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Council Building
2 High Street
Perth
PH1 5PH

16/08/2021

A virtual meeting of **Property Sub-Committee** will be held on **Monday, 23 August 2021 at 09:30.**

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

BARBARA RENTON
Interim Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

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

Members:

Councillor Murray Lyle (Convener)
Councillor Roz McCall (Vice-Convener)
Councillor Alasdair Bailey
Councillor Grant Laing
Councillor Tom McEwan
Councillor Caroline Shiers
Councillor Willie Wilson

Property Sub-Committee

Monday, 23 August 2021

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 PROPERTY SUB-COMMITTEE 5 - 6**
OF 14 JUNE 2021
(copy herewith)
- 4 SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE 7 - 24**
Report by Executive Director (Education and Children's Services)
(copy herewith 21/130)

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 PROPOSED DISPOSAL BY AUCTION OF SURPLUS PROPERTIES

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PROPERTY SUB-COMMITTEE

Minute of meeting of the Property Sub-Committee of the Strategic Policy and Resources Committee held virtually on Monday 14 June 2021 at 9.00am.

Present: Councillors M Lyle, R McCall, A Bailey, G Laing, T McEwan, C Shiers and W Wilson.

In Attendance: S Crawford, K Leer and D Littlejohn (all Communities); G Fogg, C Irons and C Robertson and A Brown, A McMeekin, B Parker and M Pasternak (all Corporate and Democratic Services).

Councillor M Lyle, Presiding

1. APOLOGIES/SUBSTITUTES

No apologies or substitutions were noted.

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 19 April 2021 was submitted and approved as a correct record.

4. REQUESTS FOR DEPUTATIONS

In terms of Standing Order 72, the Committee agreed to hear deputations in relation to the following item: Class 3 Business Opportunity at Rie-Achan Road Car Park, Pitlochry.

5. CLASS 3 BUSINESS OPPORTUNITY AT RIE-ACHAN ROAD CAR PARK, PITLOCHRY

There was submitted a report by the Executive Director (Communities) (21/92) seeking approval to market a site for lease within the Council controlled car park at Rie-Achan Road, Pitlochry for a Class 3 Business use.

F Hamilton; M Wood; F McCallum and A Stephenson addressed the committee and answered members questions.

Written deputations had also been emailed to members from N Johnson, F McCallum and M Wood.

D Littlejohn advised that on 7 April 2021 the Planning and Development Management Committee had granted planning consent for a class 3 business use in the car park, subject to the applicant entering into a legal agreement to compensate

for the loss of parking bays. It was now for the Property Sub-Committee to determine whether the Council, as landowner, wished to lease part of the car park for such a use. In view of both the expressions of interest in the site and the Council's duty to secure best value, it was recommended that the site be advertised for a class 3 business use on the open market. Accordingly, approval was sought to market the site for lease for a Class 3 business use; for 10 years, with the tenant meeting the costs of the accommodation works and reinstatement work; and compensating for the loss of income from the spaces occupied.

Motion (Councillors Lyle and McCall)

The Council not to proceed with leasing the site for Class 3 Business use.

Amendment (Councillors Bailey and McEwan)

A decision on the lease of the site be deferred to a future meeting to enable further generic information on the economic assessment of leasing the car park to be provided.

In terms of Standing Order 58 a roll call vote was taken.

5 members voted for the motion as follows:
Councillors Laing, Lyle, McCall, Shiers and Wilson.

2 members voted for the amendment as follows:
Councillors Bailey and McEwan.

Resolved:

In accordance with the motion.

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

P1. LETHAM NEIGHBOURHOOD CENTRE, TWEEDSMUIR ROAD, PERTH

There was submitted a report by the Executive Director (Communities) (21/91) (1) noting the transfer of land the Letham Neighbourhood Centre was built upon from the Housing Revenue Account to the General Fund to enable capital refurbishment works to be undertaken and (2) seeking approval for the sale of the land and the Letham Neighbourhood Centre building by the Council to Letham4All.

Resolved:

- (i) The transfer of land under delegated authority from the Housing Revenue Account to the General Fund as detailed in Report 21/91, be noted.
- (ii) The sale of the land and the Letham Neighbourhood Centre building to Letham4All as detailed in Report 21/91 be approved.

PERTH AND KINROSS COUNCIL

Property Sub-Committee

23 August 2021

SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE

**Report by Executive Director (Education and Children's Services)
(Report No. 21/130)**

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 (ECS) School Estate Programme. It details key milestones which have been achieved since the last update to Property Sub-Committee on 19 April 2021 ([Report No. 21/51 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 ECS Capital Programme details the priorities for the School Estate over a ten-year period and is reviewed on an annual basis.

