

**PERTH AND KINROSS COUNCIL****Lifelong Learning School Estate Sub-Committee****4 June 2015****School Estate Capital Programme Progress Update****Report by Executive 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 Capital Programme. It details key milestones which have been achieved since the last update to Committee on 5 March 2015 (Report No. 15/62 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
  - Secondary School Upgrades
  - Design Build Finance & Manage (DBFM) Projects

**3. UPDATES ON CURRENT PROGRAMME**

- 3.1 Detailed updates on all current projects are provided in Appendix A. The following projects have reached significant milestones since the previous School Estate Sub-Committee on 5 March 2015.

## **Significant Milestones – Primary School Upgrade Programme**

### **3.2 Alyth Primary School**

The planning application for the project has been approved.

As part of the project delivery, the decant requirements are all being met using areas of the existing school, with the exception of some additional toilet accommodation within the community area. The school have started the process of packing and rationalising resources in advance of decant.

### **3.3 Errol Primary School**

Listed building consent was granted on 19 March 2015. The scope of the project will provide 3 additional classrooms, increased nursery provision and specialist provision for Additional Support Needs, together with associated ancillary space.

The draft programme has been revised to allow an earlier on-site start date of June 2015 to facilitate sheet piling in the school holiday period.

## **Significant Milestones – Design, Build, Finance and Manage (DBFM) Programme**

### **3.4 The DBFM projects (New Secondary School, Kinross Primary School and Tulloch Primary School) have been consolidated under a single programme.**

The procurement process is complete and Robertson Construction has been selected as the Tier 1 Consultants (Main Contractor). The Tier 2 Consultants selected comprise, Archial Norr (Architects), Wallace Whittle (Mechanical & Electrical) and Goodsons (Civil & Structural).

The pre-New Project Request (NPR) Key Stage Review, which is an important Scottish Futures Trust milestone, is progressing.

### **3.5 New Secondary School**

The Statutory Consultation period ended on 19 November 2014 and the next stage of the process was for Education Scotland to review the educational aspects of the proposal and the responses to the consultation. The final report has now been received from Education Scotland. Education and Children's Services submitted a final consultation report to Lifelong Learning Committee on 27 May 2015. (Report No 15/210 refers.)

### **3.6 Kinross Primary School and Tulloch Primary School**

In the last report to Committee, it was advised that enabling funding of £100,000 has been received from East Central Hub to assist with the development work associated with these projects. It should be noted that enabling services has been provided by East Central Hub for site investigations rather than a cash receipt.

## **4 FORWARD PLANNING – EAST CENTRAL HUB**

- 4.1 Work is progressing through East Central Hub in developing options appraisals, feasibility studies and costed programmes as part of the initial allocation of £70,000 of resources allocated to Perth and Kinross Council.
- 4.2 The initial focus is on developing an investment programme for Perth Academy and Perth High School and developing feasibility studies for schools in the wider Scone area to plan for future house building. Work is also taking place to review current specifications for primary schools and secondary schools with a view to improving efficiency in future projects.
- 4.3 The remaining balance of £130,000 of resources is expected to be announced in the coming months, although this is subject to confirmation. It should be noted this is in addition to the funding for Kinross Primary School and Tulloch Primary School.
- 4.4 This next phase of services will be focused on design work for life expired buildings, improving suitability in primary and secondary schools, considering estate wide requirements for Early Years and planning for future house building.
- 4.5 The forward planning exercise will allow the Council to more accurately cost future requirements for the school estate and therefore develop a more robust capital plan.

## **5. CONCLUSION AND RECOMMENDATIONS**

- 5.1 This report updates School Estate Sub-Committee on progress of the Education and Children's Services School Estate capital projects approved through the Capital Programme for 2015/16 to 2021/22.
- 5.2 This Committee is requested to note that significant milestones have been achieved since the previous Committee meeting on 5 March 2015 including:
  - The planning application for the Alyth Primary project has been approved (3.2);
  - Listed building consent was granted on 19 March 2015 for the Errol Primary School project (3.3);
  - The procurement process for the DBFM Programme is complete and Tier 1 and Tier 2 Consultants have been selected. The pre-NPR Key Stage Review is progressing (3.4); and
  - Education and Children's Services submitted a final consultation report on the new secondary school at Bertha Park to Lifelong Learning on 27 May 2015. (3.5)
- 5.3 It is recommended that the Committee notes that the East Central Hub will provide enabling services for site investigations for Kinross Primary and Tulloch Primary rather than a cash receipt.

