



Securing the future... • *Improving services*  
• *Enhancing quality of life* • *Making the best use of public resources*

Council Building  
2 High Street  
Perth  
PH1 5PH

Friday, 24 February 2017

A Meeting of the **School Estate Sub-Committee** will be held in **the Council Chambers, 2 High Street, Perth, PH1 5PH** on **Thursday, 02 March 2017** at **11:30**.

If you have any queries please contact Committee Services on (01738) 475000 or email [Committee@pkc.gov.uk](mailto:Committee@pkc.gov.uk).

**BERNADETTE MALONE**  
Chief Executive

***Those attending the meeting are requested to ensure that all mobile phones and other communication devices are in silent mode.***

**Members:**

Councillor B Band  
Councillor G Walker  
Councillor C Gillies  
Councillor B Vaughan  
Councillor W Wilson  
Mr I Jackson



## School Estate Sub-Committee

Thursday, 02 March 2017

### 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/SUBSTITUTES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE SCHOOL ESTATE SUB-COMMITTEE OF THE LIFELONG LEARNING COMMITTEE OF 17 NOVEMBER 2016 FOR APPROVAL 5 - 6**
- 4 SCHOOL ESTATE PROGRAMME PROGRESS UPDATE 7 - 22**  
Report by Director (Education and Children's Services) (copy herewith 17/94)
- 5 REVISED SCHOOL CAPACITY FOR ERROL PRIMARY SCHOOL 23 - 28**  
Report by Director (Education and Children's Services) (copy herewith 17/95)

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.



## **LIFELONG LEARNING COMMITTEE SCHOOL ESTATE SUB-COMMITTEE**

Minute of meeting of the School Estate Sub-Committee of the Lifelong Learning Committee held in Errol Primary School, Station Road, Errol on Thursday 17 November 2016 at 10.00am.

Present: Councillors B Band, I Miller, B Vaughan, W Wilson and Mr I Jackson.

In Attendance: G Boland, B Reid and C Taylor (all Education and Children's Services); S Crawford (The Environment Service); L Brown (Corporate and Democratic Services).

Apologies for absence: Councillors A Munro and G Walker.

Councillor B Band, Convener, Presiding.

### **1. WELCOME AND APOLOGIES/SUBSTITUTES**

The Convener welcomed all those present to the meeting. Apologies for absence were noted as above.

### **2. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

### **3. MINUTE OF PREVIOUS MEETING**

The minute of meeting of the School Estate Sub-Committee of 25 August 2016 was submitted and approved as a correct record.

### **4. SCHOOL ESTATE PROGRAMME PROGRESS UPDATE**

There was submitted a report by the Director (Education and Children's Services) (16/516), updating the Committee on the progress and proposals for delivering the current school projects within the Education and Children's Services School Estate Programme and detailing key milestones which have been achieved since the last update to Committee on 25 August 2016.

#### **Resolved:**

The significant milestones achieved since the previous meeting of the Sub-Committee on 25 August 2016, as detailed in paragraphs 3.1 to 3.4 of Report 16/516, be noted.

