
Report To: Education & Communities Committee **Date:** 5 September 2017

Report By: Corporate Director Education, Communities & Organisational Development and Chief Financial Officer **Report** EDUCOM/68/17/EM

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Subject: Education Capital Programme 2017 – 2020 Progress

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Education Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

- 2.1 This report advises the Committee in respect of the progress and financial status of the projects within the overall Education Capital Programme.
- 2.2 The Capital Programme reflects the review of the School Estate Funding Model as reported to the November 2016 Committee and the Capital Programme approved in February 2017. The programme covers the period 2017/20.
- 2.3 Overall the Committee is projecting to contain the costs of the 2017/20 Capital Programme within available budgets.
- 2.4 Expenditure at 31st July is 8.81% of 2017/18 approved budget.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the progress on the specific projects detailed in Appendix 1.

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Corporate Director Education,
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Development

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Education Capital Programme reflecting the allocation of resources approved by the Committee at the meeting of 1st November 2016 and the Full Council on 16th February 2017.
- 4.2 The School Estate Strategy approved by the Committee will deliver a comprehensive programme of new and refurbished schools which will address the modernisation of the Council's entire school stock. The acceleration of the School Estate Management Plan approved at the Council budget setting meeting of 10th March 2016 will see completion of the remaining projects by 2020. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2020.

5.0 PROJECTS COMPLETE ON SITE / WITHIN DEFECTS LIABILITY PERIOD

5.1 Kilmacolm Primary School Refurbishment:

The school transferred back to the refurbished building at the end of October 2016 with the first day of operation on the 28th. The Client Services Team continues to work with the school and stakeholders in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising holiday periods and out of hours working as required during the defects liability period.

5.2 St Patrick's Primary School New Build:

The school transferred to the new facility at the end of November 2016 with the first day of operation on the 24th. The Client Services Team continues to work with the school and stakeholders in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working as required during the defects liability period.

6.0 PROJECTS ON SITE / UNDER CONSTRUCTION

6.1 Bluebird Family Centre Refurbishment:

The project commenced on site on Monday 30th January to complete July 2017. The Centre was decanted to accommodation within the existing St Joseph's PS in October 2016 to allow clearance and enabling works to be undertaken within the Bluebird building ahead of the main construction contract. The Contractor is currently working towards completion which is anticipated to be by the end of September. Subject to this completion it is anticipated that the transfer will take place over the October holiday period with the first operational day in the refurbished facility Tuesday 24 October. The Client Services Team will continue to monitor progress and liaise with the Early Years Service, Bluebird Centre and school staff to manage the transfer arrangements.

6.2 Moorfoot Primary School Refurbishment:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The decant strategy for the project involves use of the former Sacred Heart PS decant facility and temporary relocation of the existing Nursery Class in modular accommodation within the existing school grounds during the construction period and this arrangement has been in place since the February mid-term holiday period. Early works were taken forward (asbestos removal / site establishment etc.) in March. The main contract works commenced on site in April with a completion date of March 2018. As members will be aware, additional asbestos was discovered during the early stripping out and remodelling works which has resulted in a period of down time until further survey and tendering exercises could be completed to address the removal. The necessary removal works have now commenced and are being taken forward in a phased manner to allow the main Contractor access to large areas of the building as early as possible to

recommence the main refurbishment works. External works have also recommenced. The overall impact on the construction programme is currently being assessed and options for mitigating the delays are being investigated by the main Contractor. An updated position should be available by the next Committee. The Client Services Team will continue to liaise with the school and Parent Council throughout the construction phase.

6.3 St Ninian's Primary School New Build:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The strategy for the project involves construction of a new facility on the disused blaes pitch area opposite the recently constructed multi-use games area with the school remaining in its existing accommodation during the construction phase. The main contract works commenced in June to complete in phases with the first phase involving the construction of the new facility, programmed to complete in June 2018, and the second phase involving the demolition of the existing school which is programmed to complete by October 2018. The Contractor has made good progress on early works in connection with forming the new bus lay-by and school access which has been completed prior to the schools returning from summer holiday. Vibro-compaction ground improvement, drainage and groundworks in preparation for foundations are also progressing well. The Client Services Team will continue to liaise with the school and Parent Council throughout the construction phase.