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| <b>John Fyffe</b> | <b>Executive Director</b> | <b>22 May 2015</b> |

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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

#### 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 Council set a 7 year Capital Budget for 2014/15 to 2020/21 at its meeting on 13 February 2014 (report 14/45 refers). Revisions to the budget for these 7 years have been considered by the Strategic Policy and Resources Committee throughout the year. The meeting of the Council on 12 February 2015 approved the Composite Capital Budget 2015/23 (report 15/37 refers). Additional capital funding has been received from the Scottish Government for the implementation of capital works associated with the Children and Young People (Scotland) Act 2014. These monies for Early Learning and Childcare currently total £3,258,000.
- 2.1.1 Any additional revenue implications identified through either the existing capital programme, or future capital programmes, with the exception of the new secondary school, will required 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 Services has been consulted in the preparation of this report. The consultation exercises in respect of the ASN Specialist Provision at Oakbank and Errol will be undertaken in accordance with the Schools (Consultation) (Scotland) Act 2010. Legal Services has been fully consulted in relation to these consultation exercises.

## 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 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 A – Detailed Updates on Current Projects.



## Detailed Updates on Current Projects

| Project  | Page Number             |
|--|-------------------------|
| ALYTH PRIMARY SCHOOL   | 13-14                   |
| CRIEFF PRIMARY SCHOOL  | 15                      |
| DESIGN, BUILD, FINANCE AND MANAGE (DBFM) PROGRAMME –<br>- NEW SECONDARY SCHOOL<br>- KINROSS PRIMARY SCHOOL<br>- TULLOCH PRIMARY SCHOOL | 16-17<br>18-19<br>20-21 |
| EARLY LEARNING AND CHILDCARE – INCREASE FROM 475 TO 600 HOURS AND TWO YEAR OLDS  | 22-23                   |
| ERROL PRIMARY SCHOOL   | 24-25                   |
| INCHTURE PRIMARY SCHOOL  | 26                      |
| OAKBANK PRIMARY SCHOOL   | 27                      |
| PERTH ACADEMY – Sports Hall  | 28                      |
| PERTH GRAMMAR SCHOOL – Infrastructure & Practical Upgrades   | 29                      |
| PERTH HIGH SCHOOL – Sports Hall  | 30                      |

## **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

**Reporting Period: February 2015 to June 2015**

### 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 14/22 refers). It is anticipated the new school will be operational in school session 2016/17.

### Sources of Funding

This project will be fully funded by the ECS Composite Capital Programme. The funding for this project is £8,982,000.

### Progress Update

The Stage 1 report has been analysed and 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 on 11 December 2014 and was well received.

The planning application has been approved.

As part of the project delivery, the decant requirements are all being met using areas of the existing school, with the exception of some additional toilet accommodation within the community area. The school have started the process of packing and rationalising resources in advance of decant.

The programme has been received from the contractor which indicates handover of the new building in August 2016. The programme is noted as challenging to meet as it has very little flexibility.

### Key Milestones

| Milestone                             | Planned date  | Actual Date    | Forecast date |
|---------------------------------------|---------------|----------------|---------------|
| Options Appraisal                     | August 2013   | August 2013    |               |
| Preferred Option Identified           | October 2013  | November 2013  |               |
| Committee Approval                    | November 2013 | January 2014   |               |
| Submit NPR                            | December 2013 | May 2014       |               |
| HubCo Accept NPR<br>Stage 1 Commences | January 2014  | September 2014 |               |
| Stage 1 <sup>1</sup> Agreed           | April 2014    | February 2015  |               |
| Planning application submitted        | December 2014 | March 2015     |               |
| Stage 2 <sup>1</sup> Agreed           | January 2015  |                | June 2015     |

| <b>Milestone</b>                    | <b>Planned date</b>  | <b>Actual Date</b> | <b>Forecast date</b> |
|-------------------------------------|----------------------|--------------------|----------------------|
| <b>Financial Close</b>              | <b>February 2015</b> |                    | <b>July 2015</b>     |
| <b>Site Start Date</b>              | <b>March 2015</b>    |                    | <b>July 2015</b>     |
| <b>New school operational</b>       | <b>August 2016</b>   |                    | <b>August 2016</b>   |
| <b>Completion of External works</b> | <b>October 2016</b>  |                    | <b>October 2016</b>  |
| <b>Final A/C Agreed</b>             | <b>December 2016</b> |                    | <b>December 2016</b> |

#### **Current Issues**

None.

