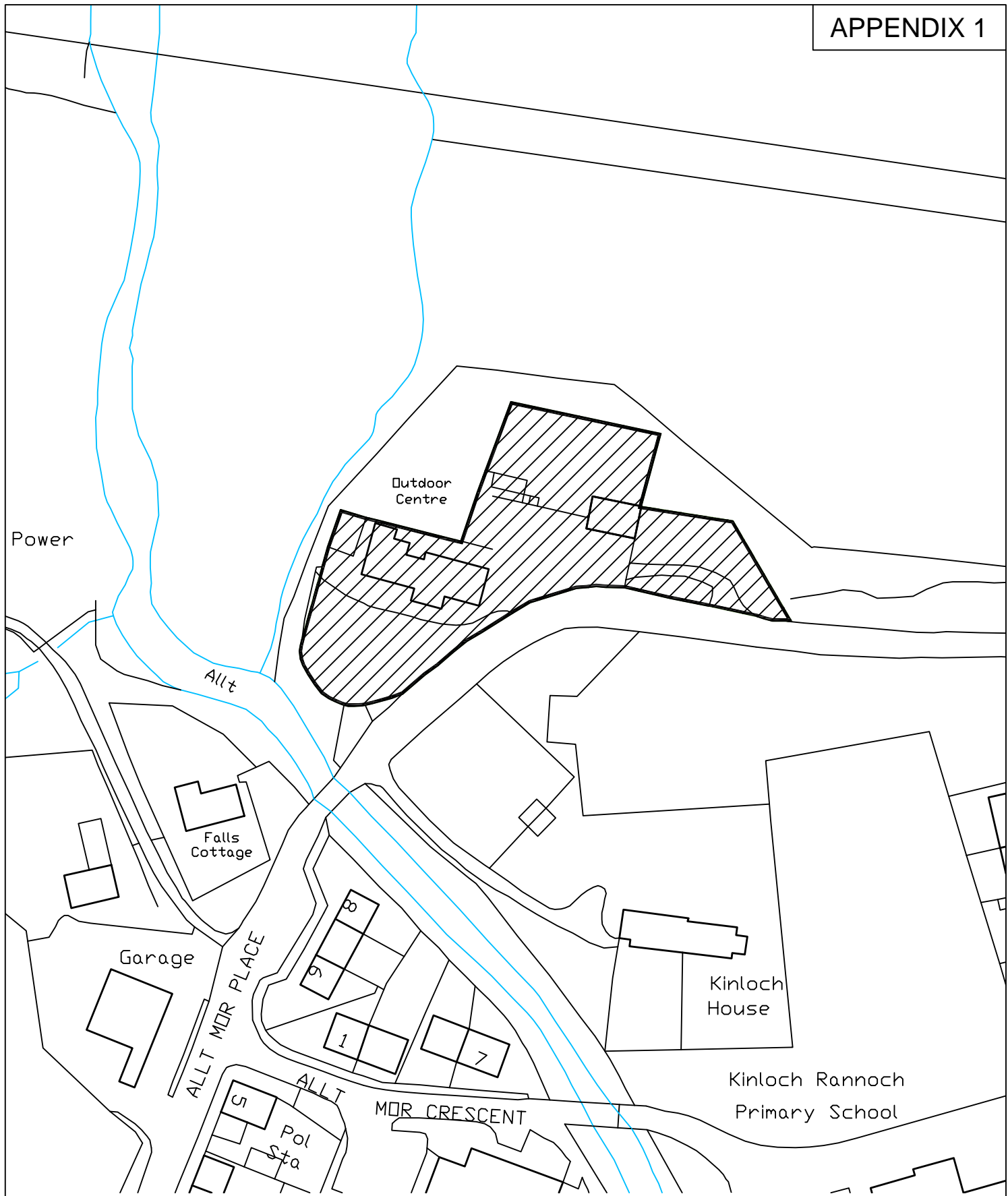
4. Consultation

Internal

- 4.1 The Head of Legal and Governance, the Head of Property Services, the Head of Finance and the Education and Community Services Senior Business & Resources Manager have been consulted and are in agreement with the contents of this report.

