

**PERTH AND KINROSS COUNCIL****Lifelong Learning School Estate Sub-Committee – 6 June 2013****SCHOOL ESTATE CAPITAL PROGRAMME PROGRESS UPDATE****Report by Executive Director (Education and Children's Services)****PURPOSE OF REPORT**

This report updates Committee on progress and proposals for delivering the current capital projects within the Education and Children's Services (ECS) 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's capital programme.
- 1.3 The ECS capital programme details the priorities for the school estate over a rolling seven year period and is reviewed on an annual basis. Appendix A details the school estate capital budget 2012-2020.

**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.
- 2.2 The report also details recent procurement activity which has taken place to facilitate the construction element of the projects.

**3. DELIVERY OF THE PROGRAMME**

- 3.1 ECS is committed to observing corporate policy and procedure on procurement, including guidance laid down through the Tayside Procurement Consortium and an adherence to the principles of Best Value.
- 3.2 At School Estate Sub Committee on 30 August 2012, an update was provided on proposals for procuring construction services to facilitate delivery of the ongoing capital programme (Report 12/371 refers).
- 3.3 The report detailed plans for a mixed economy approach to procurement by using the joint venture company HubCo (East Central Hub) and through continuing to directly contract with private sector construction partners.

- 3.4 ECS has an existing partnership in place for construction, which will end in 2016 and has a construction limit of £15m. Many of the projects detailed in section 4 will be delivered through this partnership including Abernethy Primary School, Glenlyon Primary School, Inchtute Primary School , Invergowrie Primary School, Kinnoull Primary School, Rattray Community Facilities and NAVIGATE central resource base.
- 3.5 A review of construction procurement was concluded in October 2012, which supported the ECS preference for a partnership approach.
- 3.6 Subsequently an EU tender process was undertaken, which concluded in February 2013, and Morrison Construction was selected as preferred supplier. This agreement is also for a construction limit of £15m and will be used to deliver a number of the projects detailed in this report including, Perth High School Sports Hall and Perth Grammar School upgrades.

#### **4. UPDATES ON CURRENT PROGRAMME**

4.1 The School Estate programme is focused on, and updates are provided in, the following key areas:

- Primary School Upgrades
- Secondary School Upgrades
- Other Projects

#### **4.2 Primary School Upgrade Programme**

##### **4.2.1 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 Modernising Primaries Programme. The gross financial value of this project is £5,000,000.

The main building works are complete and staff and pupils moved back into the school on 22 May 2013. Removal of the temporary decant and installation of the Multi Use Games Area (MUGA) is still anticipated by August 2013.

##### **4.2.2 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.

An options appraisal was commissioned through Property Services which will recommend the solution which would deliver the best learning experience, while being sustainable, cost effective and accommodating future demand. The completed options appraisal will be presented to School Estate Sub-Committee on 29 August 2013. The funding for this project is £8,800,000 and has been made available in 2014/15.

#### **4.2.3 Braco/Greenloaning**

At the School Estate Sub Committee in March 2011 (Report No. 11/113 refers) the option of moving the nursery provision from Braco Primary School to a new building at Greenloaning Primary School, to deal with potential capacity issues at Braco, was agreed as a possible project.

The anticipated increase in pupil numbers has not materialised however and, after discussions with teaching staff and Parent Council representatives in March 2013, it has been agreed that the Council will not progress with this project at this time.

Actual and projected pupil numbers will be kept under review as part of ongoing asset management planning within Education and Children's Services.

#### **4.2.4 Crieff Primary School**

A new school will be developed on the site adjacent to Strathearn Community Campus. The gross financial value of this development, including land purchase, 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 2010 from Friday 16 November 2012 until Friday 25 January 2013. The completed consultation report will be published in June 2013 and recommendations will be made to Lifelong Learning Committee in August 2013.

The procurement, design and build of the school is being delivered through the East Central Hub. Architects, consultants and a main contractor have been selected for this project and will be shared with the Oakbank project. The main contractor on the projects is BAM construction.