<sup>1</sup>Stage 1 is equivalent to RIBA Stage C/D, which is a costed outline design  
Stage 2 is equivalent to RIBA Stage E/F, which is a costed detailed design

## **CRIEFF PRIMARY SCHOOL**

**Reporting Period: February 2015 to June 2015**

### **Overview**

Following the outcome of a statutory consultation exercise, Lifelong Learning Committee approved that education provision at the existing Crieff Primary School is relocated to a new school on the site adjacent to Strathearn Community Campus from August 2015 (Report 12/486 refers).

The school will initially comprise of 15 classes with the infrastructure and capacity to increase to a triple stream in the future if required.

Along with Oakbank Primary School, this school is being procured and developed through a HubCo Design & Build Development Agreement (DBDA).

### **Sources of Funding**

This project is being fully funded by the ECS Composite Capital Programme. The total project budget is £11.806m including land purchase.

### **Progress Update**

Enabling works began on the site of the new primary school in Crieff on 24 March 2014. Financial Close was achieved on the project on 9 May 2014 and the main contractual works began thereafter. The project is progressing to plan and completion is due in June 2015 with the school being operational in August 2015.

The Scottish Government have approved one exceptional closure day to facilitate the move into the new school which is on 18 August 2015.

### **Key Milestones**

| <b>Milestone</b>                    | <b>Planned date</b>  | <b>Actual Date</b>   | <b>Forecast date</b> |
|-------------------------------------|----------------------|----------------------|----------------------|
| <b>Stage 1<sup>2</sup> Agreed</b>   | <b>August 2013</b>   | <b>December 2013</b> |                      |
| <b>Stage 2<sup>3</sup> Agreed</b>   | <b>February 2014</b> | <b>May 2014</b>      |                      |
| <b>Planning application granted</b> | <b>February 2014</b> | <b>February 2014</b> |                      |
| <b>Financial Close</b>              | <b>February 2014</b> | <b>May 2014</b>      |                      |
| <b>Site Start Date</b>              | <b>April 2014</b>    | <b>March 2014</b>    |                      |
| <b>Construction complete</b>        | <b>June 2015</b>     |                      | <b>June 2015</b>     |
| <b>School operational</b>           | <b>August 2015</b>   |                      | <b>August 2015</b>   |
| <b>Final Account</b>                | <b>August 2015</b>   |                      | <b>August 2015</b>   |

### **Current Issues**

Tesco have confirmed they will no longer be building the supermarket adjacent to the school. This has potential implications for the pedestrian path on Broich Road as Tesco were to provide a new path which ties into the new path provided at the school.

<sup>2</sup>Stage 1 is equivalent to RIBA Stage C/D, which is a costed outline design

<sup>3</sup>Stage 2 is equivalent to RIBA Stage E/F, which is a costed detailed design

## **DESIGN, BUILD, FINANCE AND MANAGE (DBFM) PROGRAMME**

### **1. NEW SECONDARY SCHOOL**

**Reporting Period: February 2015 to June 2015**

#### **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 secondary school on the northern perimeter of Perth. The school will accommodate 1100 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**

2/3rds of funding will be provided through a Scottish Futures Trust (SFT) grant and 1/3<sup>rd</sup> will be provided through the ECS Composite Capital Programme.

#### **Progress Update**

Discussions with the developers of Bertha Park on the location and size of the site are ongoing. The proposed site is 10 hectares.

The proposal paper for the Statutory Consultation to consult on the location and catchment area for the new secondary school was approved by a Special Meeting of Lifelong Learning Committee on 25 June 2014 (Report No. 14/298 refers). The consultation period commenced on 11 September 2014 and ended on 19 November 2014. The next stage of the process was for Education Scotland to review the educational aspects of the proposal and the responses to the consultation. The final report has now been received from Education Scotland. Education and Children's Services submitted a final consultation report to Lifelong Learning on 27 May 2015.

The Scottish Futures Trust pre-New Project Request Key Stage Review is progressing.

