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Council Building
2 High Street
Perth
PH1 5PH

11 October 2019

A Meeting of the **Property Sub-Committee** will be held in **the Council Chamber, 2 High Street, Perth, PH1 5PH** on **Monday, 21 October 2019** at **10:00**.

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

KAREN REID
Chief Executive

Those attending the meeting are requested to ensure that all electronic equipment is in silent mode.

Please note that the meeting will be recorded and will be publicly available on the Council's website following the meeting.

Members:

Councillor Murray Lyle (Convener)
Councillor Roz McCall (Vice-Convener)
Councillor Bob Band
Councillor Dave Doogan
Councillor Grant Laing
Councillor Caroline Shiers
Councillor Colin Stewart

Property Sub-Committee

Monday, 21 October 2019

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**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE PROPERTY SUB-COMMITTEE OF THE STRATEGIC POLICY AND RESOURCES COMMITTEE OF 19 AUGUST 2019 FOR APPROVAL** **5 - 6**
(copy herewith)
- 4 SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE** **7 - 28**
Report by Executive Director (Housing and Environment) (copy herewith 19/288)

IT IS RECOMMENDED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM(S) IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

- P1 DISPOSAL OF SITE 9, ISLAY PLACE, NORTH MUIRTON INDUSTRIAL ESTATE**

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PROPERTY SUB-COMMITTEE

Minute of meeting of the Property Sub-Committee of the Strategic Policy and Resources Committee held in the Council Chambers, Ground Floor, Council Building, 2 High Street, Perth on Monday 19 August 2019 at 10.00am.

Present: Councillors M Lyle, P Barrett, D Doogan, G Laing, C Shiers and C Stewart.

In Attendance: M Hill and M McCaskie (both Housing and Environment); C Flynn, C Irons and A Thomson (all Corporate and Democratic Services).

Apologies: Councillor B Band.

Convener Councillor M Lyle, presiding.

1. WELCOME AND APOLOGIES/SUBSTITUTES

The Convener welcomed all those present to the meeting. Apologies and substitutions 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

The minute of meeting of the Property Sub-Committee of 17 June 2019 was submitted and approved as a correct record.

IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

P1. UPDATE ON INTEREST AT THE OUTDOOR CENTRES AT KINLOCH RANNOCH AND BLACKWATER AND FUTURE DISPOSAL BY AUCTION

There was submitted a report by the Depute Director (Housing and Environment) (19/216) (1) providing an update on the progress with the Council-owned outdoor centres located at Kinloch Rannoch and Blackwater, Bridge of Cally and (2) recommending the way forward for disposal.

Resolved:

- (i) The interest expressed in the Kinloch Rannoch property be noted.
- (ii) The Outdoor Centre at Kinloch Rannoch be retained until the two expressions of interest have been fully investigated and progressed accordingly.
- (iii) In the event that neither expression of interest progresses to conclusion, the property be sold at Auction.
- (iv) That no interest had been expressed in the Blackwater property, be noted.

- (v) The Outdoor Centre at Blackwater, Bridge of Cally be sold at Auction.

P2. SCHEDULE OF PROPERTY MATTERS APPROVED UNDER DELEGATED POWERS

There was submitted a report by the Depute Director (Housing and Environment) (19/217) on property transactions undertaken by the Estates and Commercial Investment Team and approved under delegated powers in the period June 2018 to June 2019.

Resolved:

The contents of Report 19/217 be noted.

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## 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 Inchtute 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 | <a href="mailto:ECSCCommittee@pkc.gov.uk">ECSCCommittee@pkc.gov.uk</a><br>01738 475000 |

#### Approved

| Name          | Designation                                               | Date            |
|---------------|-----------------------------------------------------------|-----------------|
| Sheena Devlin | Executive Director<br>(Education and Children's Services) | 04 October 2019 |

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## 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

#### 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.

**APPENDIX A****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; and
- The forecast date is the date which is currently projected for completion.

## **BERTHA PARK HIGH SCHOOL - NEW SECONDARY SCHOOL**

**Reporting Period: June to October 2019**

### **Overview**

A review of the School Estate took place to determine the likely impact of anticipated population growth on the School Estate in the medium to long term. One of the agreed priorities for the Council was a new secondary school on the northern perimeter of Perth. The capacity of the school is 1,100 pupils.