2. PROGRESS

- 2.1 This report updates Committee on progress and proposals for delivering the current projects within the ECS Learning Estate Programme. The focus of the programme is on:
 - Early Learning and Childcare (ELC) Expansion;
 - Primary School Upgrades/Replacements; and
 - Secondary School Upgrades/Replacements.
- 2.2 In March 2020, construction activity stopped across all projects as a result of the COVID-19 pandemic. Design work continued, where possible, on projects still in the pre-construction phase.
- 2.3 Key internal professional staff have been focused on COVID-19 recovery priorities, including working on educational ventilation assessments and projects, which has impacted on the progress of some capital projects. Furthermore, due to COVID-19 mitigation measures, non-essential works and surveys within operational schools were put on hold when pupils returned in August 2020 and many of those surveys were delayed until summer 2021.

- 2.4 Project Teams have regular dialogue regarding options and solutions to manage the impact of the changing situation. Work is constantly undertaken to develop various business continuity approaches in response to the ongoing pandemic.

3. CONSTRUCTION MARKET

- 3.1 There are a number of well publicised market factors that are creating uncertainty in the delivery of current projects:
- Significant/unexpected upturn in worldwide workload (after a period of contraction);
 - COVID-19 recovery and logistical constraints in manufacturing and distribution;
 - Supply issues from the EU;
 - Hedging/stockpiling and bulk ordering of materials by long term national infrastructure projects; and
 - Raw material cost inflation due to COVID-19, Brexit and rising oil prices.
- 3.2 Perth and Kinross Council will have some of the first Scottish Government supported Learning Estate Investment Programme (LEIP) Phase 2 projects to be designed and on site in 2021 and 2022. These enhanced low carbon school projects are sector leading; the Blairgowrie Recreation Centre will be one of the first Passivhaus certified swimming pools in the UK. These technical standards are proving a challenge to designers, contractors and suppliers of these projects, which may also face the issues detailed in paragraph 3.1 above.
- 3.3 ECS and Property Services are working with contractors to minimise the effects of the current construction market on programmes alongside guidance from the Scottish Government: [Resources for construction projects: CPN 3/2021](#).

4. UPDATES ON CURRENT PROGRAMME

- 4.1 Detailed updates on all current projects are provided in Appendix A.
- 4.2 The following is an update on significant project milestones since previously reported to the Property Sub-Committee on 19 April 2021. Updates have also been provided where significant project milestones have been rescheduled or updated as a result of the COVID-19 pandemic.
- 4.3 Blairgowrie Recreation Centre**
- 4.3.1 The Council has approved a replacement recreation centre at Blairgowrie High School ([Report No. 16/277 refers](#)).
- 4.3.2 A fourth User Reference Group (URG) for the project took place in May 2021.
- 4.3.3 The Blairgowrie Recreation Centre planning process has begun with an online consultation event held in July 2021.

4.4 Early Learning and Childcare Expansion

- 4.4.1 As part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), various infrastructure projects were identified to expand ELC capacity in response to the Scottish Government commitment to increase ELC delivery to 1140 hours per annum.
- 4.4.2 Thirteen ELC projects, including a major extension at Letham Primary School and a new nursery within the building at St Ninians Primary School, were completed by August 2020 despite construction works being halted in March 2020 due to COVID-19. Two other projects at Inchtute Primary School and Oakbank Primary School were completed in December 2020.
- 4.4.3 Rattray Primary School was also delayed; however, construction works for the new nursery began at the school during the 2021 summer holidays and this project will continue until summer 2022.

4.5 North Muirton/Balhousie Primary Schools - New Build School

- 4.5.1 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.
- 4.5.2 The planning application was approved by Development Control Committee on 5 May 2021.
- 4.5.3 A second URG meeting, with representatives from both schools, was held virtually on 17 June 2021.
- 4.5.4 The current nursery building at North Muirton was demolished as part of the summer enablement works. The North Muirton nursery has been integrated into the Balhousie Nursery School from August 2021 until completion of the build.

4.6 Perth High School - Replacement

- 4.6.1 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.
- 4.6.2 The planning application for this project was submitted in August 2021.

4.7 Perth Academy - Refurbishment

- 4.7.1 Funding is available to undertake infrastructure upgrades to the existing school building. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.

- 4.7.2 During the summer of 2021, works to fully refurbish 10 classrooms with new audio-visual equipment was completed. In addition, new social spaces were created, and a full infrastructure upgrade of the Physical Education (PE) block was also completed, including works to the flooring, lighting, ceilings and changing accommodation.

