

## PERTH AND KINROSS COUNCIL

Lifelong Learning School Estate Sub-Committee – 29 August 2013

**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 projects within the Education and Children's Services capital programme.

**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.
- 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 Service (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.

**3. UPDATES ON CURRENT PROGRAMME**

- 3.1 The School Estate programme is focused on, and updates are provided in, the following key areas:
  - Primary School Upgrades
  - Secondary School Upgrades
  - Other ECS Capital Projects

**3.2 Primary School Upgrade Programme****3.2.1 Abernethy Primary School**

On 11 March 2009, the School Estate Sub Committee (Report No. 09/151 refers) approved the development of the longer term scheme for Abernethy Primary School as part of the Primary School Upgrade programme. The gross financial value of this project is £5,000,000. It is currently anticipated that the

spend will potentially be under budget and will be reported at Strategic Policy and Resources Committee on 18 September 2013.

The main building works are complete and staff and pupils moved back into the school on the 20 and 21 May 2013. Removal of the temporary decant and installation of the Multi Use Games Area (MUGA) has taken place over the summer.

### **3.2.2 Alyth Primary School**

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 funding for this project is £8,800,000.

An options appraisal has been commissioned through Property Services and is still progressing. The options considered for the project are:

1. Upgrade existing facilities
2. Upgrade the Victorian building, demolition of other buildings and a new-build element to provide the required accommodation
3. The construction of a new school building on the playing fields, with the listed Victorian building retained or sold

### **3.2.3 Crieff Primary School**

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 No. 13/384 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. The budget for this development, including land purchase, is £14,006,000.

The procurement, design and build of the school is being delivered through the East Central Hub.

The project is proceeding to detailed design. As is normal, a User Reference Group was created which considered the operation of the school as part of the design process. A drop in session for parents and members of the wider community will be held as part of this process.

This project is deemed as a major development in the statutory planning process due to the size of the site. This requires a pre-application consultation to take place. A proposal of application was submitted on 17 July 2013. A public event will be held at Strathearn Community Campus in September in this regard

As per the recommendations of the Statutory Consultation report to Lifelong Learning Committee on 14 August 2013 (Report No. 13/384 refers) an updated Business Case for this project will be provided to this Committee in due course.

#### **3.2.4 Glenlyon Primary School**

These works will convert the adjacent former schoolhouse into flexible general purpose spaces together with the formation of a new office and link corridor.

Statutory consent was granted at Development Management Committee on 28 November 2012 (Report No. 12/547 refers) and works commenced on 1 July 2013. The programme is scheduled to continue into the school session of 2013/14 and the Headteacher has implemented appropriate arrangements to facilitate this.

The projected overall cost of the works is £439,000.

#### **3.2.5 Inchtute Primary School**

Expansion of Inchtute Primary School is required to accommodate the predicted numbers of pupils from known house building. The scope of the project includes 2 additional classrooms, a General Purpose (GP) room, extending the school learning resource library and a hall to deliver the primary school PE curriculum.

Approval will be sought to vire the budget for this project at Strategic Policy and Resources Committee on 18 September 2013. Developers Contributions will also be allocated to this project.

A User Reference Group took place to develop the design and a planning application has been submitted.

The programme is challenging and an option for a phased build to ensure the classrooms are ready for August 2014 is being considered on behalf of ECS. Full site investigations were completed on 1 July 2013 and the results are expected by mid August 2013.

Discussions are ongoing with the community with regard to enhanced outdoor sports provision.

In addition to the extension a temporary classroom has been formed within the school to accommodate this year's P1 intake at an approximate cost of £65,000.

#### **3.2.6 Invergowrie Primary School**

Work commenced on site in October 2012 to replace Invergowrie Primary School and the current indicative completion date of the school is October 2013. The building is now wind and watertight and mechanical and electrical

first fix has commenced. External works are planned for completion in January 2014.

The overall value of the project is £7,852,000. This includes a grant from the Scottish Government totalling £2,466,913.

An application for two exceptional closure days on Monday 28 and Tuesday 29 October has been agreed by The Scottish Government to facilitate the move into the new school.

### **3.2.7 Kinnoull Primary School, Perth**

This project will renew the life-expired building currently used as a learning resource, provide two modular classrooms that will be linked to the main building and renew toilets in the school. In addition Property Services are taking the opportunity to replace major infrastructure including heating, plumbing and electric works. The projected cost of the project overall is £1,824,000, with £610,000 being a contribution from the Property Services maintenance budget.

