

## PERTH AND KINROSS COUNCIL

Lifelong Learning School Estate Sub-Committee – 7 March 2013

**SCHOOL ESTATE CAPITAL PROGRAMME PROGRESS UPDATE****Report by Executive Director (Education and Children's Services)****ABSTRACT**

This report updates Committee on progress and proposals for delivering the current capital projects within the Education and Children's Services programme. It also provides information on additional funding which has been approved through the composite capital programme and external bodies for school estate projects.

**1 RECOMMENDATIONS**

It is recommended that the Committee:

- 1.1 Notes that the Council's bid for additional funding for Oakbank Primary School was successful in attracting funding of £187,594 from the HubCo East Central Territory;
- 1.2 Notes that the Council received funding of £2,276,000 in February 2013 for the Invergowrie project from the Scottish Government through the Scottish Futures Trust (SFT);
- 1.3 Notes that additional funding was approved for the new secondary school near Perth and a new primary school at Oudenarde through the composite capital programme at Council on 19 December (report 12/586 refers);
- 1.4 Notes that Bertha Park was noted as the preferred location for the new all through school by members at Lifelong Learning Executive Sub-Committee on 6 February 2013, subject to the required statutory consultation process (report 13/67 refers);
- 1.5 Notes the proposed budget and monitoring adjustments to the five year Composite Capital Budget 2012/13 to 2016/17 approved by the Strategic Policy and Resources Committee on 13 February 2013;
- 1.6 Notes the three year Composite Capital Budget 2017/18 to 2019/20 approved by Special Council on 14 February 2013 (report 13/54 refers), which provides an additional £21,815,000 towards to school estate;
- 1.7 Notes the positive feedback from the Scottish Government Learning Directorate in relation to the School Estate Management Plan (SEMP); and
- 1.8 Notes progress on the existing programme in relation to primary school upgrades, secondary school upgrades and other projects.

**2 CAPITAL BUDGET 2012/13 to 2019/20**

- 2.1 The Strategic Policy and Resources Committee on 13 February 2013 (Report 13/52 refers) approved the proposed budget and monitoring adjustments to the five year Composite Capital Budget 2012/13 to 2016/17.

- 2.2 The Council meeting on 19 December 2012 (report 12/586 refers) approved £24,791,000 additional funding to progress a number of priority infrastructure and property projects. These projects included a new secondary school in North Perth and a new school at Oudenarde.
- 2.3 Special Council on 14 February 2013 approved the Composite Capital Budget for 2017/18 to 2019/20 (report 13/52 refers). The budget includes contributions of £21,815,000 towards the school estate.
- 2.4 The new capital profile for Education and Children's Services (ECS) is contained as Appendix A and totals £104,250,000 over 8 years.

All through campus

- 2.5 The Council was recently successful in obtaining funding from the Scottish Government for the secondary school element of a new "all through campus" near Perth. This funding is provided on the basis that the Council will fund one third of the cost of the school. Funding of £7.67M was approved through the composite capital budget report at Full Council on 19 December 2012 in order to 'match' the government funding.
- 2.6 The nursery (estimated at £2.52M) and primary school (estimated at £7.65M) elements of the project are not anticipated to be required until later years and funding for these elements of the project will be considered in the preparation of future budgets. Additionally, it is anticipated that the primary school will be funded from developer contributions.
- 2.7 Bertha Park was noted as the preferred location for the new all through school by members at Lifelong Learning Executive Sub-Committee on 6 February 2013, subject to the required statutory consultation (report 13/67 refers). This is in line with the strategic and proposed local development plan land and sites the campus within walking distance of the majority of the proposed new housing developments at Bertha Park and Perth West.
- 2.8 The conditions of the offer of funding for the secondary school state that the investment programme is scheduled to be delivered by the end of financial year 2017/18. It is therefore considered that construction of the new secondary school will require to be completed by the end of March 2018. Phasing of the construction will be developed with the Scottish Futures Trust and HubCo.
- 2.9 The timescale for development of the new all through campus is complex and contains a number of dependencies. In addition to procuring the design and construction, a catchment area for the new all through school is required. The ability of the Council to acquire the site and have the infrastructure in place to access it are the current major risks to the progress of the preferred option.
- 2.10 Angus, Fife and Dundee Councils have also received funding towards new secondary schools through Scottish Futures Trust (SFT) Phase 3. Through the East Central Hub, collaborative work is taking place to develop areas of commonality, innovation and best practice.