The procurement process is complete and Robertson Construction has been selected as the Tier 1 Consultants (Main Contractor). The Tier 2 Consultants selected comprise, Archial Norr (Architects), Wallace Whittle (Mechanical & Electrical) and Goodsons (Civil & Structural).

Discussions have taken place in respect of the affordability cap and the final Scottish Government funding offer is pending.

## Key Milestones

| Milestone                           | Planned date  | Actual Date | Forecast date  |
|-------------------------------------|---------------|-------------|----------------|
| Options to populate school          | October 2013  | May 2014    |                |
| Proposal for Statutory Consultation | August 2014   | June 2014   |                |
| Submit NPR                          | October 2014  | June 2014   |                |
| Submit Final NPR                    | April 2015    |             | May 2015       |
| Stage 1 Agreed                      | February 2015 |             | August 2015    |
| Statutory Consultation Complete     | May 2015      |             | May 2015       |
| Stage 2 Agreed                      | November 2015 |             | May 2016       |
| Site Start Date                     | January 2016  |             | September 2016 |
| Construction Complete               | March 2018    |             | March 2018     |

The above milestones are an indicative HubCo Programme and will require to be confirmed.

## Current Issues

- It should be noted that an area of land is still to be secured and this is a risk to the project.
- There is a heavy dependence on having infrastructure in place, in particular the utilities.
- 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 14/433 refers). Corresponding savings will be required to cover this pressure.

## **DESIGN, BUILD, FINANCE AND MANAGE (DBFM) PROGRAMME**

### **2. KINROSS PRIMARY SCHOOL**

**Reporting Period: February 2015 to June 2015**

#### **Overview**

In the mid 1960's, several schools were constructed using a pre-fabricated type of construction, Consortium of Local Authorities Special Programme (CLASP) variants. Although speed of erection and cost were attractive to Councils in the 1960's, these buildings have now deteriorated with age and have now reached a point where they are no longer viable to maintain and are unsustainable in terms of energy conservation.

£8.5m was agreed as part of the setting of the capital budget 2017/18 to 2019/20 (Report No. 13/54 refers) to improve either Tulloch or Kinross. Scottish Government funding will allow the replacement of both.

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

#### **Sources of Funding**

£8.5m was agreed as part of the setting of the capital budget 2017/18 to 2019/20 (Report No. 13/54 refers) to improve a further CLASP school. This will be split between the Kinross Primary and Tulloch Primary projects along with a further £1.1m from the Early Years budget. The SFT will provide 2/3rds of like for like funding towards the project. Enabling services of £100,000 will be provided by East Central Hub for site investigations for both Kinross and Tulloch.

#### **Progress Update**

At the Strategic Investment Group meeting of 11 November 2014, agreement was given for the consolidation of DBFM Projects under a single contract.

The pre-New Project Request Key Stage Review is progressing. Discussions have taken place in respect of the affordability cap and final Scottish Government funding offer is pending.

The procurement process is complete and Robertson Construction has been selected as the Tier 1 Consultants (Main Contractor). The Tier 2 Consultants selected comprise, Archial Norr (Architects), Wallace Whittle (Mechanical & Electrical) and Goodsons (Civil & Structural).

#### **Key Milestones**

| <b>Milestone</b>                          | <b>Planned date</b>  | <b>Actual Date</b> | <b>Forecast date</b> |
|---|----------------------|--------------------|----------------------|
| <b>Submit Final NPR</b>                   | <b>April 2015</b>    |                    | <b>May 2015</b>      |
| <b>HubCo Accept NPR Stage 1 commences</b> | <b>April 2015</b>    |                    | <b>May 2015</b>      |
| <b>Stage 1 agreed</b>                     | <b>August 2015</b>   |                    | <b>August 2015</b>   |
| <b>Stage 2 Agreed</b>                     | <b>May 2016</b>      |                    | <b>May 2016</b>      |
| <b>Financial Close</b>                    | <b>August 2016</b>   |                    | <b>August 2016</b>   |
| <b>Site start date</b>                    | <b>August 2016</b>   |                    | <b>August 2016</b>   |
| <b>Construction complete</b>              | <b>December 2017</b> |                    | <b>December 2017</b> |
| <b>Final a/c</b>                          | <b>October 2018</b>  |                    | <b>October 2018</b>  |



The above milestones are indicative HubCo Programme and require to be confirmed.

