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**Report To:** Education & Lifelong Learning Committee      **Date:** 8 September 2009

**Report By:** Acting Director of Education and Chief Financial Officer      **Report** EDUC/63/09/AG/EM

**Contact Officer:** Andrew Gerrard      **Contact No:** 01475  
712484

**Subject:** Capital Programme 2009/12 - Progress

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## 1.0 PURPOSE

- 1.1 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 Committee in respect of the progress and financial status of the projects within the overall Education Capital Programme.
- 2.2 The Capital Programme has been revised to reflect the new financial year and now covers the period 2009-2012. Projects complete on site prior to April 2009 have been dropped, with remaining expenditure contained within the Complete on Site line. New projects, included in the current strategy, with expenditure commencing in 20011/12 have been brought into the report
- 2.3 The Annual Review of the School Estate Management Plan will be presented to this meeting of the Committee. Changes made to projects as a result of this review are not reflected in this report but will be shown in the Capital Report presented to the next meeting of the Committee
- 2.4 Overall the Committee is projecting to contain the costs of the 2009/12 Capital Programme within available budgets.
- 2.5 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 3 years of the current programme.

## 3.0 RECOMMENDATION

- 3.1 That the Committee note the progress on the specific projects detailed in Appendix 1.
- 3.2 That the Committee approve the cost increases on the projects detailed in paragraph 8.2 and Appendix 2.
- 3.3 That the Committee approve the use of the balance of the 2009/10 lifecycle fund for Ardgowan PS Refurbishment Phase 1

Albert Henderson  
Acting Director of Education  
14<sup>th</sup> August 2009

Alan Puckrin  
Chief Financial Officer  
14<sup>th</sup> August 2009

## **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 and the Council at the special meetings on 18<sup>th</sup> June 2008. This allocation forms the basis of the School Estate Programme to completion.
- 4.2 The School Estate Strategy approved by the Committee gives a comprehensive programme which will enable the Council's entire school stock to be modernised. The programme runs for more than 12 years. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2012

## **5.0 PPP SCHOOLS PROJECTS**

- 5.1 Although they do not form part of the Capital Programme the four PPP schools are a significant part of the School Estate Management Plan and it is appropriate to report on the progress of building works in this report.
- 5.2 All Saint's Primary is progressing well and in accordance with the programme. The structure of the building is nearing completion and it is nearing a wind and watertight condition. Internally all services installations are progressing well, with most first fix installations nearing completion. External works are also progressing well, with the drop off car park complete and work to Blairmore Road well advanced.
- 5.3 Aileymill Primary is progressing well and is currently one week ahead of programme. The structure of the building is nearing completion and it is nearing a wind and watertight condition. Internally all services installations are progressing well, with most first fix installations nearing completion. External works are also progressing well, with the car park complete and work to Norfolk Road also complete.
- 5.4 Notre Dame High School was successfully decanted to the former Wellington Academy building, with the School opening in its temporary home on 8<sup>th</sup> June. The Council handed the site over to the contractor on 22<sup>nd</sup> June and demolition work commenced. This is now complete and work on building the new school is underway.
- 5.5 St Columba's High School was successfully moved to the temporary campus at the former Greenock High School building, opening for the last two days of term. Further works were undertaken to the summer holidays prior to reopening in August. . The Council handed the site over to the contractor on 22<sup>nd</sup> June and demolition work commenced. This is progressing well and work on building the new school will commence shortly.

## **6.0 JOINT CAMPUS**

- 6.1 A notice calling for expressions of interest in providing the design services for the new Port Glasgow Joint Campus was placed in the Official Journal of the European Union on 24<sup>th</sup> June. This resulted in over 100 requests for further information being submitted and by the deadline of 27<sup>th</sup> July 33 expressions of interest were received, these are being evaluated and a short list will be drawn up, with Tenders being issued thereafter.

## **7.0 SUMMER HOLIDAY WORKS**

- 7.1 Significant work has been undertaken over the summer holidays. Full details of this are given in the Report on the School Estate Strategy submitted to this Committee.

## 8.0 FINANCIAL IMPLICATIONS

8.1 The spend at 31st July 2009 is £395,000 from an approved budget of £5.960M. This is expenditure of 7% of the budget after 33% of the year. It should be noted however that a significant amount of work has taken place over the summer and when this expenditure is shown in the next report expenditure will be on target. The estimated expenditure for 09/10 is £5.695M, 4% less than the original projection. This has been caused by re-phasing of projects.

- 8.2 A number of Projects have exceeded the budgets allocated to them, these being
- Former Greenock High School – Refurbishment for St Columba’s High School
  - Former Wellington Academy – Refurbishment for Notre Dame High School
  - Ardgowan Primary School – Refurbishment Phase 1
  - Moorfoot Primary School – Refurbishment Phase 1
  - St John’s Primary School – Refurbishment Phase 1
  - St Ninian’s Primary School – DDA Adaptations

Details of the reasons for the increase in expenditure is given in Appendix 2. The additional expenditure is being contained within the 2009/10 approved budget due to underspends in other projects, allocation of the balance of the 2009/10 lifecycle fund and use of the 2009/10 contingency fund.