6.4 Lady Alice Primary School Refurbishment:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The decant strategy for the project involves use of the former St. Stephen's HS decant facility and temporary relocation of the existing Nursery Class in modular accommodation within the existing school grounds during the construction period and this arrangement has been in place since the February mid-term holiday period. Early works were taken forward (disruptive asbestos survey) in March. The main contract works commenced in June to complete by May 2018. Internal stripping out and downtakings are substantially complete. Scaffolding work to all elevations is nearing completion to allow commencement of roof stripping and re-slating. Works have commenced and are ongoing on underground drainage and groundworks in preparation for foundations in connection with the new extension. The Client Services Team will continue to liaise with school and Parent Council throughout the construction phase.

6.5 New Build West End of Greenock Early Years Facility:

The brief for the above project has been developed in consultation with the Centre and Early Years Service. The proposals involve the provision of a new facility to replace the existing Kelly Street Children's Centre and Nursery within St Mary's PS. The main contract works commenced on site in August to complete by May 2018. The Client Services Team will continue to liaise with the Early Years Service and Centre staff throughout the construction phase.

The final phase of remediation works (under separate contract) involving removal of an existing underbuilding and associated asbestos debris commenced on site in August and is programmed to be completed in 6 weeks. The Council's Technical Services section continues to liaise with the surrounding residents in respect of the works.

7.0 PROJECTS AT BRIEFING/DESIGN/PRE-CONSTRUCTION STAGE

7.1 Glenbrae Children's Centre Relocation (Aberfoyle Road Refurbishment):

The brief for the above project has been developed in consultation with the centre and Early Years Service. The Council's Technical Services Team have progressed the project to tender return stage with tender returns within budget and evaluation completed. Formal legal acceptance is pending receipt of the Building Warrant and

vacant possession of the Aberfoyle Road building. It is anticipated that the Aberfoyle Road building will be vacated by 25th August upon completion of the former District Court Offices project and the relocation of Technical/Property Services. The Centre will remain in its current location during the construction phase. The Client Services Team will continue to liaise with the Early Years Service and Centre staff throughout the construction phase.

7.2 St Mary's Primary School Refurbishment & Extension:

Proposals involve utilisation of the former Sacred Heart PS decant facility following completion of the Moorfoot PS project. The anticipated timeline for the project will involve decant of the main school at the start of the 2018 Summer holiday period with construction work commencing thereafter and completion circa Summer 2019. The proposals for the Early Years Estate and the new West End of Greenock facility (6.5 above) will allow the nursery within St Mary's Primary School to be relocated ahead of the main school decant. The Client Services Team developed the initial brief in consultation with the Head Teacher which was issued to Technical Services to allow commencement of initial sketch designs. Technical Services are currently preparing sketch designs which will require to be cost checked prior to further consultation. The Committee is requested to note that options involving the possible future demolition of the existing Kelly Street Children's Centre building and provision of playground space to replace that taken up by any new extension to St Mary's are also being investigated however this is subject to a further report to Committee and consideration of the overall funding provision. The Client Services Team will continue to liaise with the school and Parent Partnership as the proposals are developed through the design stages.

7.3 Gourock Primary School Extension:

Proposals involve the provision of a gym/assembly hall extension and associated changing/toilets. The project will be taken forward with the school in-situ similar to the Inverkip Primary School Extension project. Survey works have been progressed to establish the location of services in the area and establish site levels etc. The anticipated timeline for the project will involve construction work commencing Easter/Summer 2018 and completion in Easter/Summer 2019. The Client Services Team prepared the initial brief which has been issued to Technical Services. Initial design options are being investigated by Technical Services including consideration of the constraints of the site and existing building. Engagement with the Head Teacher and wider stakeholders will continue throughout the design development stages.

7.4 Hillend Children's Centre Refurbishment:

Proposals involve the comprehensive refurbishment of the existing facility. The brief for the project is being developed in consultation with the Centre and Early Years Service. The decant strategy for the project involves the temporary use of the existing Glenbrae Children's Centre building during the construction phase.

8.0 DEVELOPMENT & IMPLEMENTATION OF 1140 HOURS OF EARLY LEARNING & CHILDCARE

8.1 A separate report on the Scottish Government's commitment to increase entitlement to early learning and childcare is being presented to this Committee. An initial capital allocation for 2017/18 (£384K) has been received and officers have identified projects for delivery in the current financial year involving:

- Alterations / adaptations to provide a Nursery Class at St Francis Primary School.
- Alterations / adaptations to provide a Nursery Class at St Joseph's Primary School.
- Alteration / adaptation to provide increased capacity at Binnie Street Children's Centre through improvements to external spaces.
- Alteration / adaptation to former Early Years Language Centre within All Saints

Primary School to accommodate 2-3 year old expansion.

