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Council Building
2 High Street
Perth
PH1 5PH

24/12/2021

A meeting of the **Property Sub-Committee** will be held virtually on **Monday, 10 January 2022** at **09:30**.

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

THOMAS GLEN
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, 10 January 2022

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 PETITION - THE WEE CHOO-CHOO**
- 3(i) EMAILS RELATING TO PETITION - THE WEE CHOO CHOO 5 - 8**
(copy herewith)
- 3(ii) PETITION RELATING TO CLASS 3 BUSINESS USE AT RIE- 9 - 16**
ACHAN ROAD CAR PARK, PITLOCHRY
Report by Executive Director (Communities) (copy herewith 22/1)
- 4 MINUTE OF MEETING OF THE PROPERTY SUB-COMMITTEE 17 - 18**
OF 25 OCTOBER 2021
(copy herewith)
- 5 LEARNING ESTATE PROGRAMME - PROGRESS UPDATE 19 - 34**
Report by Executive Director (Education and Children's Services)
(copy herewith 22/2)

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All Council Services can offer a telephone translation facility.

Subject: FW: Petition: The Wee Choo-Choo

From: Fergus McCallum [REDACTED]
Sent: 13 October 2021 19:46
To: Christina Flynn [REDACTED]
Cc: Lynn Macdougall [REDACTED]
Subject: Re: Petition: The Wee Choo-Choo

We are a local family from Pitlochry.

PKC Property Sub-Committee on 14/06/21 considered a CLASS 3 BUSINESS OPPORTUNITY AT RIE-ACHAN ROAD, CAR PARK, PITLOCHRY.

The options were to lease not lease or advertise the opportunity.

The decision was to not lease.

The planning committee granted planning consent subject to providing 12 replacement spaces

The opportunity was a Thai Restaurant in 2 converted 1980s carriages.

Three individuals presented objections.

The committee had not held verbal deputations for over a decade.

One objector was denied her right to object at the planning meeting by PKC and PKC informed her she "was free to request a deputation as per the Council's Standing Orders."

The second objector was given data by your CEO that they used in their objection.

Your information officer found this to be a breach of GDPR

The officials present had identified 12 replacement spaces but did not tell the councillors.

The councillors had concerns about parking and the impact on parking.

They only heard objections linked to parking and those 12 spaces would be lost.

The petitions **purpose** is to indicate that over 500 PKC residents and over 1157 people in total are aware of the project and that it won't impact parking and they want the matter presented to the committee again so they can be aware of these facts.

https://www.change.org/p/councillor-murray-lyle-leader-of-perth-kinross-council-support-the-establishment-of-the-thai-wee-choo-choo-train-restaurant-in-pitlochry-87f97b2a-e5ca-4916-a5e7-709e295a3ddf?cs_tk=At_exWnKDdsgSQUeY2EAAXicyyvNyQEABF8BvMhyf1ZULF0K4ltQpgQB0vM%3D&utm_campaign=8c13d780c4c3432f8250af0d463f098f&utm_content=initial_v0_2_0&utm_medium=email&utm_source=recruit_sign_digest&utm_term=cs

The **outcome sought** is the committee rehear the matter with the facts that no parking loss can be achieved and that both supporters and objectors are heard.

From: Christina Flynn <[REDACTED]>
Date: Wednesday, 13 October 2021 at 13:34
To: Fergus [REDACTED]
Cc: Lynn Macdougall [REDACTED]
Subject: RE: Petition: The Wee Choo-Choo

Dear Mr McCallum,

Councillor Lyle has forwarded your petition to me to take forward. Before I speak to senior officers in the Council and Councillor Lyle can I ask you to clearly state in no more than 250 words the purpose of your petition and details of the result you wish to achieve.

Kind regards
Christina

From: Fergus McCallum [REDACTED]
Sent: 04 October 2021 14:16
To: Councillor Murray Lyle [REDACTED]
Cc: Councillor John Duff <[REDACTED]> Mia McCallum [REDACTED]
Subject: The Wee Choo-Choo

Dear Convenor Lyle

You said you would get back to us after meeting us on the 8th of September to indicate if you could find a way forward but that has not happened yet.