The project is currently progressing through Stage 1 of the HubCo process and a User Reference Group is being scheduled prior to the end of term. On completion of this stage there will be an outline design that meets our requirements in terms of brief, programme and cost. It is anticipated at this stage that construction work will be completed in the summer of 2015.

#### **4.2.5 Glenlyon Primary School**

These works will deliver flexible general purpose spaces and a new office in the adjacent former schoolhouse.

Statutory consent was granted at Development Management Committee on 28 November 2012 (Report No. 12/547 refers) and works are planned to commence in summer 2013. The programme is scheduled to continue into the first term of 2013/14 and arrangements for operation are currently being discussed and agreed with the Headteacher.

Strategic Policy and Resources Committee of 17 April 2013 (Report No. 13/151 refers) approved a transfer of £152,000 from the Modernising Primaries Programme in 2013/14 to the Glenlyon Primary School Upgrade budget, in line with the revised design costs. The projected overall cost of the works is £489,000.

#### **4.2.6 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.

In addition to the extension, a temporary classroom will be formed within the school to accommodate this year's P1 intake at a cost of £65,000. This will be funded through the Modernising Primaries programme.

#### **4.2.7 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 with external works being completed 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. The final instalment of the grant was received in March 2013.

#### **4.2.8 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 is £1,824,000, this includes a contribution of £610,000 from The Environment Service (TES) for maintenance and upgrade work.

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

#### 4.2.9 **Luncarty Primary School**

The school roll at Luncarty Primary School is anticipated to rise as a result of additional house building. A feasibility study has identified possible solutions and some initial design work has taken place. Further work will only take place however, if the anticipated house building progresses.

#### 4.2.10 **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.

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 No. 12/524 refers).

Oakbank is also at Stage 1 of the HubCo process, where the outline design and indicative costs and timeline are developed.

#### 4.2.11 **St Madoes Primary School**

A feasibility study for St Madoes Primary School has been instructed to address potential capacity issues in August 2014.

### 4.3 Secondary School Upgrade Programme

#### 4.3.1 **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. Feasibility studies are 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.

#### 4.3.2 **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 and would allow the facilities to be let. The Council is in the process of submitting a bid to sportscotland for funding of £500,000 towards the project.

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

#### **4.3.3 Perth Grammar School**

Perth Grammar School has been selected for major infrastructure improvement as well as upgrade of its practical classrooms (6 CDT, 3 Science and 2 Home Economics) over the next three financial years. 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.

#### **4.3.4 Community School of Auchterarder**

The Community School of Auchterarder has been in operation for almost 10 years and it is planned that it will form part of the Modernising Secondaries Programme in future years.

The current priority for the school is to have the All Weather Pitch refurbished and it is proposed to bring funding forward from the Modernising Secondaries Programme to facilitate this work.

### **4.4 Other Projects**

#### **4.4.1 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 currently located in Blackfriars.

Work began on site on 26 November 2012 and is progressing on schedule to a completion date of June 2013.

#### **4.4.2 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 which includes £130,000 contribution from TES.

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 in January 2014.

#### **4.4.3 All through Campus**

In Perth and Kinross a review of the school estate has taken place to determine the likely impact of population growth in relation to the Local Development Plan.

One of the key requirements 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 school by members at Lifelong Learning Executive Sub-Committee on 6 February 2013, subject to the required statutory consultation process (report 13/67 refers).

The timescale for development of the new all through campus is complex and contains a number of dependencies. 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. In addition to the design and construction, a catchment area for the new all through campus is required. There is also a heavy dependency on having infrastructure in place, in particular the A9/A85 junction to deliver access to the campus.

The current focus of the project is on collaboration with Angus and Fife Councils in relation to commonality in design and construction and IT.

#### **4.4.4 Oudenarde**

Development Management Committee accepted the new Heads of Terms for the Section 75 for Oudenarde Village and the proposed conditions to be attached to the outline consent on 28 November 2012. (Report No. 12/531 refers). The new Heads of Terms include that the Council will construct the primary school and the developer will provide contributions towards the construction costs when the land/housing is sold. Legal Services are currently instructing DLA Piper in the preparation of a new Section 75 Agreement to reflect the new Heads of Terms.

