

PERTH AND KINROSS COUNCIL**Lifelong Learning School Estate Sub-Committee – 10 March 2011****ASSET MANAGEMENT AND CAPITAL PROGRAMME UPDATE****Report by Executive Director (Education and Children's Services)****ABSTRACT**

This report provides an update of current projects within the Education and Children's Services Capital Programme.

1 RECOMMENDATIONS

It is recommended that the Committee:

- 1.1 Approves the way forward for the Invergowrie Capital project as outlined at 3.2;
- 1.2 Approves the way forward for the Abernethy Primary School project as outlined at 3.3;
- 1.3 Homologates the submission of the Perth High School sportscotland bid (Appendix 2) as outlined in 3.4;
- 1.4 Approve that any underspent capital budget from the phase 1 Secondary School Upgrade programme will roll forward to the next secondary upgrade priority (currently Blairgowrie High School project) as outlined in 3.4;
- 1.5 Approve further development of Kinnoull Primary School as a priority within the Primary School Upgrade Programme as outlined in 3.5;
- 1.6 Approve a Braco/Greenloaning Primary School potential project being progressed as outlined in 3.5; and
- 1.7 Approve a statutory consultation takes place regarding the proposal for Arngask Primary School catchment area feeding to Kinross High School (at Loch Leven Community Campus) rather than Perth Academy as outlined at 3.7.

2 BACKGROUND

- 2.1 This report provides an update on school estate management planning, sets out progress being made with Education and Children's Services capital projects currently underway and outlines the position with the ongoing Review of the School Estate.

3 ASSET MANAGEMENT AND CAPITAL UPDATE

3.1 School Estate Bilateral Meeting

A meeting was held with the Scottish Government: Schools: People and Places Division by video conference on 24 January 2011. This meeting focussed on the work being undertaken on the development of the school estate in line with the guiding principles and objectives set out in Building Better Schools: Investing in Scotland's Future, published in September 2009, which are:

- Good consultation means better outcomes,
- Innovative design and change is better informed by experience,
- A more integrated, holistic and longer-term approach to change,
- Schools whose condition supports and enhances their functions,
- More 'suitable' and 'inclusive' schools, better future-proofed for flexibility and adaptability,
- Schools which are 'greener', more sustainable and environmentally efficient,
- A well-managed school estate which represents and delivers best value, and
- Schools which best serve their communities.

The Council already use these principles in the development of the school estate and were encouraged to continue to do so.

The School Estate Management Plan for 2011 will outline this in more detail and shall be presented to the next meeting of the School Estate Sub-Committee.

3.2 Invergowrie Primary School

On 4 March 2010, the School Estate Sub-Committee (Report No 10/139 refers) approved that Education and Children's Services (ECS) proceed with the development and implementation of a scheme at Invergowrie Primary School; purchase the necessary land required; and agreed that the project can be developed in advance of receipt of written confirmation from the Scottish Futures Trust (SFT) over the receipt and timing of the grant. The expected grant at this time was £4.1 million.

An in principle maximum funding contribution offer was indicated by SFT on 2 June 2010 of £2,466,913 and a letter was subsequently received on 3 June 2010 confirming this in principle offer (Appendix 1). ECS submitted supplementary information to SFT in relation to the two additional support areas and ECS await further discussions to be held in this regard.

Strategic Policy & Resources Committee on 9 December 2010 (Report No 10/600 refers) adjusted the Invergowrie Primary School programme budget to reflect the latest SFT in principle anticipated maximum funding contribution grant offer of £2,467,000 towards the school project. The estimated SFT grant income assumed in the budget at this stage has therefore reduced and there is a corresponding reduction in total project expenditure.

At the time of writing, a formal offer of grant is still awaited. The terms and conditions relating to the current in principle grant offer are unknown and the full grant award is currently shown as budgeted income within 2011/12; this will be rephased as appropriate following confirmation of grant terms and conditions.

The original design layout of the building has been revised in light of the discussions with SFT on 2 June 2010 and an amended design has been shared with the user group which is within the revised budget, based on an indicative costing exercise using square metre construction rates. More detailed costings will be required in due course to ensure the project remains within the available budget. As the funding made available from the SFT is limited to the provision of primary education only, the reduction has limited the amount of community facilities and ancillary support facilities that could have been provided within the school compared to the higher initial budget. However, the design has been revised in line with the available budget.