I realise we are just three people however 1081 people have signed a petition in support of our project.

It is actually more as it is still online but we wanted to print it this morning and send it to you.

I accept not everyone of them is from Highland Perthshire some are tourists who want to visit the attraction and bring economic benefit to our town.

We have 478 signatures from resident within Perth and Kinross.

We have 625 that are from Scotland.

We have 774 that are from the UK.

We have 307 from all over the world including Europe, Australasia, USA , Canada and Asia.

This shows the enormous local support and the huge number of tourists who want this attraction.

We have tried to be as fair as possible and acknowledge that spaces would be lost but they would be replaced.

I realise you might not find our wording to be perfect but we did write to you on the 28 August 2021 to ask for feedback and offered to adapt it but you did not write back.

I know you said you were not supportive of disposing of car parking spaces but you did support disposing of Thimble Road and you would not be losing parking spaces we are replacing them the net loss is zero.

It is possible you might argue we did not offer the opportunity to oppose the project and that is because it is a petition not a survey.

Nothing impedes individuals opposing the project issuing a counter petition.

You said you would not bring the matter back to the committee unless new evidence emerged.

1 Your officials identified that this project is net zero in terms of space loss, you might argue this is not relevant to the general principle of leasing. I would argue it is because it demonstrates that if advertised at least one project could be space neutral. That is a new fact not heard by the committee.

2 I have prepared a transport audit this has not been seen by the committee.

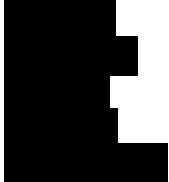
3 I sent in an economic impact assessment that has not been seen by the committee.

4 A petition has been received by you showing considerable support for the project.

Please will you list this to be heard at the next property sub-committee meeting.

Sincerely

Fergus McCallum

A large black rectangular redaction box covering the signature of Fergus McCallum.

Sincerely

Fergus McCallum

PERTH AND KINROSS COUNCIL

Property Sub Committee

10 January 2022

**PETITION RELATING TO CLASS 3 BUSINESS USE
AT RIE-ACHAN ROAD CAR PARK, PITLOCHRY**

**Report by the Executive Director (Communities)
(Report No. 22/1)**

PURPOSE OF REPORT

This briefing report has been prepared for the Sub Committee outlining the issues raised in the petition and the preliminary response to these issues. The principal petitioner will be provided with a copy of this report.

1. BACKGROUND

- 1.1 The Rie-Achan Road car park in Pitlochry is a Council controlled car park which currently provides 78 income generating spaces, 12 electrical vehicle charging points, 2 disabled bays, 5 bus and 11 coach spaces. It is located immediately adjacent to Pitlochry Railway Station.
- 1.2 A planning application (ref: **20/01967/FLL**) for a change of use of part of the car park for a restaurant was submitted in late December 2020, despite the applicant having no legal right or interest in respect of the land in question. Whilst unusual, this is acceptable in terms of planning legislation. The Planning & Development Management Committee considered the application on 7 April 2021 and agreed (by a majority of 7 to 5) to set aside the officer recommendation and to grant planning permission subject to the applicant entering into a Section 69 Legal Agreement to make a financial contribution (upon completion of missives to lease) to replace 12 parking spaces elsewhere in the town.
- 1.3 At the time of writing, this Legal Agreement has not been concluded and therefore the planning consent has not yet been issued. It is understood that Legal Services issued a draft agreement to the Applicant's agents in June 2021.
- 1.4 The Rie-Achan Road carpark is owned by the Council. The decision of the Planning & Development Committee, although part of a distinct process, required officers to seek a further decision from the Council, this time acting in its capacity as the landowner, as to whether it was prepared to lease part of the car park land for Class 3 Business use. Accordingly a report was presented to the Property Sub Committee (report 21/92 refers) on 14 June 2021. Given the Council's duty to deliver best value, any lease opportunity had to be put to the market. Officers therefore recommended that any lease opportunity be advertised. At the meeting, four deputations were heard from

members of the public, including Mr Fergus McCallum, the present petitioner, who also submitted the Planning Application **20/01967/FLL**

- 1.5 Having considered the matter the Committee agreed (by a majority of 5 to 2) not to support the officer recommendation and therefore not to proceed with leasing any part the site for any Class 3 Business use.

