

PERTH AND KINROSS COUNCIL

PROPERTY SUB-COMMITTEE

1 MAY 2023

LEARNING ESTATE PROGRAMME – PROGRESS UPDATE

**Report by Executive Director (Education and Children's Services)
(Report No. 23/123)**

1. PURPOSE

- 1.1 This report updates the Property Sub-Committee on the progress for delivering the current major projects within the Education and Children's Services (ECS) Learning Estate Programme. It details key milestones which have been achieved since the last update to Property Sub-Committee on 13 June 2022 ([Report No. 22/121 refers](#)).

2. RECOMMENDATION

- 2.1 It is recommended that the Committee:

- Notes the significant milestones that have been achieved, rescheduled or updated since the previous Property Sub-Committee meeting on 13 June 2022:
 - New Primary School at Bertha Park
 - A New Project Request (NPR) for the project was submitted to Hub East Central Scotland (HubCo) in February 2023;
 - The procurement process to select the Design Team is underway.
 - A bid for Learning Estate Investment Programme – Phase 3 (LEIP 3) funding for the project has been submitted to the Scottish Government (6.3);
 - Blairgowrie Recreation Centre – Replacement
 - The planning application was approved at the Planning and Placemaking Committee on 10 August 2022;
 - Following Council approval of additional funding on 1 March 2023, construction work is expected to commence on site in May 2023 (6.4);
 - Phase 3 of refurbishment works at Perth Academy is progressing well with 15 classrooms now refurbished and roofing works completed (6.5);
 - Phase 1 of classroom refurbishment work at Perth Grammar School was completed in August 2022 and a programme to replace audio visual equipment in teaching spaces was completed in April 2023 (6.6);

- Following Council approval on 21 December 2022, the replacement of Perth High School commenced on site in February 2023 (6.7); and
 - The extended nursery at Rattray Primary School became operational in Summer 2022 (6.8).
- Notes that the project teams continue to manage the impact of Brexit/COVID-19/construction supply capacity, and the war in Ukraine, on projects.

3. STRUCTURE OF REPORT

3.1 This report is structured over the following sections:

- Section 4: Background
- Section 5: Progress
- Section 6: Updates on Current Programme
- Appendices

4. BACKGROUND

- 4.1 The [Learning Estate Strategy](#) (November 2021) ([Report No. 21/202 refers](#)) 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.
- 4.2 The strategy is delivered through the [Learning Estate Management Plan](#) (LEMP), approved by Lifelong Learning Committee in November 2021, which is primarily funded through the Council Capital Programme.
- 4.3 The ECS Capital Programme details the priorities for the Learning Estate until 2027/28 and is reviewed on an annual basis.

5. PROGRESS

- 5.1 This report updates Committee on the progress for delivering the current projects within the ECS Learning Estate Programme. The focus of the programme is on:
- Primary School Upgrades;
 - New Primary School Projects;
 - Secondary School Upgrades;
 - Replacement Secondary School; and
 - Recreation Centre Replacement.
- 5.2 Brexit/COVID-19/construction supply capacity, and the war in Ukraine, are having an impact on all projects and there is currently an increase in tender and material prices being experienced across the construction industry.

5.3 Project teams have regular dialogue regarding options and solutions to manage the impact of the changing situation.

6. UPDATES ON CURRENT PROGRAMME

6.1 Detailed updates on all current projects are provided in Appendix 1.

6.2 The following is an update on significant project milestones since previously reported to the Property Sub-Committee.

6.3 New Primary School at Bertha Park

6.3.1 As part of the School Estate Transformation Programme, the Learning and Families Committee on 2 November 2022 approved the site adjacent to Bertha Park High School for a new primary school ([Report No. 22/265 refers](#)). The extra capacity in the primary school estate is required to accommodate expected pupil numbers generated from planned housebuilding within the strategic sites at the north and north west of Perth.

6.3.2 The NPR was submitted to HubCo in February 2023 and the selection process for the Design Team is underway.

6.3.3 A bid for LEIP 3 funding for the project has been submitted to the Scottish Government. If successful, the funding of 50% towards the project will be provided over a 25-year period based on the Council meeting specified targets.

6.4 Blairgowrie Recreation Centre - Replacement

6.4.1 The Council has approved a replacement recreation centre at Blairgowrie High School ([Report No. 16/277 refers](#)).

6.4.2 The Planning Application was approved at Planning and Placemaking Committee on 10 August 2022 ([Report No. 22/178 refers](#)).

6.4.3 On 1 March 2023, Council considered the Full Business Case for the project ([Report No. 23/73 refers](#)) and agreed to proceed with an increased capital budget for the project. This enabled Financial Close to be reached and construction work is expected to commence on site in May 2023.

6.5 Perth Academy

6.5.1 Funding has been secured to undertake a partial refurbishment of Perth Academy to improve the condition and suitability of the facilities. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.

6.5.2 As part of the third phase of works, a further 15 classrooms have been refurbished and roofing upgrades have been completed.

6.6 Perth Grammar School

6.6.1 Funding is allocated to undertake infrastructure upgrades to Perth Grammar School. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.

6.6.2 In August 2022, the first phase of ten classroom refurbishments was completed. In addition, a programme to replace audio visual equipment in teaching spaces was completed in April 2023.

6.7 Perth High School

6.7.1 On 20 June 2018, Council approved funding from the Composite Capital Budget ([Report No. 18/212 refers](#)) for the replacement of Perth High School.

6.7.2 On 21 December 2022, Council considered the Full Business Case ([Report No. 22/312 refers](#)) and approved that the project proceed with an increased capital budget for the project. This enabled Financial Close to be concluded and construction works on the new school building commenced in February 2023.

6.8 Rattray Primary School

6.8.1 As a part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), a nursery extension was approved for Rattray Primary School.

6.8.2 The extended nursery became operational in Summer 2022.

Author

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Approved

Name	Designation	Date
Sheena Devlin	Executive Director (Education and Children's Services)	20 April 2023

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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

Corporate Plan

1.1 This section sets out how 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 This section sets out how 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 Vision, Values and Priorities in respect of the following key Priority area:

- Learning and Achievement

2. Resource Implications

Financial

2.1 The meeting of the Council on 1 March 2023 approved the Composite Capital budget 2023/24 to 2027/28 ([Report No. 23/73 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 proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (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.

- 3.2.1 The proposals have been considered under the Act; 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.

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. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:
- In the way best calculated to delivery of the Act's emissions reduction targets.
 - In the way best calculated to deliver any statutory adaption programmes.
 - In a way that it considers most sustainable.
- 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 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above report.

3. APPENDICES

- 3.1 Appendix 1 – Detailed Updates on Current Projects (June 2022 – May 2023)