**5. EDUCATION AND CHILDREN'S SERVICES INVESTMENT – COMMUNITY BENEFITS**

Members heard and noted a presentation by Stephen Crawford, Head of Property Services, Perth and Kinross Council regarding community benefits clauses which had formed part of all significant new contract awards in Perth and Kinross Council from 2015 onwards.

~~~~~

**PERTH AND KINROSS COUNCIL****Lifelong Learning School Estate Sub-Committee****2 March 2017****School Estate Programme Progress Update****Report by Director (Education and Children's Services)****PURPOSE OF REPORT**

This report updates 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 Committee on 17 November 2016 ([Report No. 16/516 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 rolling seven 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:
  - Primary School Upgrades/Replacements;
  - Secondary School Upgrades; and
  - Design, Build, Finance & Manage (DBFM) Project.

**3. UPDATES ON CURRENT PROGRAMME**

Detailed updates on all current projects are provided in Appendix 1. The following projects have significant milestones/key information since the previous School Estate Sub-Committee on 17 November 2016.

## Significant Milestones/Key Information – Primary School Upgrade Programme

### **3.1 Kinross Primary School**

On 29 October 2014, Lifelong Learning Committee ([Report No. 14/467 refers](#)) approved the replacement of Kinross Primary School.

Financial Close was reached in November 2016. The full construction works are on-site with the new school expected to be operational in December 2017. Demolition and external works will be completed in May 2018.

### **3.2 Tulloch Primary School**

On 29 October 2014, Lifelong Learning Committee ([Report No 14/467 refers](#)) approved the replacement of Tulloch Primary School.

Financial Close was achieved in December 2016. The full construction works are on-site with the new school expected to be operational in January 2018. Demolition and external works will be completed in May 2018.

### **3.3 New Secondary School**

On 4 November 2015, Lifelong Learning Committee ([Report No. 15/515 refers](#)), approved the establishment of a new secondary school on a preferred site at Bertha Park, Perth, from August 2019.

The Section 75 agreement was signed on 28 November 2016. The full planning application was submitted in January 2017. A consultation process is underway to name the new school with a recommendation going to Lifelong Learning Committee for approval.

### **3.4 Perth Academy Sports Hall**

The project to provide a sports hall at Perth Academy has been initiated. The design team has been formed, the baseline dates and procurement strategy are currently being developed. This is following a review of all the planned works at Perth Academy whereby the sports hall was still deemed a priority as part of the overall programme.

### **3.5 New Projects**

Initial feasibility work has begun on projects for Blairgowrie Recreation Centre and for replacements to life expired buildings. Details of the early progress in these projects will be reported to future committees.

## **4. CONCLUSION AND RECOMMENDATIONS**

- 4.1 This report updates the School Estate Sub-Committee on the progress of the Education and Children's Services School Estate capital projects approved through the Capital Programme for 2016 to 2023.



4.2 The Committee is requested to note significant milestones achieved/key information since the previous Committee meeting held on 17 November 2016 including:

- Financial Close has been achieved for the new primary school at Kinross (3.1);
- Financial Close has been achieved for the new primary school at Tulloch (3.2);
- The Section 75 agreement was signed off for the New Secondary School and planning application was submitted January 2017(3.3);
- A design team has been formed and baseline dates are being developed for the Perth Academy Sports Hall (3.4); and
- Initial feasibility works have begun at Blairgowrie Recreation Centre, and on life expired buildings (3.5).

**Author**

| <b>Name</b> | <b>Designation</b> | <b>Contact Details</b>                                                                 |
|-------------|--------------------|----------------------------------------------------------------------------------------|
| Brian Reid  | Team Leader        | <a href="mailto:ECSCCommittee@pkc.gov.uk">ECSCCommittee@pkc.gov.uk</a><br>01738 475000 |

**Approved**

| <b>Name</b>          | <b>Designation</b>                                  | <b>Date</b>             |
|----------------------|-----------------------------------------------------|-------------------------|
| <b>Sheena Devlin</b> | <b>Director (Education and Children’s Services)</b> | <b>16 Feburary 2017</b> |

|                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.</p> |
| <p>You can also send us a text message on 07824 498145.</p>                                                                                                                                                                                                        |
| <p>All Council Services can offer a telephone translation facility.</p>                                                                                                                                                                                            |

## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

| <b>Strategic Implications</b>                       | <b>Yes / None</b> |
|-----------------------------------------------------|-------------------|
| Community Plan / Single Outcome Agreement           | Yes               |
| Corporate Plan                                      | Yes               |
| <b>Resource Implications</b>                        |                   |