2. PETITION AND RESPONSE

- 2.1 The petition (containing 1,185 signatures as of 13 December) was received on 4 October 2021 seeking support for the proposal which was the subject of the planning application.

- 2.2 Clarification on the purpose of the petition was provided on 13 October:

“The petitions purpose is to indicate that over 500 PKC residents and over 1157 people in total are aware of the project and that it won’t impact parking and they want the matter presented to the committee again so they can be aware of these facts.”

- 2.3 It should be noted that the online petition states:

“We have planning permission on a site at the very rear of the Rie-Achan Car Park next to the railway track”.

This is not correct as the granting of planning permission is wholly subject to the conclusion of a Legal Agreement defining a specific financial contribution to cover the cost of replacing 12 lost spaces elsewhere.

The petition goes on to state that:

“Our carriages will take up 12 of the parking spaces and we have agreed to replace, at our expense, those spaces and fund all the necessary changes to the Car Park that will allow the carriages to be sited there.”

Although the intent to make a financial contribution is not disputed, the legal position is that there is, as yet, no agreement in place.

- 2.4 From the petitioner’s perspective, the desired outcome is for the Property Sub Committee to:

“rehear the matter with the facts that no parking loss can be achieved and that both supporters and objectors are heard”.

As regards the latter point whilst, unlike the planning process, there is no mechanism for submitting objections, Standing Orders do permit any member of public to submit a request to make a deputation in relation to any item of public business being considered by Council/committee. It is then for the Council/committee to agree(or not) to hear any deputation.

It is important to note however that the Property Sub-Committee was not being asked to consider the merits of Petitioner's proposal (to which the reference to the 12 parking spaces is pertinent), nor was it being asked to consider leasing land in the car park to the Petitioner. It was being asked whether it agreed to part of the car park being used for Class 3 Business use and if so, to then advertise such an opportunity and invite proposals for any interested party (which would obviously include the Petitioner).

- 2.5 The principle of the loss of 12 spaces, pertinent to Planning Application **20/01967/FLL** has already been accepted by the Planning & Development Management Committee, subject to the cost of their replacement elsewhere being met by the applicant. It should also be noted however that officers are presently instructed by Council to seek an overall increase in the number of parking spaces within the town. This has not been progressed primarily due to the impact of COVID and pressure of other business. Officers can therefore provide no assurance as regards the adequacy, or otherwise, of parking provision until a wider survey of car park provision in Pitlochry is completed (likely Spring 2022).

3. CONCLUSION AND RECOMMENDATIONS

- 3.1 A petition has been submitted asking that the Property Sub-Committee reconsider their decision of 14 June 2021 not to lease part of the Rie-Achan Road car park for a commercial use.
- 3.2 Members of the Property Sub-Committee are now required to determine what, if any, action they wish to take in response to that petition.
- 3.3 In reaching its decision the Committee is invited to note that:
- (1) the motion which was put to and agreed by majority at the Property Sub-Committee in June was simply "not to proceed with leasing the site for Class 3 Business use". This was not subject to or dependent upon the parking provision. Had parking been the determining factor this could have been articulated within the motion or by way of amendment.
 - (2) at the time of writing, the Legal Agreement required in respect of the Petitioner's planning permission, has not been concluded and therefore as yet, there is no binding agreement in place regarding the replacement of the required 12 parking spaces
 - (3) officers are currently working to a Council instruction to increase parking provision within the town
 - (4) there has been no material change regarding increased parking provision across Pitlochry since the Committee's decision in June 2021
 - (5) officers can provide no advice or assurance as regards the adequacy of parking provision in Pitlochry until parking survey work is completed (Summer 2022).

