

PERTH AND KINROSS COUNCIL

Property Sub-Committee

19 April 2021

SCHOOL ESTATE PROGRAMME - PROGRESS UPDATE

Report by Executive Director (Education and Children's Services)

Report No. (21/51)

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 26 October 2020 ([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. The impact of Brexit is yet to be determined but there is currently an increase in steel 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 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.
- 2.3.1 These activities continued to be disrupted following government advice on non-essential works in December 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 constantly 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 26 October 2020. Updates have also been provided where significant project milestones have been rescheduled or updated as a result of the COVID-19 pandemic.
- 3.3 **Early Learning and Childcare Expansion**
- 3.3.1 As part of the ELC Expansion Plan ([Report No. 17/314 refers](#)), various infrastructure projects were identified to expand ELC capacity in response to the Scottish Governments commitment to increase ELC delivery to 1140 hours per annum.
- 3.3.2 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 were delayed. Construction works were completed at Oakbank Primary School in November 2020 and Inchtute Primary School in December 2020.
- 3.4 **Longforgan Primary School – Extension and Refurbishment**
- 3.4.1 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 was one of these priorities.
- 3.4.2 The scope of the project focused on the refurbishment of the historic B-listed main building and construction of a new extension. The extension provides a new gym/dining hall, dedicated nursery and three classrooms.
- 3.4.3 Construction was completed in January 2021 and the school became operational on 2 February 2021.

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 and Balhousie Primary Schools.
- 3.5.2 The Stage 1 report was accepted by the Project Team on 16 November 2020.
- 3.5.3 A bid made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding towards the project was successful. This will provide funding of up to 50% of the cost of the project over a period of 25 years, assuming the terms and conditions of the offer are met.
- 3.5.4 The planning application was submitted on 22 January 2021.
- 3.5.5 A User Reference Group (URG) meeting, with representatives from both schools, was held virtually on 24 February 2021.

3.6 Perth High School - Replacement

- 3.6.1 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.
- 3.6.2 The Stage 1 report for the project was accepted by the Council in February 2021.
- 3.6.3 A bid made to the Scottish Government Learning Estate Investment Programme – Phase 2 for funding towards the project was successful. This will provide funding of up to 50% of the cost of the project over a period of 25 years, assuming the terms and conditions of the offer are met.

4. CONCLUSION AND RECOMMENDATIONS

- 4.1 This report updates the Property Sub-Committee on the progress of ECS 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 26 October 2020; and
 - As part of the ELC expansion plan to deliver 1140 hours, an extension to the nursery at Oakbank Primary School and a new standalone nursery at Inchtute Primary School were completed in November and December 2020 respectively (3.3);

- The Longforgan Primary School project was completed in January 2021 and became operational in February 2021 (3.4); and
 - Stage 1 Reports have been accepted and bids to the Scottish Government Learning Estate Investment Programme have been successful for funding towards North Muirton/Balhousie Primary School and Perth High School projects (3.5 and 3.6).
- (ii) Notes that project teams continue to manage the impact of COVID-19 on projects.

Author

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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

Community Plan/Single Outcome Agreement

- 1.1 This section sets out how 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 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 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 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 (Oct 2020 – Mar 2021)