| Financial                                           | Yes               |
| Workforce                                           | No                |
| Asset Management (land, property, IST)              | Yes               |
| <b>Assessments</b>                                  |                   |
| Equality Impact Assessment                          | Yes               |
| Strategic Environmental Assessment                  | Yes               |
| Sustainability (community, economic, environmental) | Yes               |
| Legal and Governance                                | Yes               |
| Risk                                                | Yes               |
| <b>Consultation</b>                                 |                   |
| Internal                                            | Yes               |
| External                                            | Yes               |
| <b>Communication</b>                                |                   |
| Communications Plan                                 | No                |

### 1. Strategic Implications

#### Community Plan / Single Outcome Agreement

1.1 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 22 June 2016 approved the Composite Capital Budget 2016/23 ([Report No. 16/277 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 Democratic Services, 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**

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 1 – Detailed Updates on Current Projects.



## 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.
- The forecast date is the date which is currently projected for completion.

## ALYTH PRIMARY SCHOOL - REPLACEMENT AND REFURBISHMENT

**Reporting Period: November 2016 to February 2017**

### Overview

Alyth Primary School is a largely life-expired property requiring major investment. The school has been identified as having the highest maintenance requirement of any primary school in Perth and Kinross. It is also underutilised and inefficient in terms of layout and running costs.

The recommended option to upgrade the Victorian building and add a new-build element was approved at Lifelong Learning Committee on 29 January 2014 ([Report No. 14/22 refers](#)).

### Sources of Funding

This project is fully funded by the ECS Composite Capital Programme. The funding for this project is £9,682,000.

### Progress Update

The Stage 1 report was formally accepted on 19 February 2015. An informal drop-in session was held on 26 January 2015 where the design was shared with Parents/Carers and the wider school community. The concept design was shared with the User Reference Group (URG) on 11 December 2014 and was well received.

Construction of the new school began in January 2016.

Works on site continue in line with the new programme with completion of the school due June 2017. The decant into the new school of equipment will commence in late June with pupils and staff moving into the school after the summer holidays.

### Key Milestones

| Milestone                                   | Planned date  | Actual Date    | Forecast date |
|---------------------------------------------|---------------|----------------|---------------|
| Submit NPR                                  | December 2013 | May 2014       |               |
| HubCo Accept NPR Stage 1 Commences          | January 2014  | September 2014 |               |
| Stage 1 <sup>1</sup> Agreed                 | April 2014    | February 2015  |               |
| Planning Application Submitted              | December 2014 | March 2015     |               |
| Planning Application Agreed                 | May 2015      | June 2015      |               |
| Stage 2 <sup>2</sup> Agreed                 | January 2015  | January 2016   |               |
| Site Start                                  | March 2015    | January 2016   |               |
| School Operational                          | August 2016   |                | June 2017     |
| Demolition and Completion of External Works | October 2016  |                | October 2017  |

### Current Issues

Dry rot has been discovered within the Victorian building and costs of repairing this are awaited. Timescales remain challenging with the project.



## DESIGN, BUILD, FINANCE AND MANAGE (DBFM) PROJECT - NEW SECONDARY SCHOOL

**Reporting Period: November 2016 to February 2017**

### Overview

A review of the School Estate has taken place to determine the likely impact of anticipated population growth on the School Estate in the medium to long term. One of the priorities for the Council has been agreed as a new secondary school on the northern perimeter of Perth. The school will accommodate 1,100 pupils.

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

### Sources of Funding

£32.5 million will be provided through the Scottish Futures Trust (SFT).

### Progress Update

The SFT Pre-New Project Request (NPR) Key Stage Review is complete. The NPR was issued to HubCo in June 2015 and accepted at the beginning of July 2015.

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, Archial Norr (Architects), Wallace Whittle (Mechanical & Electrical) and Goodsons (Civil & Structural).

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.

A legal agreement was signed on 29 January 2016 securing the land required for the new secondary school.

The Section 75 agreement has been concluded.

A consultation process is underway to name the new school.

The full planning submission was made in January 2017 with approval expected April 2017.

### Key Milestones

| Milestone                                  | Planned date | Actual Date   | Forecast date |
|--------------------------------------------|--------------|---------------|---------------|