Author

Name	Designation	Contact Details
David Littlejohn	Head of Planning & Development	Commcommitteereports@pkc.gov.uk 01738 475000

Approved

Name	Designation	Date
Clare Mailer	Depute Director (Communities)	22 December 2021

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	None
Corporate Plan	None
Resource Implications	
Financial	None
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	None
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan/Single Outcome Agreement

- 1.1 The consideration of this petition contributes to the following Perth & Kinross Community Plan / Single Outcome Agreement priority:

- (ii) Developing educated, responsible and informed citizens

Corporate Plan

- 1.2 The Delivery Programme contributes to the achievement of the following Council's Corporate Plan Priority:

- (ii) Developing educated, responsible and informed citizens;

2. Resource Implications

Financial

- 2.1 None.

Workforce

- 2.2 None.

Asset Management (land, property, IT)

2.3 None.

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.

3.2 The consideration of this petition was considered under the Council's Integrated Appraisal Toolkit. No impacts on equality were identified and so a full Equality Impact Assessment was not required.

Strategic Environmental Assessment

3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

3.4 The consideration of this petition does not fall within the scope of the SEA regulations.

Sustainability

3.5 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. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to delivery of the Act's emissions reduction targets;
- in the way best calculated to deliver any statutory adaptation programmes; and
- in a way that it considers most sustainable.

3.6 The consideration of this petition of itself has no impacts on sustainability.

Legal and Governance

3.7 The Head of Legal & Governance was consulted during the preparation of this report.

Risk

3.8 None.

4. Consultation

Internal

- 4.1 The Development Management, Estates & Commercial Investment and Traffic & Network Management Teams were consulted.

External

- 4.2 There were no external consultations.

5. Communication

- 5.1 None.

2. BACKGROUND PAPERS

- 2.1 Report 21/92 (Property Sub Committee)
Report 20/01967/FLL (Planning & Development Management Committee)

PROPERTY SUB-COMMITTEE

Minute of virtual meeting of the Property Sub-Committee of the Strategic Policy and Resources Committee held via Microsoft Teams on Monday 25 October 2021 at 9.00am.

Present: Councillors R McCall, A Bailey, J Duff (substituting for M Lyle), G Laing, T McEwan, C Shiers and W Wilson.

In Attendance: L Campbell, K Leer, S Merone, S Nicoll and A Peace (all Communities); G Fogg, C Irons, A Brown and M Pasternak (all Corporate and Democratic Services).

Apologies: Councillor M Lyle.

Councillor R McCall, Vice-Convenor, Presiding

1. WELCOME AND APOLOGIES

The Vice-Convenor welcomed all those present to the meeting. An apology and substitution were noted as above.

2. DECLARATIONS OF INTEREST

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

3. MINUTES

The minute of the meeting of 23 August 2021 was submitted and approved as a correct record.

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

P1. LEASE OF 0.244 ACRE SITE, FRIARTON ROAD AND 0.419 ACRE SITE, HARBOUR ROAD, PERTH

There was submitted a report by the Head of Planning and Development (21/191) on a proposal to grant a ground lease of both 0.244 acre site at Friarton Road and 0.419 acre site at Harbour Road, Perth.

Resolved:

- (i)** The lease of the sites at Friarton road and Harbour Road, be approved, as supported by the Harbour Board.

- (ii) In respect of the site at Friarton Road a ground lease for a term of 40 years be approved on the terms detailed in report 21/191 with the income rent for the site allocated to the general Fund (Commercial Income).
- (iii) In respect of the site at Harbour Road a ground lease for a term of 40 years be approved on terms detailed in report 21/191 with the income rent allocated to the Harbour budget.
- (iv) As the offers received were for a different length of lease to that recommended, authority be delegated to the Head of Planning and Development and the Head of Legal and Governance, in consultation with the Harbour Board to finalise negotiations on the length of the leases if some flexibility was required.

P2. SCHEDULE OF PROPERTY MATTERS APPROVED UNDER DELEGATED POWERS

There was submitted and noted a report by the Head of Planning and Development (21/192) on property transactions undertaken by the Council and approved under delegated powers in the period September 2020 – August 2021.