**Current Issues**

None.

## **DESIGN, BUILD, FINANCE AND MANAGE (DBFM) PROGRAMME**

### **3. TULLOCH PRIMARY SCHOOL**

**Reporting Period: February 2015 to June 2015**

#### **Overview**

In the mid 1960's, several schools were constructed using a pre-fabricated type of construction, Consortium of Local Authorities Special Programme (CLASP) variants. Although speed of erection and cost were attractive to Councils in the 1960's, these buildings have deteriorated with age and have now reached a point where they are no longer viable to maintain and are unsustainable in terms of energy conservation.

£8.5m was agreed as part of the setting of the capital budget 2017/18 to 2019/20 (Report No. 13/54 refers) to improve either Tulloch or Kinross. Scottish Government funding will allow the replacement of both.

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

#### **Sources of Funding**

£8.5m was agreed as part of the setting of the capital budget 2017/18 to 2019/20 (Report No. 13/54 refers) to improve a further CLASP school. This will be split between the Kinross Primary and Tulloch Primary projects along with a further £1.1m from the Early Years budget. The SFT will provide 2/3rds of like for like funding towards the project.

Enabling services of £100,000 will be provided by East Central Hub for site investigations for both Kinross and Tulloch.

#### **Progress Update**

At the Strategic Investment Group meeting of 11 November 2014 agreement was given for the consolidation of DBFM Projects under a single contract.

The pre-NPR Key Stage Review is progressing. Discussions have taken place in respect of the affordability cap and final Scottish Government funding offer is pending.

The procurement process is complete and Robertson Construction has been selected as the Tier 1 Consultants (Main Contractor). The Tier 2 Consultants selected comprise, Archial Norr (Architects), Wallace Whittle (Mechanical & Electrical) and Goodsons (Civil & Structural).

#### **Key Milestones**

| <b>Milestone</b>                          | <b>Planned date</b>  | <b>Actual Date</b> | <b>Forecast date</b> |
|---|----------------------|--------------------|----------------------|
| <b>Submit Final NPR</b>                   | <b>April 2015</b>    |                    | <b>May 2015</b>      |
| <b>HubCo Accept NPR Stage 1 commences</b> | <b>April 2015</b>    |                    | <b>May 2015</b>      |
| <b>Stage 1 agreed</b>                     | <b>August 2015</b>   |                    | <b>August 2015</b>   |
| <b>Stage 2 Agreed</b>                     | <b>May 2016</b>      |                    | <b>May 2016</b>      |
| <b>Financial Close</b>                    | <b>August 2016</b>   |                    | <b>August 2016</b>   |
| <b>Site start date</b>                    | <b>August 2016</b>   |                    | <b>August 2016</b>   |
| <b>Construction complete</b>              | <b>December 2017</b> |                    | <b>December 2017</b> |
| <b>Final a/c</b>                          | <b>October 2018</b>  |                    | <b>October 2018</b>  |

**Current Issues**

None.

## **EARLY LEARNING AND CHILDCARE – INCREASE FROM 475 TO 600 HOURS AND TWO YEAR OLDS**

**Reporting Period: February 2015 to June 2015**

### **Overview**

A review of the suitability of nursery accommodation to deliver the Early Learning and Childcare requirements of the Children and Young People (Scotland) Act 2014 has been progressed. These requirements include free early learning and childcare provision for two year olds where a parent or carer is in receipt of certain benefits, looked after two year olds and increasing the hours of provision for 3-4 year olds to 600 hours per annum. These services were in place from August 2014.

A progress report providing a further update on the programme was submitted to the meeting of the Lifelong Learning Committee on 27 May 2015.

Phase 1 works are complete with 11 schools being modified to accommodate the provision of two year olds.

- Balhousie Primary;
- Community School of Auchterarder;
- Coupar Angus Primary;
- Inchtute Primary;
- Inch View Primary;
- Milnathort Primary;
- North Muirton Primary;
- Rattray Primary;
- St. Dominic's Primary;
- Stanley Primary;
- Pitlochry High School (Primary).