| <b>Options to Populate School</b>          | October 2013 | May 2014      |               |
| <b>Proposal for Statutory Consultation</b> | August 2014  | June 2014     |               |
| <b>Submit NPR</b>                          | October 2014 | June 2014     |               |
| <b>Submit Final NPR</b>                    | April 2015   | June 2015     |               |
| <b>Statutory Consultation Complete</b>     | May 2015     | November 2015 |               |

| <b>Milestone</b>                                                     | <b>Planned date</b> | <b>Actual Date</b> | <b>Forecast date</b> |
|----------------------------------------------------------------------|---------------------|--------------------|----------------------|
| <b>Land Secured</b>                                                  | January 2016        | January 2016       |                      |
| <b>Stage 1 Agreed</b>                                                | January 2016        | September 2016     |                      |
| <b>Planning Application Submitted</b>                                | September 2016      | January 2017       |                      |
| <b>Planning Application Agreed</b>                                   | November 2016       |                    | April 2017           |
| <b>Stage 2 Agreed</b>                                                | September 2017      |                    | July 2017            |
| <b>Utilities Completed</b>                                           | October 2017        |                    | July 2017            |
| <b>Financial Close</b>                                               | October 2017        |                    | July 2017            |
| <b>Site Start</b>                                                    | October 2017        |                    | August 2017          |
| <b>Access Road from Ruthvenfield Road into Bertha Park Completed</b> | November 2017       |                    | April 2018           |
| <b>School Operational</b>                                            | August 2019         |                    | August 2019          |
| <b>Completion of External Works</b>                                  | August 2019         |                    | August 2019          |

### **Current Issues**

- There is a heavy dependence on having infrastructure and utilities in place specifically the temporary access road for building the school.
- Revenue funding for this project will be required. This funding has been identified as a pressure in the medium term financial plan approved by Council on 8 October 2014 ([Report No. 14/433 refers](#)).

## ENGINEERING HUB - PERTH CITY CAMPUS

**Reporting Period:** November 2016 to February 2017

### Overview

This project is to develop and deliver an Engineering Hub which will promote, change and encourage ambition for individuals; encourage integrated learning spaces between schools and further education; and enable senior pupils to access vocational qualifications earlier.

The Perth City Campus Engineering Hub will be located across Perth Academy, Perth Grammar School, Perth High School, St John's Academy (Secondary) and Perth College.

### Sources of Funding

A Capital grant funding offer has been received from the Scottish Futures Trust (SFT), on behalf of the Scottish Government, to develop inspiring learning spaces.

### Progress Update

A working group has been established which comprises of Principal Teachers from each of the four Perth City secondary schools and two members of staff from Perth College. A Project Manager has been assigned, and a Project Team has been established to take forward the Engineering Hub Project.

Site visits have taken place to review the requirements at each location and establish if further works require to be undertaken to existing infrastructure in order to deliver this project. Major asbestos surveys were completed during the summer break which will inform any issues with planned infrastructure upgrades.

Perth College have been through a procurement exercise for their element of works within the project.

Infrastructure works continue on programme, all equipment has been procured with delivery anticipated imminently.

### Key Milestones

| Milestone                                                      | Planned Date  | Actual Date   | Forecast Date |
|----------------------------------------------------------------|---------------|---------------|---------------|
| Scope Finalised                                                | December 2015 | December 2015 |               |
| Site Visits                                                    | April 2016    | April 2016    |               |
| Order Placed with Property Services/<br>Investment in Learning | May 2016      | May 2016      |               |
| Programme of Works Developed                                   | October 2016  | November 2016 |               |
| Construction Begins                                            | October 2016  | November 2016 |               |
| Schools Engineering Hub in Place                               | March 2017    |               | March 2017    |

### Current Issues

None at present.

## KINROSS PRIMARY SCHOOL - REPLACEMENT

**Reporting Period: November 2016 to February 2017**

### Overview

On 29 October 2014, Lifelong Learning Committee ([Report No. 14/467 refers](#)) approved the replacement of Kinross Primary School. This project is to replace the existing buildings with a new 18 class primary school on the playing field of the current site. This will be delivered by HubCo with Robertson Construction appointed as the main contractor.