The option to temporarily relocate the school on site during the build period has been confirmed as feasible. This decision will be shared with the User Reference Group at their next meeting.

It is therefore proposed that Education and Children's Services progress the Invergowrie Primary School scheme using Perth and Kinross Council (PKC) normal procurement procedures by way of OJEU advertising and continue to progress the project in advance of the formal offer of grant being received.

3.3 Abernethy Primary School

The development of the project design, in conjunction with the Headteacher and User Reference Group (URG), has been agreed. Following a further cost check, the project details will be shared with the school and the wider community.

The option to temporarily relocate the school on site during the build period has been confirmed as feasible. This decision has been shared with the URG. Any ground works undertaken to facilitate the temporary relocation will be used in the final design of the school.

It is the intention to initially use Powrie Park within the village as off-site grass pitch facilities for one-off events to support the curriculum where these cannot be provided on the Multi-Use Games Area (MUGA) and this option is supported by the Head of Primary and Early Years and will be discussed with

the URG at their next meeting. Education and Children's Services will continue to evaluate this option and land, specifically for this purpose, perhaps utilising any future developer contributions, continues to be considered.

The anticipated programme shows that the works will be undertaken in linked phases and are anticipated to start on site around February 2012 with completion expected in May 2013. The procurement process has commenced and the first stage questionnaires have been issued in accordance with OJEU statutory procedures.

3.4 Secondary Schools Upgrade Programme

At the meeting of the School Estate Sub-Committee on 25 November 2009 (Report No 09/555A refers) the Sub-Committee approved that the Blairgowrie High School and Perth High School Secondary Upgrade projects be progressed as the priorities from within the existing Secondary School Upgrade Programme capital resources; and referred to the Strategic Policy and Resources Committee on 10 February 2010 (Report No 10/63 refers) the request to vire and rephase existing budgets where required in line with the schemes identified.

The phase 2 works at Blairgowrie High School include the formation of a new bus turning/drop off with additional car parking (completed), refurbishment of two home economics rooms (completed) and a substantial new Additional Support Needs facility incorporating several spaces for teaching, therapy and lifeskills. This extension links the existing school buildings providing a hub for the school, incorporating teaching areas along with ancillary accommodation.

The phase 2 works at Perth High School incorporate the upgrade of all existing toilets (completed), a new synthetic floodlit pitch and the creation of an additional indoor PE facility. To enhance the indoor PE facility a bid to sportscotland has been submitted (Appendix 2). If this is not successful then the project will be progressed within the PKC capital budget available.

The agreed phase 1 works at Perth Grammar and Perth Academy (from 2009 – commissioned prior to the phase 2 works mentioned above) are in the process of having the final account agreed this month and it is anticipated the project spend for these schools will be less than the allocated budget. It is therefore proposed that given the particularly tight financial constraints on the Blairgowrie High School project in attempting to deliver the priorities within the aforementioned report that any remaining resources are rolled forward into the Blairgowrie High School Project budget.

At Pitlochry High School works were completed in 2009 to refurbish the PE changing, pupil and staff toilets and improve accessibility.

3.5 Primary School Upgrade Programme Priorities

Through asset management the future priorities for development within the school estate are highlighted. This process includes consideration of the core facts, capacities and known and planned developments within the catchment area. Two schools that require work in the near future are Kinnoull Primary School and Braco Primary School. Phase 1 works at Kinnoull Primary School were reported to School Estate Sub-Committee on 11 March 2009 (Report No 09/151 refers) and the phase 1 works were completed for the intake of primary 1 pupils at the start of academic year 2009/10.

A feasibility study of Kinnoull Primary School was undertaken showing how additional accommodation could be incorporated on site to extend the school to provide much needed support accommodation. These works will be progressed through the Primary School Upgrade Programme in a phased manner, subject to a scheme being developed within the budget available. The estimated cost for this project is £658,000.

Braco Primary School emerged as a potential major issue in accommodating pupil numbers for August 2010, although this was managed at this time. Braco Primary School is on a site that cannot be developed further therefore options to gain further space for primary pupils has concentrated on the current internal usage within the building. An option would be to relocate the nursery provided at Braco Primary School to the nearby Greenloaning Primary School by building nursery provision at this school. This would free up space within Braco Primary School which could be reconverted to a classroom, increasing overall capacity. A feasibility study has demonstrated that there would be sufficient space on Greenloaning Primary School site to accommodate another building housing a nursery and possibly additional classroom space. It is therefore proposed to discuss this option further within the Service and explore proposals with parents at both Braco and Greenloaning Primary Schools. Funding options for these works would include any appropriate developer contributions and/or a successful bid for Primary School Upgrade Programme monies.

