
Report To:	Education & Communities Committee	Date:	8 May 2018
Report By:	Head of Education and Chief Financial Officer	Report	EDUCOM/62/18/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
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 January 2018 Committee and the Capital Programme approved in March 2018. 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 March 2018 is 120.69% of 2017/18 approved budget (95.15% of the revised projection). Projected net advancement of £3.681m (26.85%) is being reported across the major projects currently on site as outlined in section 9.2. This is an increase of £1.441m (10.51%) from the net advancement reported to the last Committee.

3.0 RECOMMENDATIONS

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

Ruth Binks
Head of Education

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Education Capital Programme reflecting the annual review of the School Estate Funding Model approved by Committee at the meeting of 23rd January 2018 and the allocation of resources approved by the Full Council on 15th March 2018.
- 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 Bluebird Family Centre Refurbishment:

The centre transferred back to the refurbished building at the end of October 2017 with the first day of operation on the 24th. The Client Services Team continues to work with the Centre in conjunction with the Design Team and the Contractor to address snagging and defects utilising out of hours working / holiday periods as required during the defects liability period. An official opening is planned for 20th April 2018.

6.0 PROJECTS ON SITE / UNDER CONSTRUCTION

6.1 Moorfoot Primary School Refurbishment:

The project commenced on site in April 2017 with an original completion date in early March 2018. As previously reported, additional asbestos was discovered during the early stripping out and remodelling works which resulted in delay to the programme. Works continue to progress towards completion with the focus now on final fix mechanical and electrical, finishing trades and fitting out. External works are progressing with the re-surfacing to playgrounds and access road including hard and soft landscaping works. The Contractor is currently working to the revised programme which will allow the school transfer to take place at the start of June prior to the school summer period. The Client Services Team will continue to liaise with the school and Parent Council throughout the final stages of the construction phase and are monitoring progress closely against the revised programme.

6.2 St Ninian's Primary School New Build:

The project commenced on site in June 2017 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 programmed to complete by October 2018. The Contractor continues to progress the works on site with the external fabric works including windows, curtain walling and brickwork progressing towards completion. Internal partition works are substantially completed including wall sheeting. Under floor heating works are complete with second fix mechanical and electrical works well advanced. It should be noted that the contract period for the first phase works has been extended to the 29th June following submission and agreement of an extension of time due to the recent adverse weather. Transfer of the school is programmed for summer with occupation after the holiday period and agreed exceptional closure days. The Client Services Team will continue to liaise with the school and Parent Council throughout the final stages of the construction phase and are monitoring progress closely against the revised programme.

6.3 Lady Alice Primary School Refurbishment:

The project commenced on site in June 2017 with an original completion date at the end of May 2018. As previously reported works have been delayed on site due to a combination of adverse weather, unforeseen additional works to the existing building including water penetration issues within the basement boiler house. The contract period has been extended to reflect the above with a revised completion date in July. Works are progressing on site on final fix mechanical and electrical, finishing trades and fitting out. The extensions are now substantially wind and watertight with internal floor works progressing. External works are now being programmed for the summer holiday period co-ordinated with the removal of the temporary modular accommodation currently housing the Nursery class. Transfer of the school is programmed for summer with occupation after the holiday period and agreed exceptional closure days. The Client Services Team will continue to liaise with the school and Parent Council throughout the final stages of the construction phase and are monitoring progress closely against the revised programme.

6.4 Glenpark Early Learning Centre:

The project commenced on site in August 2017 to complete in May 2018. The Contractor continues to progress the works on site with the external fabric works substantially complete. Internal partition works are substantially completed including wall sheeting. Under floor heating works are complete with second fix mechanical and electrical works well advanced. It should be noted that the contract period has been extended to the 1st June following submission and agreement of an extension of time due to the recent adverse weather. Transfer of the Centre is now programmed for mid-June with occupation just before the holiday period. The Client Services Team continues to liaise with the Early Years Service and Centre staff throughout the final stages of the construction phase and are monitoring progress closely against the revised programme.

