
Report To:	Education & Communities Committee	Date:	30 October 2018
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report	EDUCOM/106/18/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Education Capital Programme 2018 – 2021 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 2018/21.
- 2.3 Overall the Committee is projecting to contain the costs of the 2018/21 Capital Programme within available budgets.
- 2.4 Expenditure at 28th September 2018 is 59.32% of the 2018/19 approved budget (64.41% of the revised projection). Net projected slippage of £783K (7.90%) is currently being reported in connection with the delays experienced in the procurement of the St Mary's PS Refurbishment & Extension, the Gourrock PS Extension and the Hillend Refurbishment projects which have been slightly offset by minor acceleration across other budget lines.

3.0 RECOMMENDATIONS

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

Ruth Binks
Corporate Director Education,
Communities & Organisational
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 annual review of the School Estate Funding Model approved by the 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 2021.

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.

5.2 Moorfoot Primary School Refurbishment:

The school transferred back to the refurbished building at the start of June 2018 with the first day of operation on the 4th June. An official opening event took place on 25th September 2018. The Client Services Team continues to work with the School in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working / holiday periods as required during the defects liability period.

5.3 Glenpark Early Learning Centre:

The Centre transferred to the new building at the end of June 2018 with the first day of operation on 26th June. An official opening event took place on 5th October 2018. The Client Services Team continues to work with the Centre in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working / holiday periods as required during the defects liability period.

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

The Centre transferred to the refurbished building in July with the first day of operation on 19th July. 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.

5.5 Lady Alice Primary School Refurbishment:

The school transferred back to the refurbished and extended building in August 2018 with the first day of operation on Tuesday 21st August. 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.

6.0 PROJECTS ON SITE / UNDER CONSTRUCTION

6.1 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 originally programmed to complete in June 2018, and the second phase involving the demolition of the existing school programmed to complete by October 2018.

Phase 1 - Construction of New School

The school transferred to the new building in August 2018 with the first day of operation on Tuesday 21st August. The Client Services Team continues to work with the School in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working / holiday periods as required during the defects liability period.

Phase 2 - Demolition of Existing School

The demolition works are progressing towards completion with the structure now demolished and with material sorting in progress. General site clearance and grading will follow.

6.2 Demolition of Former St Stephen's High School:

Tenders were issued in July and returned in August with formal legal acceptance issued in September. The Contractor took possession of the site on the 1st October. Works in connection with the removal of the existing sub-station within the site are currently underway and being progressed through Scottish Power Energy Networks.

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. Planning consent for the main project has been granted with first stage Building Standards approval received. The existing school transferred to the former Sacred Heart decant facility over summer where they commenced operation from the start of the new term in August 2018. A package of enabling works commenced in early July including main plant room strip out and asbestos removal and this work has now been completed. The main contract tenders were returned in mid-August. A separate report confirming use of powers delegated to the Chief Executive to progress the acceptance of the most economically advantageous tender received is included on the agenda of this Committee. The project has been procured in accordance with European Procurement Directives and is subject to the application of a mandatory 10 day standstill period prior to formal tender award. At the time of preparation of this report the standstill letters have been issued and formal legal acceptance of tender will follow. Engagement with the Head Teacher and wider stakeholders will continue as the project is progressed to construction stage.

7.2 Gourock Primary School Extension:

The September 2018 Committee approved the revised scope and proposals for the

Gourock Primary School Extension project. 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.

Temporary Modular Accommodation

Tenders for the temporary modular accommodation element of the works were returned in early September with evaluation complete and formal legal acceptance imminent subject to Building Warrant approval. The planned programme for this element involves utilisation of the October school holiday period to carry out services connection works and preparations for placement of the modular building which will be carried out using weekend working thereafter.

Main Extension / Alterations Contract

Planning approval for the main project has been granted with formal Building Warrant submission made. The main contract includes a detailed sequencing / phasing plan. Tender documents for the main contract have now been issued with a return date in mid-November. Construction start will be subject to tender return, evaluation and formal legal acceptance.