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# PERTH AND KINROSS COUNCIL

## Property Sub-Committee

10 January 2022

### LEARNING ESTATE PROGRAMME - PROGRESS UPDATE

**Report by Executive Director (Education and Children's Services)**  
**(Report No. 22/2)**

#### 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) Learning Estate Programme. It details key milestones which have been achieved since the last update to Property Sub-Committee on 23 August 2021 ([Report No. 21/130 refers](#)).

#### 1. BACKGROUND/MAIN ISSUES

- 1.1 The Learning 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 Learning Estate Management Plan (LEMP) which is primarily funded through the Council Capital Programme.
- 1.3 The ECS Capital Programme details the priorities for the Learning Estate until 2029 and is reviewed on an annual basis.

#### 2. PROPOSALS

- 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/Replacement.
- 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. The long-term impact of the pandemic on project timescales is yet to be fully understood, but there is an expectation that new methods of working will result in extended construction programmes and associated possible increases in costs, exacerbated by supply chain uncertainty. The impact of Brexit/COVID-19/construction supply capacity is yet to be determined, but there is currently an increase in tender and material prices being experienced on projects across the country.

- 2.3 Key internal professional resources have been focused on COVID-19 recovery priorities, including working on ventilation 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. Many of these surveys were delayed until Summer 2021 and only recently took place.
- 2.4 The extension of Free School Meals will also have an impact on the resourcing of the current capital programme. Resources will have to be diverted from current projects in order to upgrade kitchens and serveries to increase capacity for August 2022 to meet the Scottish Government timetable for expansion.
- 2.5 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. UPDATES ON CURRENT PROGRAMME**

- 3.1 Detailed updates on all current projects are provided in Appendix A.
- 3.2 The following is an update on significant project milestones since previously reported to the Property Sub-Committee on 23 August 2021. Updates have also been provided where significant project milestones have been rescheduled or updated as a result of the COVID-19 pandemic.
- 3.3 **Blairgowrie Recreation Centre**
- 3.3.1 The Council has approved a replacement recreation centre at Blairgowrie High School ([Report No. 16/277 refers](#)).
- 3.3.2 The Blairgowrie Recreation Centre planning application has been submitted and the project budget was increased to £24m on 6 October 2021 at Council.
- 3.4 **Methven Primary School – Replacement Hall**
- 3.4.1 The Council approved the first phase of funding at the Strategic Policy and Resources Committee on 1 September 2021 for a replacement hall at Methven Primary School ([Report No. 21/147 refers](#)).
- 3.4.2 The life expired hall was demolished in October 2021 and initial enablement works were undertaken, including a new trim trail and nursery outdoor play area relocation.
- 3.5 **North Muirton/Balhousie Primary Schools - New Build School**
- 3.5.1 On 24 January 2018, as part of the School Estate Transformation Programme, Council approved funding from the Composite Capital Budget ([Report No. 18/15 refers](#)) for the construction of a new primary school on the playing field of the existing North Muirton Primary School site.

This new building will accommodate pupils from both North Muirton Primary School and Balhousie Primary School.

3.5.2 Financial close was achieved on 29 October 2021 and works commenced on-site on 22 November 2021.

3.5.3 A consultation process has taken place, involving pupils, parents, staff, the community, local elected members and the Conveners of the Lifelong Learning Committee (LLC), which has generated a preferred name, and which will support the establishment of the new primary school and its identity moving forward. This will be considered in a report to LLC on 31 January 2022.

### **3.6 Perth Grammar School – Refurbishment**

3.6.1 Funding is allocated 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.

3.6.2 The final phase of toilet refurbishments was completed in October 2021.

### **3.7 Rattray Primary School**

3.7.1 As part of the Expansion of ELC 1140 Hours Plan ([Report No. 17/314 refers](#)), various infrastructure projects were identified to expand ELC capacity in response to the Scottish Government's commitment to increase ELC delivery to 1140 hours per annum.

3.7.2 Construction works began at Rattray Primary School during the 2021 summer holidays and the first phases of refurbished classrooms are now complete and operational. Works to the nursery extension structure have begun.