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

The project commenced on site in October 2017 to complete in May 2018. Works continue to progress towards completion with the focus now on final fix mechanical and electrical, finishing trades and fitting out. Final external cladding works are progressing including the remaining new external doors. External works are progressing with the retaining walls and repairs to existing planters complete and with hard and soft landscaping works on-going. Although a formal request for extension of time has not yet been submitted and agreed the anticipated completion date is now being reported as mid-June. Transfer of the Centre is being programmed for early/mid-July. The Client Services Team will continue to liaise with the Early Years Service and Centre staff throughout the final stages of the construction phase and are monitoring progress closely against the revised programme.

7.0 PROJECTS AT BRIEFING/DESIGN/PRE-CONSTRUCTION STAGE

7.1 St Mary's Primary School Refurbishment & Extension:

The October 2017 Committee approved the revised scope and proposals for the St Mary's project. Decant arrangements for the project involve utilisation of the former Sacred Heart PS decant facility following completion of the Moorfoot PS project. The anticipated timeline for the project as previously reported involves decant of the main school over 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 Glenpark Early Learning Centre (6.4 above) will allow the nursery within St Mary's Primary School to be relocated ahead of the main school decant. The Technical Services Team is currently finalising production drawings and tender documentation towards tender issue stage with Building Warrant applied for and formal planning consent now in place. The pre-qualification stage ESPD (European Single Procurement Document) for the main project Contractor selection is now complete.

Removal of neighbouring trees has been completed ahead of the main project with final disruptive asbestos survey works programmed for the summer holiday period. It should be noted that the proposed demolition of the existing Kelly Street Children's Centre is being taken forward as a separate project and dialogue is currently ongoing with Planning and Historic Environment Scotland (HES) following initial feedback from HES on the demolition planning application. The Client Services Team will continue to liaise with the school and Parent Partnership as the project is progressed to tender.

7.2 Gourock Primary School Extension:

Proposals involve the provision of a hall extension and associated ancillary accommodation. The project will be taken forward with the school in-situ and with the use of temporary modular accommodation to allow access to areas of the building in phases to facilitate the works. The design team have now advanced the design proposals including further work on the extension building massing and layout. Further engagement has also been undertaken with the Planning Service ahead of formal submission. Drain survey and investigation work was undertaken over the Easter holiday period and ground investigation work is programmed to follow thereafter to inform the foundation and drainage design. Further detailed work has been undertaken on the sequencing / phasing including the extent and location of temporary modular accommodation and Contractors compound. The proposed programme is subject to the conclusion of the detailed phasing / sequencing review and the progression of the detail design stage. It is currently anticipated that construction work could commence late 2018 with completion late 2019. Engagement with the Head Teacher and wider stakeholders will continue as the project is progressed through the design stages to tender.

7.3 Hillend Children's Centre Refurbishment:

Proposals involve the comprehensive refurbishment of the existing facility. The original brief for the project was developed in consultation with the Centre and Early Years Service and issued to Technical Services who produced early sketch design proposals. During this period the Early Years Service, in consultation with the Centre staff, revised the brief to clarify the retention of an element of Additional Support Needs (ASN) accommodation within the Centre. Technical Services are currently producing outline proposals to reflect the amended brief ahead of a cost check being prepared. 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 The Scottish Government has announced a plan to increase the entitlement of early learning and childcare from 600 hours to 1140 hours by 2020. The expansion requires substantial levels of investment in workforce and infrastructure which will be phased from 2017/18 onwards to ensure that required capacity is in place by 2020. Inverclyde Council submitted its expansion plan to the Scottish Government on 29th September 2017 on how it intended to deliver this expansion and this was reported to the October Education & Communities Committee. As previously reported a full re-working of the plan was undertaken with a view to submission of a revised financial template by 2 March 2018. A more detailed report on the revised is included later on the agenda for this Committee.

Work is continuing on the delivery of the early phasing projects from the initial confirmed capital allocation for 2017/18 (£384K), with current progress noted below:

- Alterations / adaptations to provide a Nursery Class at St Francis Primary School – progressing on site to complete May 2018.
- Alterations / adaptations to provide a Nursery Class at St Joseph's Primary

School – progressing on site to complete May 2018.