## Oudenarde

- 2.11 There is provision of £1.02M towards the cost of a new primary school at Oudenarde in the current capital programme. The remaining £11.5M required to construct the school is to be funded through Section 75 Developer contributions. These potential contributions will be received as development of the new village progresses and therefore upfront funding for the construction of the school will be provided by the Council.
- 2.12 This funding was approved as part of the composite capital programme on 19 December 2012. It should be noted that no expenditure will be incurred by the Council until there is a demand for a school within the area, as approved at Lifelong Learning Committee on 16 January 2013 (report 13/17 refers). The report also approved the proposal to build the school as a two stream primary school with initially only 7 classrooms fully fitted out (remaining rooms to be fitted out as required).

## **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 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.

Work is progressing on site and the project has experienced up to 3 weeks weather related delay. However, completion of all phases of the project, which includes the main building works, removal of the temporary decant and installation of the Multi Use Games Area (MUGA) is still anticipated by August 2013.

#### **3.2.2. Crieff Primary School**

A new school will be developed on the site adjacent to Strathearn Community Campus which was purchased on 16 December 2011. The gross financial value of this development is £14,006,000.

A period of formal consultation regarding this proposal was undertaken in line with the requirements of the Schools (Consultation) (Scotland) Act from Friday 16 November 2012 until Friday 25 January 2013. As part of this consultation

public meetings were held at Strathearn Community Campus on 11 December 2012 and 10 January 2013. The consultation is now in the second phase where HMI will prepare a report on the educational aspects of the proposal.

It was planned that design work up to stage C (outline) would be undertaken by Property Services. The Project Board, however, has agreed that responsibility for the whole design process would transfer to the East Central Hub. This will facilitate a collaborative approach on the Oakbank and Crieff projects delivered through sharing consultants and constructors. Council Officers have recently selected a design team and other consultants for both projects through the HubCo framework.

### **3.2.3. Glenlyon Primary School**

These works will deliver flexible general purpose spaces and a new office in the adjacent former schoolhouse. The funding available for all works at this point is £337,000.

Statutory consent was granted at Development Management Committee on 28 November 2012 (report 12/547 refers) and works are planned to take commence in summer 2013. The programme is scheduled to continue into the first term of 2013/14 and options are being considered in relation to accommodating the children during this period.

### **3.2.4. 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.

The budget has not yet been finalised for this project.

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

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

### **3.2.5. Invergowrie Primary School**

Work commenced on site in October 2012 to replace Invergowrie Primary School and the current indicative completion date is January 2014.

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

### **3.2.6. 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.

Listed building consent was granted by Historic Scotland for the extension and the hall on 28 November 2012. Work on site is due to commence in February 2013 and should be complete by December 2013.

On 13 February 2013 the Strategic Policy and Resources Committee approved an additional £245,000 for this project from the Primary School Upgrade Programme to fund costs associated with drainage infrastructure, asbestos removal and site constraints (Report 13/52 refers).

Kinnoull Primary School has been decanted to Inchview Primary School until the work is completed.

### **3.2.7. 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.

Approval of the options appraisal, which recommended replacing the existing primary school and nursery with a purpose built combined facility adjacent to the existing school and nursery, was granted at School Estate Sub Committee on 15 November 2012 (Report 12/524 refers).

In common with Crieff Primary School, Oakbank development will be undertaken by the East Central Hub. The Council were advised on 14 December 2012, that a bid for enabling funds to the HubCo Territory Programme Board had been successful and that an additional £187,594 has been made available to the Oakbank project to be used for enabling works.