### **3.8 Stanley Primary School**

3.8.1 Work has also taken place over recent months to improve the nursery accommodation at Stanley Primary School. The project involved upgrading an existing classroom to accommodate the nursery and providing new toilets, changing facilities and a cloakroom. The nursery also now benefits from direct access to a new dedicated outdoor play space.

## **4. CONCLUSION AND RECOMMENDATIONS**

4.1 This report updates the Property Sub-Committee on the progress of the ECS Learning Estate projects.

4.2 It is recommended that the Committee:

- (i) Notes the significant milestones achieved since the previous Property Sub-Committee meeting held on 23 August 2021:

- The Blairgowrie Recreation Centre planning application has been submitted (3.3);
- As part of the Life Expired Buildings Programme, a new hall has been approved at Methven Primary School and initial demolition and enablement works have been undertaken. The detailed design process has begun (3.4);
- The North Muirton/Balhousie Primary School project now has financial close and construction is on-site. A name for the new school will be considered by Lifelong Learning Committee on 31 January 2022 (3.5);
- Completion of the final phase of toilet upgrade works at Perth Grammar School (3.6);
- As part of the Expansion of ELC 1140 Hours Plan, the first phases of refurbished classrooms are complete and the nursery extension is under construction at Rattray Primary School (3.7); and
- The nursery has been upgraded and improved at Stanley Primary School (3.8).

- (ii) Notes that project teams continue to manage the impact of COVID-19 on projects.

#### Author

| Name        | Designation                    | Contact Details                                                                        |
|-------------|--------------------------------|----------------------------------------------------------------------------------------|
| Greg Boland | Head of Business and Resources | <a href="mailto:ECSCCommittee@pkc.gov.uk">ECSCCommittee@pkc.gov.uk</a><br>01738 475000 |

#### Approved

| Name          | Designation                                               | Date             |
|---------------|-----------------------------------------------------------|------------------|
| Sheena Devlin | Executive Director<br>(Education and Children's Services) | 16 December 2021 |

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

### 1. Strategic Implications

#### 1.1 Community Plan/Single Outcome Agreement

The proposals relate to the delivery of the Perth and Kinross Community Plan/Single Outcome Agreement in terms of the following priorities:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

This report relates to all of these objectives.

#### Corporate Plan

#### 1.2 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 6 October 2021 approved the Composite Capital Budget 2021/2029 ([Report No. 21/181 refers](#)).
- 2.1.1 Any additional revenue implications identified through either the existing capital programme, or future capital programmes will require to be submitted as part of an expenditure pressure with a corresponding saving through the ECS Revenue Budget process.
- 2.1.2 There are no direct financial implications arising from this report other than those reported within the body of the main report and related business cases.

### Workforce

- 2.2 There are no direct workforce implications arising from this report.

### Asset Management (land, property, IT)

- 2.3 There are no direct asset management implications arising from this report other than those reported within the body of the main report.

## **3. Assessments**

### Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.1.1 The information contained within this report has been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- (i) 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 the Head of Property Services have been consulted in the preparation of this report.

#### External

- 4.2 Participation and involvement of the community are critical to the ongoing and future success of school estate investment and an emphasis is placed on ensuring consultation, over and above that which might be required in terms of planning requirements and statutory consultation requirements.
- 4.2.1 A User Reference Group (URG), or equivalent, is set up for all major and large projects. The purpose of the URG is to assist with providing relevant local input to allow the Design Team to develop the outline concept design into an operational design. The formation of a URG is an invaluable source of information and any project is reliant on this level of local detail.

## **5. Communication**

- 5.1 A stakeholder communication plan is developed for all major and large projects. The plan aims to support effective communication and engagement with all project stakeholders.

## **2. BACKGROUND PAPERS**

- 2.1 No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

## **3. APPENDICES**

- 3.1 Appendix A – Detailed Updates on Current Projects (August 2021 to January 2022)

**Appendix A****Detailed Updates on Current Projects  
(August 21 – January 22)****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 approved a replacement Recreation Centre at Blairgowrie High School ([Report No. 16/277 refers](#)).