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

### **Sources of Funding**

£32.5m was provided through the Scottish Futures Trust (SFT).

### **Progress Update**

The SFT Pre- New Project Request (NPR) Key Stage Review was completed. 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, was completed and Robertson Construction was selected as the Tier 1 Consultants (Main Contractor). The Tier 2 Consultants selected comprised of 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.

The full planning submission was made in January 2017 and approved on 24 May 2017.

Work began on site under a Letter of Intent in August 2017.

Financial Close was achieved on 30 September 2017.

The access road to the school was completed on 26 June 2018.

The Topping Out Ceremony was held on Friday 14 September 2018.

The utilities works by the developer were completed in January 2019 and final connections to the building were completed thereafter.

The construction works are now complete and the building was handed over in July 2019. The school became operational in August 2019.



**Key Milestones**

| <b>Milestone</b>                                                     | <b>Planned Date</b> | <b>Actual Date</b> | <b>Forecast Date</b> |
|----------------------------------------------------------------------|---------------------|--------------------|----------------------|
| <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>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       | May 2017           |                      |
| <b>Stage 2 Agreed</b>                                                | September 2017      | August 2017        |                      |
| <b>Developer Utilities Completed</b>                                 | October 2017        | January 2019       |                      |
| <b>Financial Close</b>                                               | October 2017        | September 2017     |                      |
| <b>Site Start</b>                                                    | October 2017        | August 2017        |                      |
| <b>Access Road from Ruthvenfield Road into Bertha Park Completed</b> | November 2017       | June 2018          |                      |
| <b>Construction Works Complete</b>                                   | July 2019           | July 2019          |                      |
| <b>School Operational</b>                                            | August 2019         | August 2019        |                      |
| <b>Completion of External Works</b>                                  | August 2019         | August 2019        |                      |

**Current Issues**

None.

## BLAIRGOWRIE RECREATION CENTRE - REPLACEMENT

**Reporting Period:** June to October 2019

### Overview

On 22 June 2016, Council ([Report No. 16/277 refers](#)) approved a replacement Recreation Centre at Blairgowrie High School.

### Sources of Funding

This project is fully funded by the ECS Composite Capital Programme. The funding for this project is £15.1m.

### Progress Update

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). BAM Construction has been selected as the Tier 1 Main Contractor. The Tier 2 Consultants selected comprise of Holmes Miller (Architects), Rybka (Mechanical & Electrical) and Baker Hicks (Civil & Structural).

The design process has begun with the aim that the User Reference Group consisting of key stakeholders will meet before the end of the year once designs have been developed. The indicative date for completion of the replacement recreation centre is March 2023.

As part of the HubCo Stage 1 process, lower or net zero carbon building options are being considered as part of the Council's response to climate change.

### Key Milestones

| Milestone                                           | Planned Date   | Actual Date    | Forecast Date |
|-----------------------------------------------------|----------------|----------------|---------------|
| End of Consultation Period and Development of Brief | November 2018  | November 2018  |               |
| Submit NPR                                          | November 2018  | June 2019      |               |
| HubCo Stage 1 Formal Commencement                   | September 2019 | September 2019 |               |
| Stage 1 Agreed                                      | TBC            |                |               |
| Planning Application Submitted                      | TBC            |                |               |
| Planning Application Agreed                         | TBC            |                |               |
| Stage 2 Agreed                                      | TBC            |                |               |
| Financial Close                                     | TBC            |                |               |
| Site Start                                          | TBC            |                |               |
| Centre Operational                                  | March 2023     |                |               |
| Completion of External Works                        | TBC            |                |               |

### Current Issues

None.

## INCHTURE PRIMARY SCHOOL – NEW NURSERY

**Reporting Period:** June to October 2019

### Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan it is proposed that the capacity of the nursery at Inchture Primary School will be increased by 26.

### Sources of Funding

On 1 May 2018 the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The approved budget is £1.8m.

### Progress Update

A design has been developed for a new standalone nursery building within the existing school site.

The planning application was approved in April 2019 and construction works are due to commence by the end of October 2019.