## **5 CONCLUSION AND RECOMMENDATIONS**

- 5.1 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.
- 5.2 It is recommended that School Estate Sub-Committee note the content of this report.

**Author(s)**

<b>Name</b>	<b>Designation</b>	<b>Contact Details</b>
Carol Taylor	Corporate Change Manager	475595 <a href="mailto:CATaylor@pkc.gov.uk">CATaylor@pkc.gov.uk</a>

**Approved**

<b>Name</b>	<b>Designation</b>	<b>Signature</b>
John Fyffe	Executive Director	John Fyffe
<b>Date</b> 24 May 2013		

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## ANNEX

### 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

*The undernoted table should be completed for all reports. Where the answer is 'yes', the relevant section(s) should also be completed*

<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 Legal Services, Head of Finance and Interim Head of Property 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.

## 6. **APPENDICES**

Appendix A – School Estate Capital Expenditure Budget 2012-2020



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

<b>PROJECT/NATURE OF EXPENDITURE</b>	<b>Approved Budget 2012/13 (£'000)</b>	<b>Approved Budget 2013/14 (£'000)</b>	<b>Approved Budget 2014/15 (£'000)</b>	<b>Approved Budget 2015/16 (£'000)</b>	<b>Approved Budget 2016/17 (£'000)</b>	<b>Approved Budget 2017/18 (£'000)</b>	<b>Approved Budget 2018/19 (£'000)</b>	<b>Approved Budget 2019/20 (£'000)</b>	<b>Approved Total Budget (£'000)</b>
Accessibility Programme	75	100	130	150	250	0	150	150	<b>1,005</b>
Enhance/Extend Specialist Education	0	0	0	0	0	0	0	2,500	<b>2,500</b>
NAVIGATE (Almondbank House II)	601	287	0	0	0	0	0	0	<b>888</b>
Ratray Community Facilities	262	2,450	0	0	0	0	0	0	<b>2,712</b>
Primary Schools (excluding IIL) Upgrade Programme	185	1,101	914	200	519	1,988	2,680	3,851	<b>11,438</b>
Abernethy Primary School Upgrade Project	3,290	1,191	0	0	0	0	0	0	<b>4,481</b>
Alyth Primary School	0	100	2,000	4,700	2,000	0	0	0	<b>8,800</b>
Blackford Primary School	0	0	0	0	173	0	0	0	<b>173</b>
Crieff Primary School - School Upgrade Project	108	3,000	4,783	4,784	0	0	0	0	<b>12,675</b>
Developers Contribution Programme	0	250	0	0	0	0	0	0	<b>250</b>
Dunning Primary School - School Upgrade Project	0	0	0	0	285	0	0	0	<b>285</b>
Glenlyon Primary School Upgrade Project	45	277	0	0	0	0	0	0	<b>322</b>
Invergowrie Primary School - School Upgrade Project	2,177	4,943	0	0	0	0	0	0	<b>7,120</b>
Kinnoull Primary School Upgrade Project	196	976	0	0	0	0	0	0	<b>1,172</b>
Oudenarde	0	1,029	5,000	5,000	1,000	0	0	0	<b>12,029</b>
Oakbank Primary School	75	1,688	6,925	0	0	0	0	0	<b>8,688</b>
CLASP Primary School Upgrade Project	0	0	0	0	0	2,532	4,171	1,797	<b>8,500</b>
Secondary Schools (excluding IIL) Upgrade Programme	107	682	650	650	2,300	665	667	664	<b>6,385</b>
Blairgowrie High School Upgrade (Phase 2)	340	0	0	0	0	0	0	0	<b>340</b>
Perth Academy - New Sports Facilities	100	900	1,000	0	0	0	0	0	<b>2,000</b>
Perth Grammar - Infrastructure/Practical Areas Upgrades	150	1,000	1,600	750	0	0	0	0	<b>3,500</b>
Perth High School Upgrade	150	1,170	0	0	0	0	0	0	<b>1,320</b>
New Secondary School	0	0	0	0	7,667	0	0	0	<b>7,667</b>
<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>8,962</b>	<b>104,250</b>

