

PERTH AND KINROSS COUNCIL

Property Sub-Committee

26 October 2020

SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE

Report by Executive Director (Education and Children's Services)
(Report No. 20/195)

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 School Estate Programme. It details key milestones which have been achieved since the last update to Property Sub-Committee on 21 October 2019 ([Report No. 19/288 refers](#)).

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, through our vision for well designed, maintained and managed schools.
- 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 Services (ECS) Capital Programme details the priorities for the School Estate over a ten 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 projects within Education and Children's Services 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 to project timescales is yet to be fully understood, but there is an expectation that new methods for working will result in extended construction programmes and associated possible increases in costs exacerbated by supply chain uncertainty.

- 2.3 Key internal professional resources remain focused on COVID-19 recovery priorities which will continue to impact 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 which has and will continue to impact on the progress of some projects.
- 2.4 Project Teams have regular dialogue regarding options and solutions to manage the impact of the changing situation. Work is also being undertaken to develop various business continuity approaches in responses 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 21 October 2019. 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 - Replacement**
 - 3.3.1 On 22 June 2016, Council approved a replacement recreation centre at Blairgowrie High School ([Report No. 16/277 refers](#)).
 - 3.3.2 Development of the outline design proposals commenced in August 2019.
 - 3.3.3 The first User Reference Group (URG) was held virtually by email during May 2020.
 - 3.3.4 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.
- 3.4 **Early Learning and Childcare Expansion**
 - 3.4.1 As part of the Early Learning & Childcare (ELC) Expansion Plan ([Report No. 17/314 refers](#)), various infrastructure projects were identified to expand ELC capacity in response to the Scottish Government commitment to increase ELC delivery to 1140 hours per annum.
 - 3.4.2 On Monday 30 March 2020, the Scottish Government advised that the statutory duty to deliver 1140 hours from August 2020 would be lifted due to the COVID-19 pandemic. The national commitment to deliver 1140 hours remains in place. However, full implementation is delayed with no set date for that duty to be met. In Perth and Kinross, very good progress prior to the pandemic has meant that there are a substantial number of the planned projects now complete.

- 3.4.3 A significant programme of infrastructure works has been carried out at Letham Primary School and construction of an extension to the nursery was completed in August 2020. The extended nursery is now operational with an additional 66 spaces of capacity.
- 3.4.4 A new nursery with a capacity of 32 has been formed within St Ninian's Episcopal Primary School and became operational in August 2020.
- 3.4.5 In addition, projects at Blair Atholl, City of Perth Early Childhood Centre (COPECC), Coupar Angus, Crieff, Glenlyon, Goodlyburn, Kirkmichael, Logierait, Murthly, Newhill, and Robert Douglas Memorial Primary Schools were all completed by August 2020.
- 3.4.6 As a result of COVID-19 lockdown restrictions, construction of an extension to the nursery at Oakbank Primary School and a new nursery building at Inchtute Primary School have been rescheduled. It is now anticipated that the construction works will be completed at both schools in December 2020.
- 3.4.7 Construction of the nursery extension at Rattray Primary School including refurbishment and upgrade works are now anticipated to commence during Easter 2021.

3.5 Longforgan Primary School – Extension and Refurbishment

- 3.5.1 On 22 June 2016, Council approved funding for a number of projects as part of the Modernising Primaries Programme ([Report No. 16/277 refers](#)), now known as Investment in the Learning Estate. Longforgan Primary School is one of these priorities.
- 3.5.2 In order to enable the construction phase of the refurbishment and extension project, it was necessary to completely decant the site. The school has been operating effectively from Errol Primary School (P1-P7) and Longforgan Parish Church (nursery) since April 2019.
- 3.5.3 Construction activity was stopped in March 2020 as a result of the COVID-19 lockdown. Site activity resumed in June 2020 which has resulted in a change of the completion date, now expected to be December 2020.

3.6 North Muirton/Balhousie Primary Schools - New Build School

- 3.6.1 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 and Balhousie Primary Schools.
- 3.6.2 Development of the outline proposals commenced in November 2019.
- 3.6.3 The 12-week pre-application consultation period required for the major planning application was concluded in June 2020.

3.6.4 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. It was also agreed that a bid will be made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding towards the project.

3.7 Perth High School - Replacement

3.7.1 On 20 June 2018, Council approved £50m of funding from the Composite Capital Budget ([Report No. 18/212 refers](#)) for the replacement of Perth High School.

3.7.2 Development of the outline design proposals commenced in July 2019.

3.7.3 The 12-week pre-application consultation period required for the major planning application was concluded in December 2019.

3.7.4 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. It was also agreed that a bid will be made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding towards the project.

4. CONCLUSION AND RECOMMENDATIONS

4.1 This report updates the Property Sub-Committee on the progress of Education and Children's Services School 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 21 October 2019:
 - As part of the ELC expansion plan to deliver 1140 hours, a substantial number of planned infrastructure projects are now complete. An extension to the nursery at Letham Primary School and a new nursery within St Ninian's Episcopal Primary School both became operational in August 2020. In addition, projects at Blair Atholl, City of Perth Early Childhood Centre (COPECC), Coupar Angus, Crieff, Glenlyon, Goodlyburn, Kirkmichael, Logierait, Murthly, Newhill, and Robert Douglas Memorial Primary Schools were all completed by August 2020 (3.4); and
- (ii) Notes the following projects where significant milestones have been rescheduled or updated:
 - At Council on 30 September 2020, approval was given to proceed with the Blairgowrie Recreation Centre replacement project on the basis of Passivhaus standard for energy efficiency and quality (3.3);
 - Nursery expansion projects at Inchtute and Oakbank Primary Schools have been rescheduled due to COVID-19 lockdown

restrictions and are now expected to be completed in December 2020 (3.4);

- Construction of the nursery extension and refurbishment and upgrade works at Rattray Primary School are now anticipated to commence Easter 2021 (3.4);
- Due to COVID-19 lockdown restrictions, the refurbishment and extension project at Longforgan Primary School has been rescheduled and is now expected to be completed in December 2020 (3.5);
- At Council on 30 September 2020 approval was given to proceed with the new North Muirton/Balhousie Primary Schools project on the basis of Passivhaus standard for energy efficiency and quality (3.6);
- At Council on 30 September 2020 approval was given to proceed with the Perth High School replacement project on the basis of the Passivhaus standard for energy efficiency and quality (3.7); and
- Bids have been submitted to the Scottish Government for funding towards North Muirton/Balhousie Primary School and Perth High School as agreed at Council on 30 September 2020 (3.6 and 3.7).

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

Author

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Approved

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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 Policy Framework in respect of the following key policy area:

- Maximising Resources

2. Resource Implications

Financial

- 2.1 The meeting of the Council on 30 September 2020 approved the Investment Blueprint & Capital Budget 2020/21 – 2028/29 Update ([Report No. 20/175 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 and has been 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 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