### Sources of Funding

On 30 July 2015 the Strategic Policy & Resources Executive Sub-Committee approved fully funding Kinross Primary School from the Council's existing Composite Capital Budget on a Design, Build and Development Agreement (DBDA) (Capital) to ensure the delivery dates are met. The budget is currently £12,310,000 and this includes developer's contributions.

### Progress Update

Stage 2 was approved in September 2016 and Financial Close was reached in November 2016. The full construction works are on-site with the new school expected to be operational in December 2017. Demolition and external works will be completed in May 2018.

### Key Milestones

| Milestone                                   | Planned date   | Actual Date    | Forecast date |
|---------------------------------------------|----------------|----------------|---------------|
| Submit Final NPR                            | April 2015     | June 2015      |               |
| HubCo Accept NPR Stage 1 Commences          | April 2015     | July 2015      |               |
| Stage 1 Agreed                              | October 2015   | December 2015  |               |
| Planning Application Submitted              | February 2016  | March 2016     |               |
| Planning Application Agreed                 | June 2016      | June 2016      |               |
| Stage 2 Agreed                              | September 2016 | September 2016 |               |
| Financial Close                             | October 2016   | November 2016  |               |
| Site Start                                  | October 2016   | November 2016  |               |
| School Operational                          | December 2017  |                | December 2017 |
| Demolition and Completion of External Works | April 2018     |                | May 2018      |

### Current Issues

None at present.

## PERTH ACADEMY – SPORTS HALL

**Reporting Period:** November 2016 to February 2017

### Overview

The sports hall will be a two court facility with dry changing facilities and linked to the existing PE facilities.

### Sources of Funding

The funding is from the ECS Composite Capital Programme.

### Progress Update

The project has been initiated. The design team has been formed, the baseline dates and procurement strategy are currently being developed.

### Key Milestones

| Milestone                                             | Planned date   | Actual Date    | Forecast date |
|-------------------------------------------------------|----------------|----------------|---------------|
| Feasibility Study Completed                           | August 2013    | January 2014   |               |
| Review of Feasibility Study                           | April 2014     | September 2014 |               |
| Review of Costed Feasibility Study including Changing | May 2015       | September 2015 |               |
| School Approval of Affordable Design                  | October 2015   | November 2015  |               |
| Gross Maximum Cost Agreed                             | September 2016 |                | TBC           |
| Site Start                                            | October 2016   |                | TBC           |
| Sports Hall Operational                               | August 2017    |                | TBC           |
| Completion of External Works                          | August 2017    |                | TBC           |

### Current Issues

None at present.

## TULLOCH PRIMARY SCHOOL - REPLACEMENT

**Reporting Period:** November 2016 to February 2017

### Overview

On 29 October 2014, Lifelong Learning Committee ([Report No. 14/467 refers](#)) approved the replacement of Tulloch Primary School. This project is to replace the existing building with a new 14 classroom primary school on the playing field of the current site. This will be delivered by HubCo with Robertson Construction appointed as the main contractor.

### Sources of Funding

On 30 July 2015 The Strategic Policy & Resources Executive Sub-Committee, approved to fully fund the Tulloch Primary School project from the Council's existing Composite Capital Budget on a Design, Build and Development Agreement (DBDA) (Capital) to ensure the delivery dates are met. The budget is currently £10,888,000 and this includes developer's contributions.

### Progress Update

Financial Close was approved in December 2016. The new school is expected to be operational in January 2018. Demolition and external works will be completed in May 2018.

### Key Milestones

| Milestone                          | Planned date   | Actual Date   | Forecast date |
|------------------------------------|----------------|---------------|---------------|
| Submit Final NPR                   | April 2015     | June 2015     |               |
| HubCo Accept NPR Stage 1 Commences | April 2015     | July 2015     |               |
| Stage 1 Agreed                     | October 2015   | November 2015 |               |
| Planning Application Submitted     | February 2016  | March 2016    |               |
| Planning Application Agreed        | June 2016      | June 2016     |               |
| Stage 2 Agreed                     | September 2016 | November 2016 |               |
| Financial Close                    | October 2016   | December 2016 |               |
| Site Start                         | October 2016   | December 2016 |               |
| School Operational                 | December 2017  |               | January 2018  |
| Completion of External Works       | April 2018     |               | May 2018      |

### Current Issues

None at present.

## PERTH AND KINROSS COUNCIL

## Lifelong Learning School Estate Sub-Committee

2 March 2017