4.8 Perth Grammar School - Refurbishment

- 4.8.1 Funding is available to undertake infrastructure upgrades to the existing school building. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.
- 4.8.2 Two phases of toilet refurbishment works have been completed to date, with phase two completed in July 2021.

5. CONCLUSION AND RECOMMENDATIONS

- 5.1 This report updates the Property Sub-Committee on the progress of the ECS School Estate projects.
- 5.2 It is recommended that the Committee:
- (i) Notes the significant milestones achieved since the previous Property Sub-Committee meeting held on 19 April 2021:
 - The Blairgowrie Recreation Centre planning process has begun (4.3);
 - As part of the ELC expansion plan to deliver 1140 hours, construction works have begun at Rattray Primary School (4.4);
 - The North Muirton/Balhousie Primary School project now has planning approval and a second URG has taken place (4.5);
 - A planning application has been submitted for the Perth High School project (4.6);
 - Classroom refurbishments and the PE block at Perth Academy have been completed (4.7);
 - Two phases of toilet upgrade work at Perth Grammar School have been completed (4.8); and
 - (ii) Notes that project teams continue to manage the impact of COVID-19 on projects.

Author

Name	Designation	Contact Details
Carol Taylor	Service Manager (Resource Management)	Committee@pkc.gov.uk 01738 475000

Approved

Name	Designation	Date
Sheena Devlin	Executive Director (Education and Children's Services)	12 August 2021

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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

Community Plan/Single Outcome Agreement

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 30 September 2020 approved the Composite Capital Budget 2020/2029 ([Report No. 20/175 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 financial implications arising from this report other than those reported within the report. The report notes, however, that there is currently an increase in tender and material prices being experienced on projects across the country.

Workforce

- 2.2 There are no workforce implications arising from this report, however, the report notes that some staff are working on COVID-19 projects and that resourcing of capital projects is being assessed on a regular basis.

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) 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 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 (April 2021 – August 2021)

APPENDIX A**DETAILED UPDATES ON CURRENT PROJECTS (APRIL 2021 – AUGUST 2021)****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.

BLAIRGOWRIE RECREATION CENTRE - REPLACEMENT

Overview

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

Sources of Funding

There is currently £15.1m funding from the ECS Composite Capital Programme for this project. At Council on 30 September 2020 ([Report No. 20/175 refers](#)), it was agreed that a funding solution to address the Passivhaus option will be determined in October 2021.

Progress Update

The first User Reference Group (URG) was held virtually during May 2020, with three subsequent meetings held in September 2020, November 2020 and May 2021.

The planning application process has begun with an online event held as part of the pre-application notice process on 7 July 2021.

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	November 2020		April 2021
Planning Application Submitted	January 2021		September 2021
Planning Application Agreed	TBC		
Stage 2 Agreed	Sept 2021		March 2022
Financial Close	Oct 2021		April 2022
Site Start	Nov 2021		May 2022
Centre Operational	March 2023		Nov 2023
Completion of External Works	June 2024		June 2024

Current Issues

The design process is challenging due to the project being one of the first leisure facilities aspiring to be Passivhaus certified. There is a potential design issue in relation to drainage, in line with the latest requirements of Scottish Water.

NORTH MUIRTON/BALHOUSIE PRIMARY SCHOOLS - NEW BUILD SCHOOL

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

There is currently £16.4m funding from the ECS Composite Capital Programme for this project. At Council on 30 September 2020 ([Report No. 20/175 refers](#)), it was agreed that a funding solution to address the Passivhaus option (see below) will be determined in October 2021.

Progress Update

The Stage 1 submission has been received. Cost options have been provided to achieve energy efficiency and quality in line with Perth and Kinross Council's (PKC) Interim Climate Emergency Report and Action Plan ([Report No. 19/362 refers](#)). At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality. As also agreed, a bid has been made to the Scottish Government for funding towards the project. A bid made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding of 50% towards the project was approved by the Scottish Government in December 2020.

A URG was held on 17 June 2021 and enablement works, including the demolition of the nursery, were undertaken in the 2021 summer holidays.

Full planning approval was granted in May 2021.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Submit NPR	July 2019	July 2019	
HubCo Stage 1 Formal Commencement	November 2019	November 2019	
Stage 1 Agreed	May 2020	Nov 2020	
Planning Application Submitted	Jan 2021	Jan 2021	
Planning Application Agreed	May 2021	May 2021	
Stage 2 Agreed	July 2021		Aug 2021
Financial Close	Aug 2021		Oct 2021
Site Start	Sep 2021		Nov 2021
School Operational	April 2023		April 2023
Completion of External Works	July 2023		

Current Issues

There is a delay for financial close and start on-site due to difficulties in obtaining tender packages from sub-contractors and rising costs of packages received.

