

# 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.

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**Approved**

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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 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)