Further detail on the work in connection with this work stream is included in the separate report to this Committee.

9.0 IMPLICATIONS

Finance

9.1 The expenditure at 31st July 2017 is £1.208m from a budget of £13.712m. This is expenditure of 8.81% of the approved budget after 33.33% of the year. No slippage is currently being reported.

9.2 The current budget position reflects the following:

- SEMP model approved by Committee in November 2016.
- Grant funding received in respect of implementation of the Children & Young People Bill and Free School Meals.
- Grant funding received in respect of project specific awards in connection with the Scotland's Schools for the Future programme.
- Capital allocation received in respect of Early Learning and Childcare (ELC) – 1140 Hours Expansion.

The current budget is £39.556m, made up of £39.495m SEMP Supported Borrowing / Government Grant Funding and £61K Non-SEMP Supported Borrowing. The Current Projection is £39.556m.

Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	39,495	39,495	-
Total Non School Estate	61	61	-
Total	39,556	39,556	-

9.4 Please refer to the status reports for each project contained in Appendix 1.

Legal

9.5 There are no legal issues.

Human Resources

9.6 There are no human resources issues.

Equalities

9.7 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

- 9.8 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

10.0 CONSULTATION

- 10.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.
- 10.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

11.0 LIST OF BACKGROUND PAPERS

- 11.1 Education Capital Programme Technical Progress Reports August 2017. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

EDUCATION CAPITAL REPORT
COMMITTEE: EDUCATION & COMMUNITIES



<u>Project Name</u>	1	2	3	4	5	6	7	8	9	10	11
	<u>Est Total Cost</u>	<u>Actual to 31/3/17</u>	<u>Approved Budget 2017/18</u>	<u>Revised Est 2017/18</u>	<u>Actual to 31/07/17</u>	<u>Est 2018/19</u>	<u>Est 2019/20</u>	<u>Future Years</u>	<u>Start Date</u>	<u>Original Completion Date</u>	<u>Current Completion Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>		
<u>SEMP Projects</u>											
Demolish St Stephens HS	500	500	0	0	0	0	0	0	Jun-18	-	Sep-18
Bluebird Family Centre - Refurbishment	1,300	187	1,003	1,003	330	110	0	0	Jan-17	Jul-17	Aug-17
Greenock West Early Years Facility - New Build	3,355	89	1,476	1,726	7	1,400	140	0	Aug-17	-	May-18
Glenbrae Children's Centre - Aberfoyle Rd Refurbishment	1,137	32	725	725	28	380	0	0	-	-	-
Hillend Children's Centre - Refurbishment	1,031	0	96	96	0	700	235	0	-	-	-
Larkfield Children's Centre - Upgrade	350	0	0	0	0	0	350	0	-	-	-
Free School Meals Capital Grant	60	33	0	0	0	27	0	0	-	-	-
Lifecycle Fund	5,263	1,114	949	949	54	1,427	1,773	0	Apr-14	-	Mar-20
Balance of Contingency	150	0	45	14	0	136	0	0	-	-	-
Moorfoot PS Refurbishment	5,047	312	2,102	2,002	330	2,610	123	0	Apr-17	-	Mar-18
Lady Alice PS - Refurbishment	3,756	221	1,908	1,858	8	1,677	0	0	Jun-17	-	May-18
St Ninian's PS - New Build	9,180	232	4,679	4,579	443	4,261	108	0	Jun-17	-	Oct-18
Gourock PS - Extension	1,704	0	126	126	0	1,297	238	43	-	-	-
St Mary's PS - Refurbishment & Extension	5,291	0	150	150	0	3,224	1,800	117	-	-	-
Early Years 1140 Hours Capital Allocation	384	0	384	384	0	0	0	0	Apr-17	-	Mar-18
Complete on site	987	379	11	42	8	566	0	0	-	-	-
TOTAL SEMP	39,495	3,099	13,654	13,654	1,208	17,815	4,767	160			
<u>Non-SEMP Projects</u>											
MUGA/Blaes Pitch Upgrades Complete on site	61	3	58	58	0	0	0	0	-	-	-
TOTAL non-SEMP	61	3	58	58	0	0	0	0			
TOTAL ALL PROJECTS	39,556	3,102	13,712	13,712	1,208	17,815	4,767	160			