

PERTH AND KINROSS COUNCIL

Property Sub-Committee

18 February 2019

School Estate Programme - Progress Update

**Report by Executive Director (Education and Children's Services)
(Report No. 19/44)**

PURPOSE OF REPORT

This report updates Property Sub-Committee on the progress and proposals for delivering the current school projects within the Education and Children's Services (ECS) School Estate Programme. It details key milestones which have been achieved since the last update to Property Sub-Committee on 22 October 2018 ([Report No. 18/333 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 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 the previous Property Sub-Committee on 22 October 2018.

3.1 Bertha Park High School – New Secondary School

- 3.1.1 Construction of Bertha Park High School continues to progress on site. The school will open in August 2019.
- 3.1.2 The utility works by the developer are now complete. The final connections to the building, which are the responsibility of the Council, are due for completion over the next two months.

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 A drop-in session was held for parents to review the plans for the new building in October 2018 and the planning application is planned to be submitted in February 2019.

3.3 Letham Primary School – Nursery Extension & Refurbishment

- 3.3.1 As part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), it is planned that an extension be built to the nursery at Letham Primary School. The project also includes significant infrastructure works to the existing school building.
- 3.3.2 The planning application for the extension to the nursery was submitted in October 2018. Refurbishment works began on site in October 2018. The planning application was approved in December 2018.

3.4 Oakbank Primary School – Nursery Extension

- 3.4.1 As part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), it is planned that an extension be built to the nursery at Oakbank Primary School.
- 3.4.2 A drop-in session was held for parents to review the plans for the nursery extension in October 2018. The planning application was submitted in December 2018 and approved in January 2019.

3.5 Pitcairn Primary School – New Dining Hall & 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](#)), now known as Investment in the School Estate. One of the priorities of the programme is the replacement of life expired buildings. Life expired buildings are those which are uneconomical to maintain.
- 3.5.2 Property Services have developed proposals for the replacement of the standalone dining hall at Pitcairn Primary School which is life expired.
- 3.5.3 The project to form a new dining hall integrated with the main school building began on site in November 2018. Necessary infrastructure upgrades to the existing school building are also taking place including toilet and heating upgrades.

3.6 Rattray Primary School – Nursery Extension & Refurbishment

- 3.6.1 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.
- 3.6.2 Following the review of alternative design proposals, the planning application for the proposed nursery extension was submitted in January 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 22 October 2018:
- Utilities to Bertha Park High School by the developer are complete (3.1);
 - The planning application for a new nursery at Inchtute Primary School is planned to be submitted in February 2019 (3.2);
 - Refurbishment works began on site at Letham Primary School in October 2018. The planning application for an extension to the nursery was approved in December 2018 (3.3);
 - The planning application for an extension to the nursery at Oakbank Primary School was approved in January 2019 (3.4);
 - Works to replace the life expired dining hall and refurbishment at Pitcairn Primary School began on site in November 2018 (3.5); and
 - The planning application for an extension to the nursery at Rattray Primary School was submitted in January 2019 (3.6).

Author

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Approved

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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 The Perth and Kinross Community Plan 2017-2027 and Perth and Kinross Council Corporate Plan 2018-2022 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 June 2018 approved the Composite Capital Budget 2018/2028 ([Report No. 18/212 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 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 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.