## Revised School Capacity for Errol Primary School

## Report by Director (Education and Children's Services)

**PURPOSE OF REPORT**

This report seeks approval to revise the capacity of Errol Primary School following the completion of a capital project to provide additional accommodation at the school.

**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 In February 2007, the Lifelong Learning Committee approved new pupil capacities for all Council run primary schools in Perth and Kinross (Report No 07/519 refers).
- 1.3 The February 2007 report also noted that annual revisions to school capacity figures would be needed as school extension and new school build projects were completed. Consequently, school capacities are reviewed on an annual basis where works have been undertaken or where classes have been reconfigured prior to the P1 intake in August each year.
- 1.4 There has been a number of revisions to school capacities since the February 2007 report, with the most recent revision being approved as part of the Service Asset Management Plan 2016 (incorporating School Estate Management Plan) at Lifelong Learning School Estate Sub-Committee on 3 March 2016 and Lifelong Learning Committee on 9 March 2016 ([Report No. 16/108 refers](#)).

**2. PROPOSALS**

- 2.1 This report proposes an increase to the capacity of Errol Primary School.
- 2.2 The current approved capacity of the school is 217.
- 2.3 Since the capacity was set, the school roll has increased and, as part of operational working capacity arrangements, the school has been utilising support space within the school to accommodate the rise in pupil numbers on a temporary basis.

2.4 As part of the modernising primaries programme a capital upgrade project was undertaken which included the provision of 3 additional classrooms. This project was completed on 22 September 2016. This has allowed the support accommodation previously used as temporary classroom accommodation to revert back to its original use.

2.5 The provision of the additional 3 classroom spaces provides capacity for an additional 99 pupils. It is therefore proposed that the capacity at Errol Primary School be revised from 217 to 316.

### 3. CONCLUSION AND RECOMMENDATION

3.1 It is recommended that the Committee:

- (i) Approves the revised capacity of 316 pupils for Errol Primary School as a result of the completion of the recent capital upgrade project.

#### Author(s)

| Name           | Designation                       | Contact Details                                                                        |
|----------------|-----------------------------------|----------------------------------------------------------------------------------------|
| Evelyn Gilruth | Team Leader<br>(Asset Management) | <a href="mailto:ECSCCommittee@pkc.gov.uk">ECSCCommittee@pkc.gov.uk</a><br>01738 475000 |

#### Approved

| Name          | Designation                                   | Date            |
|---------------|-----------------------------------------------|-----------------|
| Sheena Devlin | Director (Education and<br>Children Services) | 17 January 2017 |

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.



## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

| <b>Strategic Implications</b>                       | <b>Yes / None</b> |
|-----------------------------------------------------|-------------------|
| Community Plan / Single Outcome Agreement           | Yes               |
| Corporate Plan                                      | Yes               |
| <b>Resource Implications</b>                        |                   |
| Financial                                           | Yes               |
| Workforce                                           | No                |
| Asset Management (land, property, IST)              | Yes               |
| <b>Assessments</b>                                  |                   |
| Equality Impact Assessment                          | Yes               |
| Strategic Environmental Assessment                  | Yes               |
| Sustainability (community, economic, environmental) | Yes               |
| Legal and Governance                                | No                |
| Risk                                                | Yes               |
| <b>Consultation</b>                                 |                   |
| Internal                                            | Yes               |
| External                                            | Yes               |
| <b>Communication</b>                                |                   |
| Communications Plan                                 | No                |

### 1. Strategic Implications

#### Community Plan / Single Outcome Agreement

1.1 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
- (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 There are no direct financial implications arising from this report.

### 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**

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

- 3.6 There are no key risks arising from this report however an individual risk profile was in place in respect of the capital upgrade project.

## **4. Consultation**

### Internal

- 4.1 The Head of Democratic Services, Head of Finance and Head of Property Services have been consulted in the preparation of this report.

### External

- 4.2 There has been been no direct external consultation associated with the preparation of this report.

## **5. Communication**

- 5.1 Information relating to school capacity is published in a number of Council publications and these will be updated as required. In addition, the Scottish Government will be informed through the Core Facts update in May 2017.

## **2. BACKGROUND PAPERS**

**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.

## **3. APPENDICES**

None.