## **3.3 Secondary School Upgrade Programme**

### **3.3.1. Perth Academy**

Work is progressing to build an all weather pitch (AWP) at Perth Academy. Community consultation took place in February 2013 and work is expected to begin on site in summer 2013. Consideration is also being given to the facilities to be provided from extended indoor sports accommodation. The funding available for these facilities 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 on 20 February 2013 (report 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. In addition 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 and would allow the facilities to be let.

### **3.4 Other 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.

The base has been named NAVIGATE by the current users who are relocated in Blackfriars.

Work began on site on 26 November 2012 and is progressing on schedule to a completion date of June 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.

Statutory Approval was granted by Development Management Committee for the extension on 28 November 2012. Statutory approval for the biomass installation was granted on 20 February 2013 (Reports 12/543 and 13/79 respectively refer).

The project is being funded through the Council's capital programme with an additional £414,000 being provided through a Scottish Government grant. On 13 February 2013 Strategic Policy and Resources Committee approved an additional £430,000 for this project (report 13/52 refers) to fund costs associated with upgrading infrastructure within the school and meeting planning conditions. The value of the project is now £3,039,000 (including £130,000 capital TES contribution)

## **4 SCOTTISH GOVERNMENT LEARNING DIRECTORATE**

- 4.1 At the Lifelong Learning School Estate Sub Committee held on 15 November 2012 the Service Asset Management Plan 2012 (incorporating School Estate Management Plan) (report No 12/525 refers) was discussed. Within this report it was noted that an annual meeting is held with the Scottish

Government Learning Directorate to monitor progress being made in managing the school estate and share good practice. This meeting was held by teleconference in November and some of the key discussion is detailed below.

- 4.2 It was noted that Perth and Kinross Council had good forward planning systems in place that established a clear link between the needs identified through asset management to investment requirements for the capital programme. Integrated working between planning, education, and finance were evident from the plan and the progress made thus far. The Council were commended for having plans in place to improve the condition of those few schools currently graded C and the early communication and engagement with Parent Councils, local members, staff and pupils when developing and designing school improvement projects.
- 4.3 The Council were reminded that there was national leverage for co-location of public services and encouraged to consider these where possible.
- 4.4 An update was given on the intended timescale for the publication of the report from the Commission on the Delivery of Rural Education which had been delayed due to an appeal being heard at the Court of Session. It was indicated during the discussion that the timescale for publishing the report was early 2013 and there has been no further information since then.
- 4.5 The meeting drew to a conclusion with confirmation that no further phases of funding for Building Better Schools were planned in the near future.

## **5 CONSULTATION**

- 5.1 The Head of Democratic Services, Head of Legal Services, Head of Finance and Head of Technical Services have been consulted in the preparation of this report. Head Teachers and Services have been consulted through the School Estate Management Plan (SEMP) group.
- 5.2 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.
- 5.3 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.

## **6 RESOURCE IMPLICATIONS**

- 6.1 The Strategic Policy and Resources Meeting on 13 February 2012 approved the adjustments to the Composite Capital Budget 2012/13 – 2016/17 (Report No. 13/52 refers).

- 6.2 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.
- 6.3 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.

## **7 COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012**

- 7.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:-

- (i) A Safe, Secure and Welcoming Environment
- (ii) Healthy, Caring Communities
- (iii) A Prosperous, Sustainable and Inclusive Economy
- (iv) Educated, Responsible and Informed Citizens
- (v) Confident, Active and Inclusive Communities

This report relates to all of the Council's five objectives.

- 7.2 The report also links to the Education & Children's Services Policy Framework in respect of the following key policy area:

- Maximising Resources

## **8 EQUALITIES IMPACT ASSESSMENT (EqIA)**

- 8.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and disability and other relevant protected characteristics. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.
- 8.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (Eq1A) with the following outcome:
- i) Assessed as **not relevant** for the purposes of EqIA.

## **9 STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 9.1 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).



- 9.2 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.