Phase 2 works are currently being planned and premises have been identified to further extend provision for two year olds which will minimise transitions and provide consistency of support for children and families. Feasibility studies are currently being considered at:

- Breadalbane Academy (Primary);
- Goodlyburn Primary;
- Kinross Primary (minimal changes);
- Letham Primary;
- Methven Primary;
- Newhill Primary;
- St John's Academy (Primary).

Provision at Alyth Primary and Errol Primary will be incorporated into the new school/upgrade builds as they are being progressed.

## Sources of Funding

Capital funding is anticipated from the Scottish Government as follows for expanding Early Years provision.

|  | 2014/15         | 2015/16         | 2016/17                 | Total             |
|--|-----------------|-----------------|-------------------------|-------------------|
| Expansion to 600 hours   | 0               | £100,000        | £2,450,000 <sup>4</sup> | 2,550,000         |
| Provision for 2 year olds in receipt of certain benefits and where family is in receipt of benefits making them eligible for free school meals | 100,000         | £100,000        | £508,000                | 708,000           |
| <b>TOTAL</b>   | <b>£100,000</b> | <b>£200,000</b> | <b>£2,958,000</b>       | <b>£3,258,000</b> |

<sup>4</sup> Included in this total is £829,000 expected from Scottish Government but not confirmed

The Strategic Policy and Resources Committee approved the budget transfer of £1,296,000 to Kinross Primary, Tulloch Primary, Alyth Primary and Errol Primary Schools for Early Years Provision.

## Progress Update

Phase 1 works are complete with 11 schools being modified to accommodate the provision of two year olds. Phase 2 works are currently being planned, and premises have been identified, to further extend provision for two year olds which will minimise transitions and provide consistency of support for children and families. Feasibility studies are currently being considered at these premises.

## Key Milestones

| Milestone                              | Planned date  | Actual Date   | Forecast date |
|--|---------------|---------------|---------------|
| Phase 1 works complete                 | November 2014 | November 2014 |               |
| Programme of works developed – Phase 2 | February 2015 |               | May 2015      |
| Permanent Provision In Place – Phase 2 | August 2015   |               | August 2015   |

## Current Issues

None.

## ERROL PRIMARY SCHOOL

**Reporting Period: February 2015 to June 2015**

### Overview

Design development work is currently being undertaken to develop a project to address capacity issues at Errol Primary School. Land was previously procured adjacent to the school in March 2011 in order to facilitate expansion. Demolition works were concluded on the additional land in 2012.

The scope of the works will provide 3 additional classrooms, increased nursery provision and specialist provision for Additional Support Needs (ASN) together with associated ancillary space. The project will also include scope for a further 2 classrooms and a small hall to be added to the building in the future should the need arise. The 2 additional classrooms and hall are not likely to be required in the short to medium term, ie in the next 10 years.

The new ASN specialist provision will occupy the current nursery space with a new larger space created for the nursery.

### Sources of Funding

This project will be funded by the ECS Composite Capital Programme and Developer Contributions. The current project budget is £3.317m.

### Progress Update

The Statutory consultation for the specialist provision for Additional Support Needs was undertaken between 7 January 2015 and 27 February 2015. Final approval will be sought from the Lifelong Learning Committee once the statutory process has concluded.

On 25 February 2015 planning permission was granted for the project. Listed building consent was granted on 19 March 2015.

The draft programme has been revised to allow an earlier on-site start date of June 2015 to facilitate sheet piling in the school holiday period.

### Key Milestones

| Milestone                                   | Planned date   | Actual Date    | Forecast date  |
|---|----------------|----------------|----------------|
| Concept design                              | March 2014     | March 2014     |                |
| Consultation                                | June 2014      | June 2014      |                |
| Stage D design                              | September 2014 | September 2014 |                |
| Committee approval ASN consultation process | August 2015    |                | August 2015    |
| Gross Maximum Cost Agreed                   | September 2015 |                | September 2015 |
| Site Start Date                             | October 2015   |                | June 2015      |
| Construction Complete                       | July 2016      |                | September 2016 |
| School Operational Date                     | August 2016    |                | August 2016    |
| Full ASN provision available                | September 2016 |                | September 2016 |

## **Current Issues**

The school will be operational in August 2016, however it should be noted that the new ASN facilities will not be complete until September 2016, as this involves work on the nursery which cannot commence until the summer holidays. ASN provision will be available from August 2016, in an alternative location in the school.