### Key Milestones

| Milestone                      | Planned Date  | Actual Date    | Forecast Date |
|--------------------------------|---------------|----------------|---------------|
| Review of Feasibility Study    | May 2018      | May 2018       |               |
| Planning Application Submitted | November 2018 | February 2019  |               |
| Planning Application Agreed    | January 2019  | April 2019     |               |
| Contract Cost Agreed           | August 2019   | September 2019 |               |
| Site Start                     | October 2019  | October 2019   |               |
| Construction Works Complete    | July 2020     |                |               |
| Provision Operational          | August 2020   |                |               |

### Current Issues

None.

**LETHAM PRIMARY SCHOOL  
NURSERY EXTENSION & REFURBISHMENT**

**Reporting Period:** June to October 2019

**Overview**

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan it is proposed that the capacity of the nursery at Letham Primary School will be increased by 66.

**Sources of Funding**

On 1 May 2018 the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The budget is £5.7m.

**Progress Update**

Infrastructure works began on site in October 2018 including toilet refurbishment, general decoration, new flooring and technology upgrades. Works to form an extension to the existing nursery began on site in May 2019.

**Key Milestones**

| <b>Milestone</b>                      | <b>Planned Date</b> | <b>Actual Date</b> | <b>Forecast Date</b> |
|---------------------------------------|---------------------|--------------------|----------------------|
| <b>Review of Feasibility Study</b>    | April 2018          | April 2018         |                      |
| <b>Planning Application Submitted</b> | October 2018        | October 2018       |                      |
| <b>Planning Application Agreed</b>    | January 2019        | December 2018      |                      |
| <b>Contract Cost Agreed</b>           | May 2019            | May 2019           |                      |
| <b>Extension Site Start</b>           | July 2019           | May 2019           |                      |
| <b>Construction Works Complete</b>    | July 2020           |                    |                      |
| <b>Provision Operational</b>          | August 2020         |                    |                      |

**Current Issues**

None.

## LONGFORGAN PRIMARY SCHOOL – EXTENSION AND REFURBISHMENT

**Reporting Period:** June to October 2019

### Overview

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.

### Sources of Funding

This project is funded by the ECS Composite Capital Programme. The project approved budget is £6m.

### Progress Update

A feasibility exercise was carried out to consider the existing school buildings and site constraints in detail. Proposals were subsequently developed for the refurbishment of the historic B-listed main building and construction of a new extension. The proposed extension will provide replacement accommodation including a new gym/dining hall, nursery, and three classrooms.

The planning application was submitted in October 2018 and approved in January 2019. In order to enable the construction phase, 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. Construction works started on site in April 2019. Morrison Construction has been appointed as the main contractor.

### Key Milestones

| Milestone                      | Planned Date   | Actual Date    | Forecast Date |
|--------------------------------|----------------|----------------|---------------|
| Options Appraisal              | December 2017  | December 2017  |               |
| Developed Design               | September 2018 | September 2018 |               |
| User Reference Group           | June 2018      | June 2018      |               |
| Planning Application Submitted | October 2018   | October 2018   |               |
| Planning Application Agreed    | December 2018  | January 2019   |               |
| Site Start                     | April 2019     | April 2019     |               |
| Construction Works Complete    | April 2020     |                | July 2020     |
| School Operational             | April 2020     |                | August 2020   |

### Current Issues

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.

## NORTH MUIRTON/ BALHOUSIE PRIMARY SCHOOLS – NEW BUILD SCHOOL

**Reporting Period:** June to October 2019

### Overview

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.

### Sources of Funding

This project is fully funded by the ECS Composite Capital Programme. The approved budget is £16m.

### Progress Update

A New Project Request (NPR) was submitted to HubCo in July 2019 to deliver the project under a Design, Build and Development Agreement (DBDA) (Capital). The indicative date for completion of the new school is August 2022.

As part of the HubCo Stage 1 process, lower or net zero carbon building options will be considered as part of the Council's response to climate change.