## 10 CONCLUSION

- 10.1 This report updates School Estate Sub Committee on the Education and Children's Services capital projects, which are currently in progress, including details of budget adjustments approved by Full Council on 19 December 2012 and the re-profiling of the budget approved by Strategic Policy and Resources Committee on 13 February 2013.
- 10.2 Also of note, is the additional capital funding through the composite capital budget approved on 19 December which will allow the Council to progress with a new secondary school in North Perth and a new primary school at Oudenarde and the additional £21,815,000 allocated to school estate for 2017/18 to 2019/20.

**JOHN FYFFE**

**Executive Director (Education and Children's Services)**

**Note:** 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.

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PERTH & KINROSS COUNCIL  
ECS SCHOOL ESTATE CAPITAL EXPENDITURE BUDGET 2012-2020

Appendix A

PROJECT/NATURE OF EXPENDITURE	Approved Budget 2012/13 (£'000)	Approved Budget 2013/14 (£'000)	Approved Budget 2014/15 (£'000)	Approved Budget 2015/16 (£'000)	Approved Budget 2016/17 (£'000)	Approved Budget 2017/18 (£'000)	Approved Budget 2018/19 (£'000)	Approved Budget 2019/20 (£'000)	Approved Total Budget (£'000)
Accessibility Programme	75	100	130	150	250	0	150	150	1,005
Blairgowrie Recreation Centre	0	0	0	0	0	0	0	150	150
Enhance/Extend Specialist Education	0	0	0	0	0	0	0	2,500	2,500
NAVIGATE	601	287	0	0	0	0	0	0	888
Ratray Community Facilities	262	2,450	0	0	0	0	0	0	2,712
Primary Schools (excluding IIL) Upgrade Programme	185	1,101	914	200	519	1,988	2,680	3,851	11,438
Abernethy Primary School Upgrade Project	3,290	1,191	0	0	0	0	0	0	4,481
Alyth Primary School	0	100	2,000	4,700	2,000	0	0	0	8,800
Blackford Primary School	0	0	0	0	173	0	0	0	173
Crieff Primary School - School Upgrade Project	108	3,000	4,783	4,784	0	0	0	0	12,675
Developers Contribution Programme	0	250	0	0	0	0	0	0	250
Dunning Primary School - School Upgrade Project	0	0	0	0	285	0	0	0	285
Glenlyon Primary School Upgrade Project	45	277	0	0	0	0	0	0	322
Invergowrie Primary School - School Upgrade Project	2,177	4,943	0	0	0	0	0	0	7,120
Kinnoull Primary School Upgrade Project	196	976	0	0	0	0	0	0	1,172
Oudenarde	0	1,029	5,000	5,000	1,000	0	0	0	12,029
Oakbank Primary School	75	1,688	6,925	0	0	0	0	0	8,688
CLASP Primary School Upgrade Project	0	0	0	0	0	2,532	4,171	1,797	8,500
Secondary Schools (excluding IIL) Upgrade Programme	107	682	650	650	2,300	665	667	664	6,385
Blairgowrie High School Upgrade (Phase 2)	340	0	0	0	0	0	0	0	340
Perth Academy - New Sports Facilities	100	900	1,000	0	0	0	0	0	2,000
Perth Grammar - Infrastructure/Practical Areas Upgrades	150	1,000	1,600	750	0	0	0	0	3,500
Perth High School Upgrade	150	1,170	0	0	0	0	0	0	1,320
New Secondary School	0	0	0	0	7,667	0	0	0	7,667
<b>TOTAL</b>	<b>7,861</b>	<b>21,144</b>	<b>23,002</b>	<b>16,234</b>	<b>14,194</b>	<b>5,185</b>	<b>7,668</b>	<b>9,112</b>	<b>104,400</b>

Note -

Ratray Community Facilities - in addition there is a £130k contribution from Property, making £2,580k funding available in 2013/14. This funding is in the TES Composite Capital budget.

Kinnoull Primary School - in addition there is a £610k contribution from Property, making £1,586 funding available in 2013/14. This funding is in the TES Composite Capital budget.