7.3 Hillend Children’s Centre Refurbishment:

Proposals involve the comprehensive refurbishment of the existing facility. The decant strategy for the project involves the temporary use of the former Glenbrae Children’s Centre building during the construction phase. Technical Services have prepared an updated programme for the project based on current progress of the detailed design which indicates a construction phase in Spring 2019 to complete Winter 2019.

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 initial 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 2017 Education & Communities Committee. As previously reported, a full re-working of the plan was undertaken with submission of a revised financial template in March 2018 and the revised plan was reported to the special Education & Communities Committee in June 2018. This report will focus on the infrastructure and capital funded elements of the expansion plan which are summarised in the sections below. The Committee is requested to note that further detail on the cost of individual projects will be provided as projects are progressed beyond feasibility to tender return stage.

8.2 The Scottish Government confirmed a total Capital grant of £5,980,000 to Inverclyde Council as part of the overall 1140 hours funding with the below yearly spend allocation. Any yearly over or underspends will be contained within the overall £5,980,000 funding allocation.

	<u>2017/18</u> <u>£000</u>	<u>2018/19</u> <u>£000</u>	<u>2019/20</u> <u>£000</u>	<u>2020/21</u> <u>£000</u>	<u>Total</u> <u>£000</u>
Amount Allocated	£380	£1,900	£2,200	£1,500	£5,980

8.3 Refurbishment Projects:

Blairmore Nursery – Works involve the alteration/adaptation of the former Early Years Language Centre within All Saints Primary School to accommodate 2-3 year old expansion at Blairmore. Works were completed over the Easter 2018 holiday period. Registration was completed during summer with the expanded facility operational in August 2018.

St Joseph's Primary School – Works involve the alteration/adaptation of existing accommodation to provide a Nursery Class. Works commenced in 1st Quarter 2018 to originally complete by summer however delay has been experienced in connection with the external access ramp as previously reported. Internal works are substantially complete with the remaining works programmed to be completed ahead of the planned operational date in January 2019.

St Francis' Primary School - Works involve the alteration/adaptation of existing accommodation to provide a Nursery Class. Works commenced in 1st Quarter 2018 to originally complete by summer however delay has been experienced in connection with the external canopies as previously reported. This work is now ongoing with internal works substantially completed and final canopy installation planned for November. Works will be completed ahead of the planned operational date in January 2019.

Craigmarloch School – The proposals involve the alterations/adaptation of existing accommodation to provide a Nursery Class. The Client Services Team are working with the Early Years Service to define the scope of works and allow a formal brief to be issued. Works will be taken forward and completed ahead of the planned operational date in August 2019.

Gourock YAC – The proposals involve the alterations/adaptation of part existing accommodation within the building to provide an early years facility. This accommodation is currently used by Wellington Children's Centre which provides a registered out of school care service. The Client Services Team are working with the Early Years Service to define the scope of works which will allow further engagement with the building users and issue of a formal brief thereafter. Works will be taken forward and completed ahead of the planned operational date in August 2020.

8.4 New Build Projects:

Larkfield Children's Centre – The proposals involve the provision of a new build replacement for an expanded service within the grounds of the former Sacred Heart Primary School Campus where Larkfield Children's Centre currently operate from a wing of the existing building. The project is being progressed via hub West Scotland and an initial brief has been prepared by the Client Services Team working in conjunction with the Early Years Service. More detailed feasibility work is progressing with the necessary topographical, underground services, ecological and other surveys partially completed and with first phase ground investigation works complete. This work will inform the most suitable location for the new building. The current programme is based on design and construction works being progressed to allow a planned operational date in August 2020.