### Sources of Funding

The approved funding from the ECS Composite Capital Programme for this project is £24m.

### Progress Update

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

The planning application has been submitted.

### 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  | Apr 2021       |                |
| Planning Application Submitted                      | January 2021   |                | December 2021  |
| Planning Application Agreed                         | March 2022     |                | TBC            |
| Stage 2 Agreed                                      | Sept 2021      |                | July 2022      |
| Financial Close                                     | Oct 2021       |                | August 2022    |
| Site Start                                          | Nov 2021       |                | September 2022 |
| Centre Operational                                  | March 2023     |                | TBC            |
| Completion of External Works                        | June 2024      |                | TBC            |

### Current Issues

There was a design issue in relation to drainage, in line with the requirements of Scottish Water, but a solution has now been agreed with Scottish Water to allow planning to be submitted. There is a significant risk of cost increase due to construction inflation.

## 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 Primary School and Balhousie Primary School.

### Sources of Funding

The approved funding from the ECS Composite Capital Programme for this project is £19.9m. A successful bid has been made to the Scottish Government for funding towards the project.

Cost options were provided to achieve energy efficiency and quality in line with the Perth and Kinross Council (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.

### Progress Update

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

Full planning approval was granted in May 2021, Financial close was approved October 2021 and the construction works began on-site November 2021. A sod cutting event was held on 6 December 2021.

### Key Milestones

| Milestone                         | Planned Date | Actual Date | Forecast Date |
|-----------------------------------|--------------|-------------|---------------|
| Submit NPR                        | July 2019    | July 2019   |               |
| HubCo Stage 1 Formal Commencement | Nov 2019     | Nov 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    | Oct 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

The impact of COVID-19 and Brexit on the supply chain may cause challenges as the project progresses.

## PERTH ACADEMY – REFURBISHMENT

### Overview

Funding has been allocated 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 budget allocated was £16.9m.

### Progress Update

A Phase 2 programme was developed to improve social space and undertake classroom refurbishments. These works were completed during the 2021 summer holidays. Upgrades to the sports hall were also undertaken with new automatic lighting in halls and foyer, a new high speed fibre link cable, and an upgrade of the changing area completed over the summer holidays. A further corridor social space was completed in the October 2021 holidays.

External consultants have been appointed and will be undertaking audio visual and Wi-Fi upgrade surveys and design work as part of an estate-wide upgrade of digital facilities.

While Phase 3 of the refurbishment programme is under development, a furniture replacement programme is also planned. Design work is also ongoing on a full electrical switchgear replacement.

### 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 |               |
| Phase 3 Refurbishment Works complete on site | TBC          |             |               |

### Current Issues

None.

## PERTH GRAMMAR SCHOOL – REFURBISHMENT

### Overview

Funding is allocated 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 budget allocated is £7.05m.

### Progress Update

Phase 3 of the toilet works started in July 2021 with completion in August 2021. Phase 4 toilet works were completed in October 2021. Detailed design works for Phase 1 of classroom refurbishments is underway and a programme is being developed.

### Key Milestones

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

### Current Issues

None.

## 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

The approved funding from the ECS Composite Capital Programme for this project is £58.3m. A bid made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding of 50% towards the project was successful. The funding will be provided over a 25-year period based on the Council meeting specified targets.

### 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](#)).

A User Reference Group meeting was held virtually on 23 March 2021.

The planning application was submitted in September 2021.

### 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    | Sept 2021   |               |
| Planning Application Agreed       | August 2021   |             | January 2022  |
| Stage 2 Agreed                    | January 2022  |             |               |
| Financial Close                   | February 2022 |             |               |
| Site Start                        | March 2022    |             |               |
| Construction Works Complete       | June 2024     |             |               |
| School Operational                | August 2023   |             | August 2024   |
| Completion of External Works      | August 2025   |             |               |

### Current Issues

There is a significant risk of cost increase due to construction inflation.



## 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 budget is £4.325m.

### Progress Update

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.

All classrooms will have been completely refurbished as of January 2022. The staff room and general-purpose space will be refurbished following completion of the new nursery.

### 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

None.