## **INCHTURE PRIMARY SCHOOL**

**Reporting Period: February 2015 to June 2015**

### **Overview**

The works to extend Inchture Primary School by 2 additional classrooms, a General Purpose (GP) room, extending the school learning resource library and a hall to deliver the primary school PE curriculum was completed in October 2014. Project design work is ongoing in relation to the Multi Use Games Area (MUGA).

### **Sources of Funding**

This project is funded by the ECS Composite Capital Programme and Developer Contributions. The overall budget for this project is £2,838,000.

The Education and Children's Services contribution to the MUGA element of the project remains at £75,000 (excluding contingencies of £19,000). The community are contributing £112,000 to the MUGA for construction and ongoing maintenance.

### **Progress Update**

The classroom element of the work was completed in August 2014 in time for the start of the new school term as planned. The works to the sports hall were completed in November 2014.

A meeting was held with the Community in December 2014 with regard to outdoor sports facilities. Discussions regarding the MUGA specifications are ongoing with the community and the programme is currently being reviewed to take account of this. It should be noted that the synthetic turf cannot be laid during the winter months and the programme will need to reflect this.

After allowing for contingencies, savings within the overall budget have been delivered.

### **Key Milestones**

| <b>Milestone</b>                                  | <b>Planned date</b> | <b>Actual Date</b>   | <b>Forecast date</b> |
|---|---------------------|----------------------|----------------------|
| <b>Planning Application Granted</b>               | <b>August 2013</b>  | <b>August 2013</b>   |                      |
| <b>Site Start Date</b>                            | <b>October 2013</b> | <b>October 2013</b>  |                      |
| <b>Classrooms Complete and school operational</b> | <b>August 2014</b>  | <b>August 2014</b>   |                      |
| <b>Sports Hall complete</b>                       | <b>October 2014</b> | <b>November 2014</b> |                      |
| <b>Completion of External Works (MUGA)</b>        | <b>April 2015</b>   |                      | <b>May 2016</b>      |
| <b>Final account agreed</b>                       | <b>June 2015</b>    |                      | <b>December 2016</b> |

### **Current Issues**

None.



## OAKBANK PRIMARY SCHOOL

**Reporting Period: February 2015 to June 2015**

### Overview

A new combined primary and nursery is being built on the playing field adjacent to the existing school. The existing school and nursery will be demolished following the completion of the new building to create new external space. The finished accommodation will include a specialist provision for Additional Support Needs (ASN).

### Sources of Funding

The total budget for the project is £9,588,000.

### Progress Update

Enabling works began on the site of the new primary school at Oakbank on 7 April 2014. A sod cutting exercise involving the children took place on 25 May 2014. Financial Close was achieved on the project on 29 May 2014 and the main contractual works began thereafter.

The Statutory consultation for the specialist provision for Additional Support Needs was undertaken between 7 January 2015 and 27 February 2015.

Work is progressing well and the school will be operational by June 2015 with demolition and external works completed by December 2015. Two exceptional closure dates have been approved which are 12 June 2015 and 15 June 2015.

### Key Milestones

| Milestone                                      | Planned date  | Actual Date   | Forecast date |
|--|---------------|---------------|---------------|
| Stage 1 <sup>5</sup> Agreed                    | August 2013   | Dec 2013      |               |
| Stage 2 <sup>6</sup> Agreed                    | March 2014    | May 2014      |               |
| Planning application granted                   | February 2014 | February 2014 |               |
| Financial Close                                | March 2014    | May 2014      |               |
| Site Start Date                                | April 2014    | April 2014    |               |
| Construction complete                          | June 2015     |               | June 2015     |
| Committee approval of ASN consultation process | August 2015   |               | August 2015   |
| School operational                             | June 2015     |               | June 2015     |
| Demolition and External Works                  | December 2015 |               | December 2015 |

### Current Issues

None.

<sup>5</sup>Stage 1 is equivalent to RIBA Stage C/D, which is a costed outline design

<sup>6</sup>Stage 2 is equivalent to RIBA Stage E/F, which is a costed detailed design

## **PERTH ACADEMY – SPORTS HALL**

**Reporting Period: February 2015 to June 2015**

### **Overview**

Perth Academy was allocated £2m in the 2012/13 budget setting process for improving sports facilities. The first priority was an All Weather Pitch (AWP) and the second priority is the provision of a Sports Hall. £980k is remaining and the Sports Hall will cost in excess of this amount. It is anticipated that the balance will come from the Modernising Secondaries Programme from monies allocated to Perth Academy subject to Strategic Policy & Resources Committee approval.

