

PERTH AND KINROSS COUNCIL**Lifelong Learning School Estate Sub-Committee – 15 November 2012****EDUCATION AND CHILDREN'S SERVICES****SCHOOL ESTATE CAPITAL PROGRAMME PROGRESS UPDATE****Report by Executive Director (Education and Children's Services)****ABSTRACT**

This report updates Committee on progress and proposals for delivering the current capital projects within the Education and Children's Services programme and seeks approval to progress the replacement of Oakbank Primary School as per the recommendation of an options appraisal.

1 RECOMMENDATIONS

It is recommended that the Committee:

- 1.1 Notes that the Council's bid for Phase 3 of Scotland's Schools for the Future programme was successful in attracting funding for the new all through school to the north of Perth;
- 1.2 Notes that the Council has submitted a bid to HubCo East Central Scotland for additional funding for Oakbank Primary School;
- 1.3 Approves the recommendation of the options appraisal to replace Oakbank School and;
- 1.4 Notes progress on the existing programme in relation to primary school upgrades, secondary school upgrades and other projects.

2 SCOTLAND'S SCHOOLS FOR THE FUTURE – PHASE 3

- 2.1 On 11 July 2012 the Executive Sub Committee of Strategic Policy and Resources approved the submission of the bid for Scotland's Schools for the Future – Phase 3 (Report No. 12/299 refers).
- 2.2 The Council's bid for £15.327m for the secondary element of the all through school to the north of Perth City that will address demographic pressures was successful. This will fund two thirds of the cost of the secondary school and a bid will be submitted as part of the Council's capital process 2017/18 to 2019/20 for the remaining one third of the £7.663m contribution from the Council.
- 2.3 The bid for funding to replace or refurbish Tulloch Primary School was unsuccessful at this point, however opportunities for funding will continue to be explored.

3. OAKBANK PRIMARY SCHOOL BID

- 3.1 The Scottish Government committed start up capital enabling funding to facilitate the launch of the Hub Procurement Programme across Scotland and, as a result of delay in one of the front runner projects, £930,112 of capital funding has become available for reallocation. Bids required to be submitted by 12 October 2012 and Perth and Kinross have submitted a bid for £500,000 of this available funding. The Territory Programme Board will consider bids on 31 October, 2012 and thereafter recommendations will be made to the National Board.

4. UPDATES

- 4.1 The School Estate programme is focused on, and updates are provided in, the following key areas:

- Primary School Upgrades
- Secondary School Upgrades
- Other Projects

4.2 Primary School Upgrade Programme

4.2.1 Abernethy Primary School

On 11 March 2009, the School Estate Sub Committee (Report No. 09/151 refers) approved the development of the longer term scheme for Abernethy Primary School as part of the Primary School Upgrade programme. The gross financial value of this project is £5,000,000.

Work is progressing on site and is proceeding according to plan. Completion of all phases of the project, which includes the main building works, removal of the temporary decant and installation of the Multi Use Games Area (MUGA) is anticipated by August 2013.

4.2.2 Crieff Primary School

A new school will be developed on the site adjacent to Strathearn Community Campus which was purchased on 16 December 2011. The gross financial value of this development is £14,006,000.

The statutory consultation was approved at Lifelong Learning Committee on 31st October 2012 (Report 12/486 refers).

Design work up to stage C (outline) will be undertaken by Property Services into the new year. This will include the establishment of a User Reference Group. At this point, responsibility for further design and construction will transfer to the East Central Hub, as agreed by School Estate Sub Committee on 30th August 2012 (Report 12/371 refers).

4.2.3 Glenlyon Primary School

Phase 1 works to relocate the IT server out of the classroom was completed over the summer holidays.

Phase 2 works will deliver flexible general purpose spaces and a new office in the adjacent former schoolhouse. These plans have been shared with the wider community and received positive comments. Subject to statutory approvals, these works will take place in summer 2013. The funding available for all works is £387,000.

4.2.4 Inchtute Primary School

The school roll at Inchtute Primary School is rising as a result of house building within the catchment area. Although some urgent works were undertaken over summer 2011 to accommodate the primary 1 intake, future expansion is required to accommodate the predicted numbers of pupils from known house building. The scope of the project includes 2 additional classrooms, a General Purpose (GP) room, extending the school learning resource library and a hall to deliver the primary school PE curriculum.

A User Reference Group will meet for the first time in November 2012 to develop the design and consider operational constraints.

4.2.5 Invergowrie Primary School

On 27 September 2012, The Scottish Government issued a letter confirming that agreement has been reached with regard to the maximum total grant that will be paid by the Scottish Government (£2,466,913 including the £190,865 already paid in 2010/11). The payment profile for the project indicates that payments are due to commence in April 2013, a formal offer of grant letter from the Scottish Government setting out the terms and conditions will be issued in February 2013. The overall value of the project, including the grant, is £7,583,000.

Work commenced on site in October 2012 and the current indicative completion date is January 2014.

4.2.6 Kinnoull Primary School, Perth

Planning permission was granted for the extension and hall on 24th October 2012, report 12/461 refers. Subject to listed building approval from Historic Scotland, work on site is due to commence in February 2013; completing by December 2013.

Kinnoull Primary School will be decanted to Inchview and staff are working with parents to take forward the operational matters related to the relocation.

4.2.7 Oakbank Primary School, Perth

Oakbank Primary School will be the first project undertaken by the East Central Hub, as agreed by School Estate Sub Committee on 30th August 2012 (Report No 12/371 refers).

Funding of £8,500,000 was approved by Council on 9 February 2012 (Report no. 12/53 refers), in the setting of the Capital Programme for 2012/13 to 2016/17.