### Key Milestones

| Milestone                         | Planned Date | Actual Date | Forecast Date |
|-----------------------------------|--------------|-------------|---------------|
| Submit NPR                        | July 2019    | July 2019   |               |
| HubCo Stage 1 Formal Commencement | TBC          | TBC         |               |
| Stage 1 Agreed                    | TBC          |             |               |
| Planning Application Submitted    | TBC          |             |               |
| Planning Application Agreed       | TBC          |             |               |
| Stage 2 Agreed                    | TBC          |             |               |
| Financial Close                   | TBC          |             |               |
| Site Start                        | TBC          |             |               |
| School Operational                | August 2022  |             |               |
| Completion of External Works      | TBC          |             |               |

### Current Issues

None.

## OAKBANK PRIMARY SCHOOL – NURSERY EXTENSION

**Reporting Period:** June to October 2019

### Overview

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan it is proposed that the capacity of the nursery at Oakbank Primary School will be increased by 38.

### Sources of Funding

On 1 May 2018 the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The original Scottish Government grant award is £1.1m to deliver this project.

### Progress Update

A feasibility exercise was carried out by Property Services. Proposals have subsequently been developed to form an extension to the existing nursery.

A drop-in session was held for parents/carers to review the plans for the new nursery in October 2018. The planning application was submitted in December 2018 and approved in January 2019.

### Key Milestones

| Milestone                      | Planned Date   | Actual Date    | Forecast Date |
|--------------------------------|----------------|----------------|---------------|
| Review of Feasibility Study    | May 2018       | May 2018       |               |
| Planning Application Submitted | November 2018  | December 2018  |               |
| Planning Application Agreed    | January 2019   | January 2019   |               |
| Contract Cost Agreed           | September 2019 | September 2019 |               |
| Site Start                     | November 2019  |                |               |
| Construction Works Complete    | July 2020      |                |               |
| Provision Operational          | August 2020    |                |               |

### Current Issues

None.

## PERTH HIGH SCHOOL – REPLACEMENT

**Reporting Period:** June to October 2019

### Overview

On 20 June 2018, Council approved the replacement of Perth High School ([Report No. 18/212 refers](#)). This project will involve the replacement of the existing school building on the playing field of the existing site.

### Sources of Funding

This project is funded by the ECS Composite Capital Programme. The approved budget is £50m.

### Progress Update

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). Robertson Construction has been selected as the Tier 1 Consultants (Main Contractor). The Tier 2 Consultants selected comprise of NORR (Architects), Atelier 10 (Mechanical & Electrical) and Baker Hicks (Civil & Structural). Development of the outline proposals commenced in July 2019. The 12 week pre-application consultation period required for the major planning application will commence in October 2019.

As part of the Stage 1 process, lower or net-zero carbon building options are being considered as part of the Council's response to climate change. In addition, the project is involved in the Scottish Futures Trust "Construction Quality Initiative" to learn lessons from previous large construction projects and develop processes and systems to minimise risk of the reoccurrence of quality issues. Outcomes will be embedded in other Council projects going forward.

### Key Milestones

| Milestone                         | Planned Date | Actual Date | Forecast Date |
|-----------------------------------|--------------|-------------|---------------|
| Submit Final NPR                  | June 2019    | June 2019   |               |
| HubCo Stage 1 Formal Commencement | July 2019    | July 2019   |               |
| Stage 1 Agreed                    | TBC          |             |               |
| Planning Application Submitted    | TBC          |             |               |
| Planning Application Agreed       | TBC          |             |               |
| Stage 2 Agreed                    | TBC          |             |               |
| Financial Close                   | TBC          |             |               |
| Site Start                        | TBC          |             |               |
| Construction Works Complete       | TBC          |             |               |
| School Operational                | August 2023  |             |               |
| Completion of External Works      | TBC          |             |               |

### Current Issues

None.



**PITCAIRN PRIMARY SCHOOL  
NEW DINING HALL & REFURBISHMENT**

**Reporting Period:** June to October 2019

**Overview**

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. Pitcairn Primary School is one of these priorities.

The project was to replace the life expired dining hall by means of an extension to the school building. Necessary mechanical and electrical upgrades to the existing school were required to incorporate the newly constructed facility. In addition, toilet and heating upgrades were included within the project.

**Sources of Funding**

This project was funded by the ECS Composite Capital Programme. The budget was £1.6m.