### **Sources of Funding**

The funding is from the ECS Composite Capital Programme.

### **Progress Update**

The feasibility study to ascertain the best way of providing extended indoor sports accommodation at Perth Academy has been completed. Design developed together with developed costs is currently being progressed and a further review will be undertaken thereafter.

### **Key Milestones**

| <b>Milestone</b>   | <b>Planned date</b> | <b>Actual Date</b>    | <b>Forecast date</b> |
|--|---------------------|-----------------------|----------------------|
| <b>Feasibility study completed</b>                           | <b>August 2013</b>  | <b>January 2014</b>   |                      |
| <b>Review of feasibility study</b>                           | <b>April 2014</b>   | <b>September 2014</b> |                      |
| <b>Review of costed feasibility study including changing</b> | <b>May 2015</b>     |                       | <b>May 2015</b>      |

### **Current Issues**

An overall review of the priorities within Perth Academy is currently being undertaken.

## **PERTH GRAMMAR SCHOOL - INFRASTRUCTURE AND PRACTICAL UPGRADES**

**Reporting Period: February 2015 to June 2015**

### **Overview**

Perth Grammar School was selected for major infrastructure improvement as well as upgrade of its practical classrooms. 6 CDT, 3 Science and 2 Home Economics was the original scope, and following development of the project with the school the achievable scope encompassed 14 spaces within CDT, Computing and Home Economics.

The major infrastructure upgrade work is linked with the practical classroom upgrades in an effort to minimise the potentially disruptive effect on the delivery of the pupils' education. The infrastructure works include electrical and data rewiring and upgrading, alarm and emergency systems renewal, heating systems renewal, energy conservation and other infrastructure and systems efficiency improvements.

### **Sources of Funding**

This project is being funded by ECS Composite Capital Programme to a value of £3,500,000.

### **Progress Update**

Works are ongoing within the budget allocation and these works are expected to be completed in August 2015.

### **Key Milestones**

| <b>Milestone</b>  | <b>Planned date</b>   | <b>Actual Date</b>  | <b>Forecast date</b>  |
|---|-----------------------|---------------------|-----------------------|
| <b>Site Start Date</b>  | <b>June 2014</b>      | <b>June 2014</b>    |                       |
| <b>Refurbishment of Technical teaching Areas complete (GMC1)</b>    | <b>September 2014</b> | <b>October 2014</b> | <b>September 2014</b> |
| <b>Completion of infrastructure works and Home Economics (GMC2)</b> | <b>December 2014</b>  |                     | <b>August 2015</b>    |

### **Current Issues**

Further phases of the upgrade works are subject to the budget process.

## PERTH HIGH SCHOOL – SPORTS HALL

**Reporting Period:** February 2015 to June 2015

### Overview

The provision of the sports hall will improve the sporting facilities at Perth High School, resulting in improved educational and extra-curricular sporting facilities.

### Sources of Funding

This project will be funded by the ECS Composite Capital Programme and **sportscotland**. The grant from **sportscotland** is £500,000, the funding from the ECS capital programme is £3.45m, giving an available budget of £3.95m.

### Progress Update

Property Services has appointed external consultants to take forward the project, although it will still continue to be managed by Perth and Kinross Council architects.

On 7 October 2014, the Gross Maximum Cost (GMC) for works to form the new sports hall at Perth High School was formally accepted. The GMC is within the budget allocated. Work commenced on site in late October 2014 and completion is expected in December 2015. The project remains on programme.

Discussions are ongoing to agree the terms of the management of the hall once it is operational.

### Key Milestones

| Milestone                                  | Planned date   | Actual Date   | Forecast date |
|--|----------------|---------------|---------------|
| Planning Application Granted               | February 2013  | February 2013 |               |
| Planning Modification Change Re-submission | October 2013   | December 2013 |               |
| Agreed Maximum Price                       | December 2013  | February 2014 |               |
| Site Start Date                            | January 2014   | October 2014  |               |
| Construction Complete                      | August 2014    |               | December 2015 |
| Operational Date                           | September 2014 |               | January 2016  |

### Current Issues

None.