2. BACKGROUND PAPERS

- 2.1 Appendix 1 - Former outdoor centre Kinloch Rannoch
2.2 Appendix 2 - Former outdoor centre Blackwater, Bridge of Cally




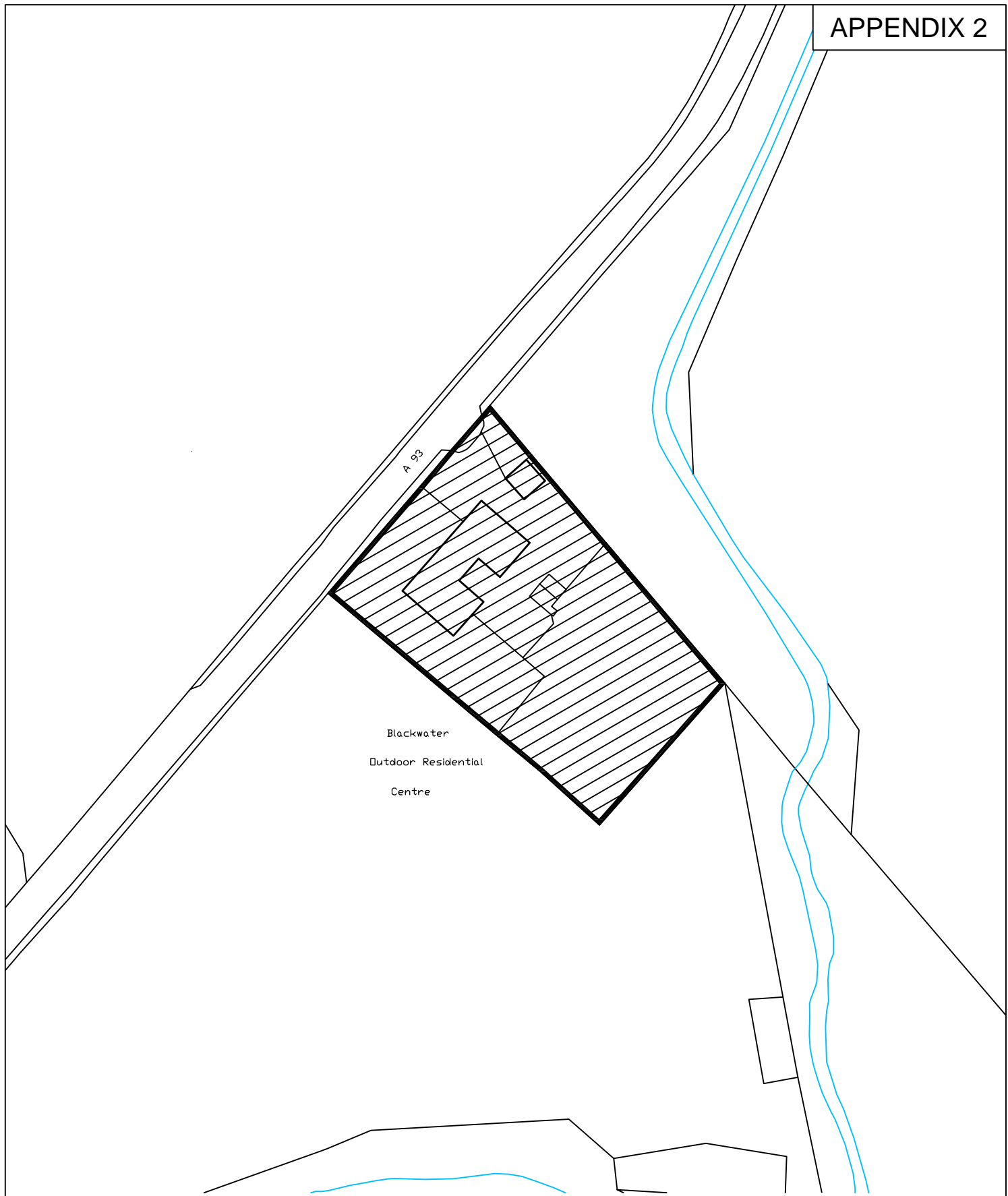
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Former Outdoor Centre,
Kinloch Rannoch

Proposed Disposal

COMMITTEE REPORT PLAN	
	Printed at Scale: 1:1000
Contact Officer:	Kate Leer
Ref:	EP162
Date:	07/05/2019
Dwg No:	CRP 0309



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Former Outdoor Centre,
Blackwater, Bridge of Cally,
Blairgowrie

Proposed Disposal

COMMITTEE REPORT PLAN



Printed at
Scale: 1:1000

Contact
Officer: Kate Leer
Ref: EP94
Date: 07/05/2019
Dwg No: CRP 0310