**Progress Update**

The former standalone dining hall was demolished during the 2019 school summer holidays and the replacement dining hall was handed over in August 2019. The remaining construction works were completed on site in September 2019.

**Key Milestones**

| <b>Milestone</b>                      | <b>Planned Date</b> | <b>Actual Date</b> | <b>Forecast Date</b> |
|---------------------------------------|---------------------|--------------------|----------------------|
| <b>Planning Application Submitted</b> | January 2018        | January 2018       |                      |
| <b>Planning Application</b>           | March 2018          | February 2018      |                      |
| <b>Contract Cost Agreed</b>           | October 2018        | October 2018       |                      |
| <b>Site Start</b>                     | November 2018       | November 2018      |                      |
| <b>Dining Hall Handed Over</b>        | August 2019         | August 2019        |                      |
| <b>Construction Works Complete</b>    | September 2019      | September 2019     |                      |

**Current Issues**

None.

**RATTRAY PRIMARY SCHOOL  
NURSERY EXTENSION & REFURBISHMENT**

**Reporting Period:** June to October 2019

**Overview**

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)). As part of the plan it is proposed that the capacity of the nursery at Rattray Primary School will be increased by 26.

**Sources of Funding**

On 1 May 2018 the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The indicative budget is £3,581,000.

**Progress Update**

Following the review of alternative design proposals, including consultation with the Scottish Futures Trust and the Care Inspectorate, the planning application was submitted in January 2019 and approved in May 2019. A programme has been developed for the delivery of the nursery extension in April 2021.

**Key Milestones**

| <b>Milestone</b>                      | <b>Planned Date</b> | <b>Actual Date</b> | <b>Forecast Date</b> |
|---------------------------------------|---------------------|--------------------|----------------------|
| <b>Review of Feasibility Study</b>    | March 2018          | March 2018         |                      |
| <b>Planning Application Submitted</b> | November 2018       | January 2019       |                      |
| <b>Planning Application Agreed</b>    | December 2018       | May 2019           |                      |
| <b>Contract Cost Agreed</b>           | TBC                 |                    |                      |
| <b>Site Start</b>                     | TBC                 |                    |                      |
| <b>Construction Works Complete</b>    | TBC                 |                    |                      |
| <b>Provision Operational</b>          | August 2020         |                    | April 2021           |

**Current Issues**

The delay in the planning application submission will mean that the project will not be complete until April 2021. However, arrangements will be put in place to deliver 1140 hours from August 2020.

**ST NINIAN'S EPISCOPAL PRIMARY SCHOOL  
NEW NURSERY (RECONFIGURATION & INFRASTRUCTURE)**

**Reporting Period:** June to October 2019

**Overview**

Lifelong Learning Committee approved Education and Children's Services Early Learning and Childcare (ELC) Expansion Plan on 22 September 2017 ([Report No. 17/314 refers](#)) which included St Ninian's Episcopal Primary School. As part of the plan it is proposed that a nursery will be formed within St Ninian's Episcopal Primary School with a capacity of 32.

**Sources of Funding**

On 1 May 2018 the Scottish Government confirmed Perth and Kinross Council's allocation of capital funding for the expansion of ELC. The budget for this project is £1,574,000.

**Progress Update**

A drop-in session was held for parents to review the plans for the new nursery in November 2018. Works to adapt the existing building to accommodate the nursery commenced in May 2019.

**Key Milestones**

| <b>Milestone</b>                      | <b>Planned Date</b> | <b>Actual Date</b> | <b>Forecast Date</b> |
|---------------------------------------|---------------------|--------------------|----------------------|
| <b>Review of Feasibility Study</b>    | April 2018          | April 2018         |                      |
| <b>Planning Application Submitted</b> | N/A                 | N/A                | N/A                  |
| <b>Planning Application Agreed</b>    | N/A                 | N/A                | N/A                  |
| <b>Contract Cost Agreed</b>           | May 2019            | May 2019           |                      |
| <b>Site Start</b>                     | May 2019            | May 2019           |                      |
| <b>Construction Works Complete</b>    | December 2019       |                    |                      |
| <b>Provision Operational</b>          | August 2020         |                    |                      |

**Current Issues**

None.