As other primary schools are indicating possible future capacity issues it is proposed to instruct a number of accommodation assessments to examine what options may be available and bring proposals back to this Sub-Committee in due course.

3.6 Review of School Estate

The option appraisal and proposal paper for Strone of Cally Primary School was approved by Lifelong Learning Committee on 12 January 2011 (Report No 11/06 refers) and is now out for consultation until 25 March 2011. Two public meetings to gather views on the proposal have been held in the local area on 23 February 2011 at Kirkmichael Village Hall and at Bridge of Cally Village Hall on 28 February 2011.

Option appraisal reports are being prepared for Straloch Primary School, Struan Primary School and Logiealmond Primary School for presentation at Lifelong Learning Committee on 1 June 2011. Proposal papers on these potential closures may be submitted also.

3.7 Arngask School Catchment

An initial assessment of the Main Issues Report (MIR) house building proposals and the resultant impact on secondary pupil numbers (as part of the consultation exercise on the MIR) predicts significant pupil numbers requiring places within Perth City secondary schools.

In an effort to mitigate this predicted pressure, it is proposed to undertake a statutory consultation in terms of the Schools (Consultation) (Scotland) Act 2010 as follows:

- Arngask Primary School catchment area feeds to Kinross High School (at Loch Leven Community Campus) (rather than Perth Academy) from August 2013 (or earlier following agreement through the statutory consultation).

This statutory consultation exercise will commence in August 2012 subject to the agreement of the Sub-Committee.

This will follow the completion of the options appraisal/statutory consultation exercises already commissioned by Lifelong Learning Committee in August 2010 (Report Nos 10/425 – 428 refer) involving:

- Strone of Cally Primary School
- Straloch Primary School
- Struan Primary School
- Logiealmond Primary School

4 CONSULTATION

The School Estate Management Group, Head of Finance, Head of Legal Services, Head of Democratic Services, Head of Property Services and Head of Planning have been consulted in the preparation of this report.

5 RESOURCE IMPLICATIONS

There are no additional resource implications arising from this report. The resource impact of each of the projects has been covered in separate reports to relevant committees and are as follows:

EDUCATION AND CHILDREN'S SERVICES CAPITAL BUDGET EXTRACT (subject to SP&R 20 April 2011 Approval)						
Project	Previous Years £,000	2011/12 £,000	2012/13 £,000	2013/14 £,000	2014/15 £,000	Total £,000
Primary School Upgrade	18	-	-	135	495	648
Abernethy Primary School	241	675	4,028	56	-	5,000
Invergowrie Primary School	362	618	4,630	2,242	-	7,852
Scottish Government (SFT) Grant		(2,467)	-	-	-	(2,467)
Sub total	362	(1,849)	4,630	2,242	-	5,385
Secondary School Upgrade						
Blairgowrie High School	1,419	1,274	1,370	-	-	4,063
Revenue contribution	(40)	-	-	-	-	(40)
Sub total	1,379	1,274	1,370	0	0	4,023
Perth High School	2,222	470	1,481	-	-	4,173

6 COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012

6.1 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 objective (iv) as listed above.

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

- Maximising Resources.

7 EQUALITIES IMPACT ASSESSMENT (EqIA)

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.

The procedure presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

Assessed as **not relevant** for the purposes of EqIA.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT

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).

The matters presented in this report were considered under the Environmental Assessment (Scotland) act 2005 and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

9 CONCLUSION

This report provides an update on current asset management and capital programme priorities within the school estate.

JOHN FYFFE
Executive Director (Education and Children's Services)

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.

Contact Officer: Helen Richardson, Ext. No. 76392,
hrichardson@pkc.gov.uk
Address of Service: Pullar House, 35 Kinnoull Street, PERTH, PH1 5GD
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Appendices:

Appendix 1 Scottish Futures Trust letter dated 2 June 2010

Appendix 2 sportscotland application: Perth High School Community Sports Hub