PERTH ACADEMY - REFURBISHMENT

Overview

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

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The original budget was £16.9m.

Progress Update

A contractor was appointed in November 2019 to undertake Phase 1 of the ongoing programme of refurbishment works. Works completed during the 2020 summer holiday period included installation of a new CCTV system and corridor lighting replacement.

External structural repairs are now concluded, new improved access to the courtyard is complete, new ventilation installed in Craft, Design and Technology (CDT) and major infrastructure upgrades have been completed in August 2021 within the Physical Education (PE) building.

A programme was developed for an initial Phase 2 to improve social space and undertake classroom refurbishments and these works commenced during the 2021 summer holidays.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Phase 1 Refurbishment Works complete on site	June 2021	July 2021	
Phase 2 Refurbishment Works complete on site	August 2021	August 2021	

Current Issues

There are supply issues with materials due to national shortages.

PERTH GRAMMAR SCHOOL - REFURBISHMENT

Overview

Funding is available to undertake major infrastructure upgrades to the existing school building. Additionally, approval was given for works to improve the entrance, reception and administration facilities which were carried out. Due to the live school environment, ongoing works are being phased into manageable packages as part of a rolling programme.

Sources of Funding

This project is funded by the ECS Composite Capital Programme. The original budget was £7.05m.

Progress Update

Phase 1 of the pupil toilet upgrades was completed in April 2021. Phase 2 of the toilet works commenced April 2021, immediately following completion of Phase 1, and were completed in summer 2021. Phase 3 was due to complete in August 2021; however they have only been partially completed due to supply issues. Phase 4 also commenced during the summer holidays and was programmed to finish in September 2021 but was delayed due to additional surveys being required. Surveys were completed in August 2021 to inform the first phase of classroom refurbishments which are currently being programmed.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Phase 1 Refurbishment Works complete on site	April 2021	April 2021	
Phase 2 Refurbishment Works complete on site	July 2021	July 2021	
Phase 3 Refurbishment Works complete on site	August 2021		TBC
Phase 4 Refurbishment Works complete on site	September 2021		TBC

Current Issues

As detailed above there are supply issues with materials due to national shortages.

PERTH HIGH SCHOOL - REPLACEMENT

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

There is currently £50m funding from the ECS Composite Capital Programme for this project. At Council on 30 September 2020 ([Report No. 20/175 refers](#)), it was agreed that a funding solution to address the Passivhaus option (see below) will be determined in October 2021.

Progress Update

The Stage 1 submission has been received. Cost options were provided to achieve energy efficiency and quality in line with PKC's Interim Climate Emergency Report and Action Plan ([Report No. 19/362 refers](#)). At Council on 30 September 2020 ([Report No. 20/175 refers](#)), approval was given to proceed on the basis of Passivhaus standard for energy efficiency and quality. A bid made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding of 50% towards the project was approved by the Scottish Government in December 2020.

A URG meeting was held virtually on 23 March 2021.

The planning application was submitted in August 2021. This was later than initially anticipated due to ongoing technical discussions about the façade of the building.

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	May 2020	Feb 2021	
Planning Application Submitted	April 2021	August 2021	
Planning Application Agreed	TBC		
Stage 2 Agreed	Jan 2022		
Financial Close	Feb 2022		
Site Start	March 2022		
Construction Works Complete	June 2024		
School Operational	August 2023		Summer 2024
Completion of External Works	August 2025		

Current Issues

None.

RATTRAY PRIMARY SCHOOL

NURSERY EXTENSION & REFURBISHMENT

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 PKC's allocation of capital funding for the expansion of ELC. The indicative budget is £4,325,000.

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. Construction of the nursery extension has been re-phased due to COVID-19 restrictions preventing works starting on the programmed date. Works have now commenced which include a new nursery extension, classroom refurbishments, new electric and heating infrastructure and new Wi-Fi with updated audio/visual technology in teaching spaces.

Key Milestones

Milestone	Planned Date	Actual Date	Forecast Date
Review of Feasibility Study	March 2018	March 2018	
Planning Application Submitted	November 2018	January 2019	
Planning Application Agreed	December 2018	May 2019	
Contract Cost Agreed	April 2020	January 2021	
Site Start	June 2020	June 2021	
Construction Works Complete	August 2021		August 2022
Nursery Provision Operational	August 2020		May 2022

Current Issues

The contractor has advised that there are supply issues with materials due to national shortages, however, this has not impacted on this project to date.

