

PERTH AND KINROSS COUNCIL

Property Sub-Committee

21 October 2019

SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE

**Report by Executive Director (Education and Children's Services)
(Report No. 19/288)**

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 17 June 2019 ([Report No. 19/175 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 the 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;
 - 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 reported to the Property Sub-Committee on 17 June 2019.

3.1 Bertha Park High School - New Secondary School

- 3.1.1 The new Bertha Park High School building was handed over on 15 July 2019 and became operational on 21 August 2019.

3.2 Blairgowrie Recreation Centre - Replacement

- 3.2.1 On 22 June 2016, Council ([Report No. 16/277 refers](#)) approved a replacement recreation centre at Blairgowrie High School.
- 3.2.2 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.
- 3.2.3 A New Project Request (NPR) was submitted to HubCo in June 2019 to deliver the project under a Design, Build and Development Agreement (DBDA) (Capital).
- 3.2.4 Development of the outline design proposals commenced in August 2019. The indicative date for completion of the replacement recreation centre is March 2023.

3.3 Inchtute Primary School - New Nursery

- 3.3.1 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 accommodate an expanded nursery be built at Inchtute Primary School. This will be a standalone building in the grounds of the school.
- 3.3.2 The construction works to form the new nursery building are due to commence in October 2019. The new facility will become operational in August 2020.

3.4 Longforgan Primary School - Refurbishment & Extension

- 3.4.1 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.
- 3.4.2 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.
- 3.4.3 Construction works started on site in April 2019. It is expected that the completion of the refurbishment and extension project will be delayed from April 2020 until July 2020 due to unforeseen issues related to the condition of the existing B-listed building discovered on site. The new school building will become operational in August 2020.

3.5 North Muirton/Balhousie Primary Schools - New Build School

3.5.1 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.

3.5.2 An NPR was submitted to HubCo in July 2019 to deliver the project under a DBDA (Capital) with a target delivery date of August 2022.

3.6 Perth High School - Replacement

3.6.1 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.

3.6.2 An NPR was submitted to HubCo in June 2019 to deliver the project under a DBDA (Capital).

3.6.3 Development of the outline design proposals commenced in July 2019. The indicative date for completion of the school building is August 2023.

3.7 Pitcairn Primary School - New Dining Hall & Refurbishment

3.7.1 On 22 June 2016, Council approved funding for a number of projects as part of the Modernising Primaries Programme ([Report No. 17/280 refers](#)), now known as Investment in the Learning 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.

3.7.2 The project to replace the standalone life expired dining hall at Pitcairn Primary School was completed on site in September 2019. Necessary infrastructure upgrades to the existing school building were also carried out and included toilet and heating upgrades.

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 17 June 2019:

- Bertha Park High School was handed over on 15 July 2019 and became operational on 21 August 2019 (3.1);
- The NPR was submitted for the replacement of Blairgowrie Recreation Centre in June 2019 (3.2);

- Construction works to form the new nursery building at Inchture Primary School are due to commence in October 2019 (3.3);
 - The NPR was submitted to HubCo in July 2019 for a new build primary school to accommodate pupils from North Muirton and Balhousie Primary Schools (3.5);
 - The NPR was submitted for the replacement of Perth High School in June 2019 (3.6); and
 - The project to refurbish Pitcairn Primary School and replace the standalone life expired dining hall was completed on site in September 2019 (3.7); and
- (ii) Notes that the refurbishment and extension project at Longforan Primary School is expected to be completed in July 2020. The new school building will become operational in August 2020 (3.4).

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)	04 October 2019

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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 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 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.
- 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.