Work on site commenced in February 2013 and should be complete by December 2013. Kinnoull Primary School has been decanted to Inch View Primary School until the work is completed.

The site at Kinnoull Primary presents complexities as it is a sloping site and built into rock. As such it was difficult during site investigations to determine exact ground conditions. Some ground condition issues have been discovered during construction however these will be maintained within the project budget.

### **3.2.8 Oakbank Primary School, Perth**

Funding of £8,500,000 for this school was approved by Council on 9 February 2012 (Report No. 12/53 refers), in the setting of the Capital Programme for 2012/13 to 2016/17. In addition £187,594 has been made available to the Oakbank project to be used for enabling works through East Central Hub, which will deliver the project on the Council's behalf.

The project will replace the existing primary school and nursery with a purpose built combined facility adjacent to the existing school and nursery. The new school and nursery will be built on the adjacent playing field to the school with no decant required. The existing school will be demolished following the completion of the new building to create new external space.

Due to an increasing demand for Additional Support Needs (ASN) provision this project has had additional scope in the form of ASN facilities added to the brief. This element will be funded from the enhance/extend specialist provision capital budget. The indicative cost of the ASN provision is being developed as part of the Stage 1 process.

Oakbank is also at Stage 1 of the HubCo process, where the outline design and indicative costs and timeline are developed. The concept design has been shared with the User Reference Group. Positive feedback has been received to the initial design. A 'drop-in' session for parents and members of the wider community will be held as part of this process.

This project is deemed as a major development and as such will be subject to the statutory planning process. A proposal of application was submitted on 9 July 2013. A public event will be held at Oakbank Community Centre in September in this regard.

The next stage of the project will develop a detailed design and cost plan. This is due to complete in February 2014, with construction beginning soon afterwards.

### 3.3 Secondary School Upgrade Programme

#### 3.3.1 **Perth Academy**

£2,000,000 funding was allocated to Perth Academy in the 2012/13 budget for improving sports facilities. In common with other secondary schools, an All Weather Pitch (AWP) has been planned to improve outdoor provision.

The best location for the pitch involves the removal of a Scots Pine tree located on the playing fields. A near neighbour information session took place in February 2013. Since then however, campaigning has taken place by some pupils and staff at the school to save the tree. Meetings have taken place with local Councillors and the Parent Council to explain the options considered.

Statutory approval was deferred on 17 July 2013 to consider application for a Tree Preservation Order (TPO). The TPO has not been promoted and the application was approved at Development Management Committee on 21 August 2013 (Report No. 13/723/FLL refers).

Feasibility studies are also underway to ascertain the best way of providing extended indoor sports accommodation at the school. The funding available for these facilities, including the AWP, is £2,000,000.

A brief of requirements is also being developed with the school in relation to upgrading classrooms, social areas and toilets.

#### 3.3.2 **Perth High School**

Statutory approval was granted for a sports hall and associated facilities for Perth High School at Development Management Committee on 20 February 2013 (Report No. 13/81 refers).

The provision of the sports hall will improve the sporting facilities at the school, resulting in better provision of educational and extra curricular sporting activities. The intention is for this facility to become part of a proposed Community Sports Hub (CSH) which would be governed by the Council's Sport and Active Recreation Services. The Council has submitted a bid to sportscotland for funding of £500,000 towards the project and this is currently being considered.

The anticipated programme of construction is January 2014 to August 2014.

### **3.3.3 Perth Grammar School**

Major infrastructure improvement as well as upgrade of practical classrooms (6 Craft Design Technology (CDT), 3 Science and 2 Home Economics) has been approved over the next three financial years at Perth Grammar School. The budget for this work is £3,500,000.

It is proposed to link the major infrastructure upgrade work with the practical classroom upgrades in an effort to minimise the potentially disruptive effect on the delivery of 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.

## **3.4 Other ECS Capital Projects**

### **3.4.1 NAVIGATE (George Inn Lane)**

A central resource base for secondary pupils which will mirror the work currently undertaken for primary pupils at Almondbank House is being developed in George Inn Lane. The value of this project is £950,000.

Work began on site on 26 November 2012 and completed on schedule in June 2013. The service users moved back into the building in July 2013.