Park Farm (Rainbow Family Centre) – The proposals involve the provision of a new build expansion which will operate in tandem with the existing Rainbow Family Centre. The project will involve the use of land around the existing Centre including that currently occupied by the existing Park Farm Community Centre building and adjacent Multi-Use Games Area. The project is being progressed via hub West Scotland and an initial brief has been prepared by the client Services Team working in conjunction with

the Early Years Service. As previously reported, initial engagement with the Care Inspectorate on the 1140hrs expansion proposals has resulted in the development of the brief and the direction for the new build element to be sited in as close a proximity as possible to the existing Centre. More detailed feasibility work is progressing with the necessary topographical, underground services, ecological and other surveys partially completed and with first phase ground investigation complete. This work will inform the most suitable location for the new building and how it could work with the existing building which will remain operational during the works. The current programme is based on design and construction works being progressed to allow a planned operational date in August 2020.

8.5 Outdoor Projects:

Blairmore Nursery – The proposals involve the provision of covered outdoor space in the form of either a canopy structure or small covered play structure within the existing Nursery external play space. A brief for the works has been prepared and issued to the PPP FM provider to allow a cost estimate and outline programme to be prepared. Officers from the Early Years Service are also engaging with the Care Inspectorate on the proposals ahead of formal issue of a change notice for the works. Works will be taken forward and completed ahead of the planned operational date in August 2019.

Binnie Street Children's Centre – The proposals involve the provision of additional WCs within the existing underbuilding accessed from the existing external play space. It is also proposed to provide covered outdoor space in the form of a timber based outdoor classroom structure. Listed building consent and building warrant are in place for the works within the existing building with the intention that these are taken forward by the Council's Building Services Unit later in the current financial year. A brief for the external timber structure has been prepared and issued to Technical Services who are now preparing the necessary drawings and documents to allow tenders to be issued with a view to progressing the works as soon as possible.

Rainbow Family Centre - The proposals involve the provision of covered outdoor space in the form of a canopy structure or small covered play structure within the existing external play space. A brief for the works has been prepared and issued to the Council's Technical Services section to allow the design to be developed to tender stage. Works will be taken forward and completed ahead of the planned operational date in August 2019.

Gibshill Children's Centre - The proposals involve the provision of additional WCs within a small extension accessed from the existing external play space. It is also proposed to provide covered outdoor space in the form of a canopy structure or small covered play structure within the existing external play space. A brief for the works has been prepared and issued to the Council's Technical Services section to allow the design to be developed to tender stage. Works will be taken forward and completed ahead of the planned operational date in August 2019.

Kilmacolm Primary School – The proposals involve the expansion of the existing Nursery Class involving provision of a new outdoor teaching space incorporating WCs. It is anticipated that the building will be predominantly timber in construction and integrated with the existing Nursery outdoor teaching spaces in the school grounds. A brief for the works has been prepared and issued to the Council's Technical Services section to allow the necessary topographical, services and other surveys to be taken forward that will enable the design to be developed to tender stage. Works will be taken forward and completed ahead of the planned operational date in August 2019.

Wemyss Bay Primary School – The proposals involve the expansion of the existing Nursery Class involving provision of a new outdoor teaching space incorporating WCs. It is anticipated that the building will be predominantly timber in construction and

integrated with the existing Nursery outdoor teaching spaces in the school grounds. A brief for the works has been prepared and issued to the Council's Technical Services section to allow the necessary topographical, services and other surveys to be taken forward that will enable the design to be developed to tender stage. Works will be taken forward and completed ahead of the planned operational date in August 2019.

9.0 IMPLICATIONS

Finance

9.1 The expenditure at 28th September 2018 is £5.88m from a budget of £9.912m. This is expenditure of 59.32% of the approved budget (64.41% of the revised projection) after 50% of the year.

9.2 The Committee is requested to note the net projected slippage of £783K (7.90%) in connection with the delays experienced in the procurement of the St Mary's PS Refurbishment & Extension, the Gourock PS Extension and the Hillend Refurbishment projects which have been slightly offset by minor acceleration across other budget lines as outlined in Appendix 1.