An options appraisal has been completed which considers whether a major refurbishment or replacement of the school, would best meet educational, asset management and best value objectives. The study concludes that a replacement school, combining primary and nursery, on the same site offers the best value for money option to achieve the objectives set. Costs at this stage are indicative and further work will take place with HubCo to develop the costs further.

The Council is currently working with HubCo to progress the selection of designers and contractors, who will deliver the project.

4.3 Secondary School Upgrade Programme

4.3.1 Perth Academy

Work is progressing to locate an all weather pitch (AWP) at Perth Academy. Consideration is also being given to the facilities to be provided from extended indoor sports accommodation. The funding available for these facilities is £2,000,000.

4.3.2 Perth High School

With the completion of the all-weather pitch, including a short sprint track facility, at Perth High School this summer consideration is now being given to operating the pitch and planned sports hall as community facilities.

The design of the hall has been completed to a stage where consultation will take place imminently and the proposal will be submitted for planning consent prior to being presented to SportScotland in January 2013.

4.4 Other Projects

4.4.1 **George Inn Lane (Almondbank II)**

George Inn Lane was approved as the preferred location for Almondbank House II at the Executive Sub-Committee of Lifelong Learning Committee on 19 December 2011 (Report 11/655 refers). This project will create a central resource base for secondary pupils which will mirror the work currently undertaken for primary pupils at Almondbank House. The value of this project is £950,000.

Statutory approval was granted for this project at Development Management Committee on 26th September 2012 (Report 12/427 refers). The Agreed Maximum Price (AMP) has been agreed and the intention is to start on site at the beginning of November 2012.

In order to allow the intrusive surveys to the building to take place the reintegration project has been temporarily relocated adjacent to Youth Unlimited in Blackfriars. This has presented the opportunity for new management arrangements to be put in place.

A consultation on a more appropriate name for the project will be taken forward with the young people who will use this service.

4.4.2 **Ratray Community Facilities**

Ratray Primary School is being extended to provide flexible spaces for the delivery of services for children and families, and for community use.

The project is being funded through the Council's capital programme to a value of £2,195,000 with an additional £414,000 being provided through a Scottish Government grant.

The project is currently awaiting statutory approval and is likely to commence on site in February 2013 at the earliest.

5 CONSULTATION

5.1 The Head of Democratic Services, Head of Legal Services, Head of Finance and Head of Technical Services have been consulted in the preparation of this report. Head teachers and Services have been consulted through the School Estate Management Plan (SEMP) group.

5.2 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.

- 5.3 A User Reference Group (URG) is set up for all major and large projects. The purpose of the URG is to assist with providing relevant local information 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.
- 5.4 Members of the URG for a school project would typically comprise the Head Teacher, Teaching Staff representatives, Non-Teaching staff representatives, Elected Members, Parent Council representatives, Community Capacity Building worker representatives, Community Council representatives and Church representatives. Wider consultation with the Pupil Council and parents are undertaken as part of a managed communications plan for each project.

6 RESOURCE IMPLICATIONS

- 6.1 The Special Meeting of the Council on 9 February 2012 approved the Composite Capital Budget 2012/13 – 2016/17 (Report No. 12/53 refers).
- 6.2 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 revenue budget process.

7 COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012

- 7.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:-
- (i) A Safe, Secure and Welcoming Environment
 - (ii) Healthy, Caring Communities
 - (iii) A Prosperous, Sustainable and Inclusive Economy
 - (iv) Educated, Responsible and Informed Citizens
 - (v) Confident, Active and Inclusive Communities

This report relates to all of the Council's five objectives.

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

8 EQUALITIES IMPACT ASSESSMENT (EqIA)

- 8.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and

disability and other relevant protected characteristics. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.

- 8.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (Eq1A) with the following outcome:

i) Assessed as **not relevant** for the purposes of Eq1A.

9 STRATEGIC ENVIRONMENTAL ASSESSMENT

- 9.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).

However, no action is required as the Act does not apply to the matters presented in this report. This is because the Committee are requested to note the contents of the report only and the Committee are not being requested to approve, adopt or agree to an action or to set the framework for future decisions.

10 CONCLUSION

- 10.1 This report updates School Estate Sub-Committee on the Education and Children's Services capital projects, which are in progress, and were approved by the meeting of the Council on 9 February 2012.
- 10.2 The report also recommends approval of the proposal to replace Oakbank Primary School.

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Note: 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.

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GLOSSARY

All Weather Pitch (AWP)

As part of secondary schools upgrades all weather pitches are installed. AWP's are based on a synthetic carpet which covers a shock pad. The synthetic carpet comprises of a long pile sand/rubber in-filled turf system. Drainage is designed to allow the surface to remain free of surface water to permit play in all weather conditions. The synthetic surface will be used mainly for Soccer and Hockey but may be used from time to time for other general-purpose sports. These areas are fenced and floodlighting is installed.

Agreed Maximum Price

The Agreed Maximum Price (AMP) is developed and agreed collaboratively between the Client and Construction Partner. It represents the value of the known scope of works and sets an upper limit for the Client's liability. The AMP is compiled by assessing the net value of the works to which an addition is made for profit, overhead and risk. The AMP can be varied, by agreement, to match changes in scope but subject to a stringent change management process.

Multi Use Games Area (MUGA)

Multi Use Games Areas (MUGAs) are used for a variety of games and are installed as part of primary school upgrades. The MUGAs installed to date by ECS consist of a hard surface area (tarmac) with fencing around. These are not floodlit. MUGAs are installed within primary schools to allow the school to make use of the area for outdoor play and PE. Grassed play areas are unfortunately 'out of bounds' for a large part of the year due to the local climate conditions. The provision of a Multi Use Games Area (MUGA) will allow the pupils to use this facility throughout the year.