### **3.4.2 Rattray Community Facilities**

Rattray Primary School is being extended to provide flexible spaces for the delivery of services for children and families, and the community.

The project is being funded through the Council's capital programme with an additional £414,000 being provided through a Scottish Government grant. The value of the project is £3,039,000, and this includes £130,000 from the property maintenance budget.

A drop in session was held on 18 March 2013 and the plans were well received by the wider community. Work began on site in April 2013 and the current projection for completion is at the end of January 2014.

The new fire escape stair has been completed. This will allow a greater capacity of pupils within the upstairs classrooms from August 2013. In addition, over the summer holiday period extensive works took place in the primary school playground area to allow new services to be connected to the community building.

### 3.4.3 All through Campus

In Perth and Kinross a review of the School Estate has taken place to determine the likely impact which population growth, current condition and suitability have on primary and secondary education within the area. One of the priorities for the Council is an all through school campus on the northern perimeter of Perth.

Bertha Park was noted as the preferred location for the new all through campus at Lifelong Learning Executive Sub-Committee on 6 February 2013, subject to the required statutory consultation process. Discussions have begun with the developers of Bertha Park on the location and size of the campus.

The Council has approved the A9/A85 Junction improvements which forms the first stage of the Perth Transport Future Project and funding has been approved to extend the link road across the River Almond into Bertha Park.

Exploratory work is currently being undertaken with regard to reviewing catchment clusters and populating the school based on house building projections.

Collaboration with Angus and Fife Councils in relation to commonality in design, construction and IT for Scottish Futures Trust (SFT) funded projects is taking place. The purpose of this is to develop standard concept designs and cost plans which will aim to:

- Deliver value in the supply chain through commonality and collaboration
- Reduce the preconstruction period
- Consider best practice from Scottish, UK and international design for teaching and learning
- Identify affordable solutions as defined within the context of the Scottish Futures Trust's (SFT's) key metrics of area per pupil and maximum total project cost of £1900 per m<sup>2</sup>

A draft report is currently being reviewed by Council teams. The next stage of the work will involve considering the 'whole life costs' of the standard designs and cost plans.

## 4 CONCLUSION

- 4.1 This report updates School Estate Sub-Committee on progress of the Education and Children's Services capital projects approved through the Capital Programme for 2012/13 to 2019/20.
- 4.2 It is recommended that School Estate Sub-Committee note the content of this report.

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan / Single Outcome Agreement	None
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	None
Risk	None
<b>Consultation</b>	
Internal	Yes
External	Yes
<b>Communication</b>	
Communications Plan	No

### 1. Strategic Implications

#### 1.1. Corporate Plan

1.1.1. The Council's Corporate Plan 2013 – 2018 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

- (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.

1.1.2 This report relates to all of these objectives.

1.1.3 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**

### **2.1. Financial**

- 2.1.1 The Strategic Policy and Resources (SP&R) Committee Meeting on 13 February 2013 approved the adjustments to the Composite Capital Budget 2012/13 – 2016/17 (Report No. 13/52 refers)
- 2.1.2 The Council meeting on 19 December 2012 approved additional funding to progress a number of priority infrastructure and property projects (report 12/586 refers). These projects include a new secondary school near Perth and a new school at Oudenarde
- 2.1.3 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 revenue budget process.
- 2.1.4 There are no direct financial implications arising from this report other than those reported within the body of the main report.

### **2.2. Workforce**

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

### **2.3. Asset Management (land, property, IT)**

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

## **3. Assessments**

### **3.1. Equality Impact Assessment**

- 3.1.1. 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.
- 3.1.2. 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.

### **3.2. Strategic Environmental Assessment**

- 3.2.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).

3.2.2 However, no action is required as the Act does not apply to the matters presented in this report. This is because the Committee are requested to note the contents of the report only and the Committee are not being requested to approve, adopt or agree to an action or to set the framework for future decisions. 3.2.1. The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

### 3.3 Sustainability

3.3.1 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.

3.3.2 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.

## 4. **Consultation**

### 4.1 Internal

4.1.1 The Head of Democratic Services, Head of Finance and Depute Director of The Environment Service (TES) have been consulted in the preparation of this report.

Head Teachers and Services have been consulted through the School Estate Management Plan (SEMP) group.

### 4.2 External

4.2.1 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.

4.2.2 A User Reference Group (URG) 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**

5.1 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.