9.3 The current budget position reflects the following:

- SEMP model approved by the Committee in January 2018.
- Grant funding received in respect of implementation of the Children & Young People Bill and Free School Meals.
- Capital allocation received in respect of Early Learning and Childcare (ELC) – 1140 Hours Expansion.

The current budget is £46.582m, made up of £46.557m SEMP Supported Borrowing / Government Grant Funding and £25K Non-SEMP Supported Borrowing. The Current Projection is £46.582m.

Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	46,557	46,557	-
Total Non School Estate	25	25	-
Total	46,582	46,582	-

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

9.8 Has an Equality Impact Assessment been carried out?

X

YES (see attached appendix)

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

9.9 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 October 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



Project Name	1	2	3	4	5	6	7	8	9	10	11
	Est Total Cost	Actual to 31/3/18	Approved Budget 2018/19	Revised Est 2018/19	Actual to 28/09/18	Est 2019/20	Est 2020/21	Future Years	Start Date	Original Completion Date	Current Completion Date
	£000	£000	£000	£000	£000	£000	£000	£000			
SEMP Projects											
Demolish St Stephens HS	500	500	0	0	0	0	0	0	Oct-18	-	Jan-19
Glenpark Early Learning Centre - New Build	3,355	2,700	515	615	613	40	0	0	Aug-17	May-18	Jun-18
Glenbrae Children's Centre - Aberfoyle Rd Refurbishment	1,137	485	602	602	431	50	0	0	Oct-17	May-18	Jul-18
Hillend Children's Centre - Refurbishment	1,031	7	379	57	2	917	50	0	-	-	-
Larkfield Children's Centre - Upgrade	100	100	0	0	0	0	0	0	-	-	-
Free School Meals Capital Grant	60	34	26	26	0	0	0	0	-	-	-
Lifecycle Fund	6,592	1,918	662	662	264	1,813	2,199	0	Apr-14	-	Mar-21
Balance of Contingency	0	0	12	0	0	0	0	0	-	-	-
Moorfoot PS Refurbishment	5,047	4,232	692	792	755	23	0	0	Apr-17	Apr-18	Jun-18
Lady Alice PS - Refurbishment	3,756	2,178	1,401	1,578	1,421	0	0	0	Jun-17	May-18	Aug-18
St Ninian's PS - New Build	9,180	6,433	2,639	2,639	2,195	108	0	0	Jun-17	-	Oct-18
Gourock PS - Extension	2,056	38	594	315	91	1,639	64	0	-	-	-
St Mary's PS - Refurbishment & Extension	6,591	324	1,891	1,444	73	4,692	131	0	-	-	-
Demolish Kelly Street CC	80	0	0	0	0	70	10	0	-	-	-
Demolish Sacred Heart PS	266	0	0	0	0	266	0	0	-	-	-
Complete on site	851	423	152	52	9	376	0	0	-	-	-
TOTAL SEMP	40,602	19,372	9,565	8,782	5,854	9,994	2,454	0			
Early Learning & Childcare Expansion (1140hrs) Projects											
Refurbishment - St Francis PS Nursery Class	187	93	82	82	2	12	0	0	Feb-18	Jun-18	Oct-18
Refurbishment - St Joseph's PS Nursery Class	215	83	100	100	0	32	0	0	Feb-18	Jun-18	Oct-18
Refurbishment - Blairmore Nursery Expansion	36	1	25	25	24	10	0	0	Apr-18	Apr-18	Apr-18
Refurbishment - Craigmarnoch/Gourock YAC	252	0	0	0	0	48	204	0	-	-	-
New Build - Larkfield CC/Park Farm (Rainbow FC)	4,650	0	80	80	0	1,726	2,794	50	-	-	-
Outdoor - Blairmore/Binnie St/Gibshill/Rainbow/Kilmacolm/Wemyss Ba	640	0	60	60	0	556	24	0	-	-	-
TOTAL ELC EXPANSION	5,980	177	347	347	26	2,384	3,022	50			
TOTAL ALL PROJECTS	46,582	19,549	9,912	9,129	5,880	12,378	5,476	50			