

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

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Approved

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Sheena Devlin	Executive Director (Education and Children's Services)	16 December 2021

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

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

1. Strategic Implications

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)