- Alteration / adaptation to provide increased capacity at Binnie Street Children’s Centre through improvements to external spaces – awaiting listed building consent for proposed internal alterations.
- Alteration / adaptation to former Early Years Language Centre within All Saints Primary School to accommodate 2-3 year old expansion – works commenced and completed over the Easter 2018 holiday period.

It should be noted that the current Early Years Service proposals for the majority of the above expanded facilities target operational status for August 2018.

9.0 IMPLICATIONS

Finance

9.1 The expenditure at 31st March 2018 is £16.549m from a budget of £13.712m. This is expenditure of 120.69% of the approved budget subject to the final year end accounting process and accruals.

9.2 The Committee is requested to note the projected net advancement of £3,681m (26.85%) is currently being reported. The March report noted potential advancement of £2.240m (16.34%) mainly in connection with the 4 major projects which are currently progressing on site. A summary of all movements (+£1.441m) from the March report is included below:

- Bluebird Family Centre -£20K
- Glenpark Early Learning Centre +£111K
- Glenbrae Children’s Centre (Aberfoyle Road Refurbishment) +£32K
- Hillend Children’s Centre -£15K
- Lifecycle Fund +£47K
- Moorfoot PS Refurbishment +£805K
- Lady Alice PS Refurbishment & Extension +£197K
- St Ninian’s PS New Build +£200K
- Gourrock PS Extension +£13K
- St Mary’s PS Extension & Refurbishment +£94K
- Early Years 1140 Hours Capital Allocation -£22K
- Complete on site -£11K
- Non-SEMP complete on site +£10K

9.3 The current budget position reflects the following:

- SEMP model approved by Committee in January 2018.
- 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 £39.520m, made up of £39.495m SEMP Supported Borrowing / Government Grant Funding and £25K Non-SEMP Supported Borrowing. The Current Projection is £39.520m.

9.4

Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000

Total School Estate	39,495	39,495	-
Total Non School Estate	25	25	-
Total	39,520	39,520	-

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

Legal

9.6 There are no legal issues.

Human Resources

9.7 There are no human resources issues.

Equalities

10.8 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

10.9 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 April 2018. (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 31/03/18</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>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	893	879	160	60	0	Jan-17	Jul-17	Sep-17
Glenpark Early Learning Centre - New Build	3,355	89	1,476	2,611	2,553	515	140	0	Aug-17	May-18	Jun-18
Glenbrae Children's Centre - Aberfoyle Rd Refurbishment	1,137	32	725	457	436	598	50	0	Oct-17	May-18	Jun-18
Hillend Children's Centre - Refurbishment	1,031	0	96	5	0	381	645	0	-	-	-
Larkfield Children's Centre - Upgrade	350	0	0	0	0	0	350	0	-	-	-
Free School Meals Capital Grant	60	33	0	1	1	26	0	0	-	-	-
Lifecycle Fund	4,853	1,114	949	796	731	670	2,273	0	Apr-14	-	Mar-20
Balance of Contingency	50	0	45	0	0	0	50	0	-	-	-
Moorfoot PS Refurbishment	5,047	312	2,102	3,907	3,792	705	123	0	Apr-17	Apr-18	Jun-18
Lady Alice PS - Refurbishment	3,756	221	1,908	1,957	1,881	1,401	177	0	Jun-17	May-18	Jul-18
St Ninian's PS - New Build	9,180	232	4,679	6,200	6,025	2,640	108	0	Jun-17	-	Oct-18
Gourock PS - Extension	1,704	0	126	38	20	594	1,029	43	-	-	-
St Mary's PS - Refurbishment & Extension	6,051	0	150	309	167	1,906	3,719	117	-	-	-
Early Years 1140 Hours Capital Allocation	384	0	384	178	23	206	0	0	Apr-17	Mar-18	May-18
Complete on site	737	379	11	31	31	11	316	0	-	-	-
TOTAL SEMP	39,495	3,099	13,654	17,383	16,539	9,813	9,040	160			
<u>Non-SEMP Projects</u>											
MUGA/Blaes Pitch Upgrades Complete on site	25	3	58	10	10	12	0	0	-	-	-
TOTAL non-SEMP	25	3	58	10	10	12	0	0			
TOTAL ALL PROJECTS	39,520	3,102	13,712	17,393	16,549	9,825	9,040	160			