8.3 The current budget is £134,790M, made up of £54.765M Supported Borrowing and £80.025M Prudential Borrowing. The Current Projection is £134,790M.

8.4

Education and Lifelong Learning	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	131,496	131,496	-
Total Non School Estate	1,470	1,470	-
<b>Total</b>	<b>134,790</b>	<b>134,790</b>	<b>-</b>

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

## 9.0 CONSULTATION

9.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development & Human Resources has not been consulted.

9.2 There are no legal issues arising from the content of this report and as such the Head of Legal & Administration has not been consulted.

## 10.0 EQUALITIES

10.1 There are no equalities issues.

## 11.0 LIST OF BACKGROUND PAPERS

11.1 Education Capital Programme Technical Progress Reports August 2009. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

CAPITAL REPORT APPENDIX 1

COMMITTEE: EDUCATION & LIFELONG LEARNING



Project Name	1	2	3	4	5	6	7	8	9	10	11	Status
Est Total Cost	Actual to 31/3/09	Approved Budget 2009/10	Revised Est 2009/10	Actual to 31/07/09	Est 2010/11	Est 2011/12	Est Future Years	Start Date	Original Completion Date	Current Completion Date		
£000	£000	£000	£000	£000	£000	£000	£000					
<b>SEMP - Capital Programme Projects</b>												
Greenock High - Pitch Upgrade / Changing Rooms	100	54	46	46	0	0	0	0	Mar-07	-	Oct-09	Works complete except flood lights. Tenders issued.
Greenock High - General Refurbishment	226	110	80	116	57	0	0	0	Jul-07	-	Aug-09	Complete August 2009.
Wellington - General Refurbishment	234	68	148	166	53	0	0	0	Mar-08	-	Aug-09	Complete August 2009.
Post Occupancy Evaluation Works - Various	60	11	49	49	0	0	0	0	Jun-07	-	Mar-10	Phased works on-going.
St Stephen's HS General Refurbishment	240	12	133	78	21	150	0	0	Apr-09	-	Aug-10	Phased works on-going. PE Dept refurbishment complete.
Port Glasgow HS General Refurbishment	60	0	145	55	4	5	0	0	Apr-09	-	Aug-09	Complete August 2009.
Lilybank School - Adaptions	65	2	63	63	4	0	0	0	Mar-09	-	Aug-09	Complete August 2009.
Ardgowan Refurb Phase 1	332	0	240	322	4	10	0	0	Jun-09	-	Oct-09	Works ongoing.
Kilmacolm PS Refurb Phase 1	230	0	240	220	11	10	0	0	Jun-09	-	Oct-09	Works ongoing, window replacement commence September.
Lady Alice PS Refurbishment Phase 1	250	11	229	229	8	10	0	0	Jul-09	-	Oct-09	Works ongoing.
Moorfoot PS Refurbishment Phase 1	290	47	193	233	9	10	0	0	Jun-09	-	Sep-09	Works ongoing.
St Mary's PS Refurbishment Phase 1	230	0	240	220	4	10	0	0	Jul-09	-	Oct-09	Works ongoing.
St John's PS Refurbishment Phase 1	276	21	219	245	34	10	0	0	Jul-09	-	Oct-09	Works ongoing.
St Ninian's PS Disabled Access	108	8	77	95	0	5	0	0	Jul-09	-	Aug-09	Work complete.
Kings Glen Decant School Upgrade	150	20	120	0	0	130	0	0	Jun-08	-	tba	Floor finishes carried out. Balance of funding to be allocated.
Wemyss Bay PS - Pitch Upgrade	325	12	372	303	3	10	0	0	Jul-09	-	Sep-09	On site
Roads Improvement Work PPP Primary School	56	0	56	56	0	0	0	0	Oct-09	-	Mar-10	To Be Briefed.
PPP Primary Schools Interactive Boards	130	0	130	130	0	0	0	0	Nov-09	-	Dec-09	To Be Carried Out When Schools Complete
St Patrick's PS - Boiler Upgrade	156	6	89	145	30	5	0	0	Jun-09	-	Aug-09	Complete August 2009
Balance of Lifecycle Fund 09/10	0	0	26	0	0	0	0	0				To Be Allocated
Balance of Contingency 09/10	15	0	131	15	0	0	0	0				
Earnhill PS - Refurbishment	4,253	10	253	253	0	2,994	902	94	Jul-10	-	Jul-11	Brief issued to Consultants, initial design work commenced
Overton / Highlanders Refurbishment	5,128	0	329	329	4	3,620	1,066	113	Jul-10	-	Oct-10	Brief issued to Consultants, initial design work commenced
Demolish Ravenscraig PS	154	0	0	0	0	154	0	0	Feb-10	-	Mar-10	Brief to be issued
Balance of Lifecycle Fund 10/11	157	0	0	0	0	157	0	0				
Balance of Contingency 10/11	100	0	0	0	0	100	0	0				
Gourock HS - Refurb for St Columba's	17,676	0	151	151	0	1,146	3,623	12,756	Jul-11	-	Jun-13	
Inverkip PS -Refurb	1,014	0	0	0	0	38	954	22	Jun-11	-	Mar-12	
Lilybank School - New Build	8,619	0	0	0	0	113	342	8,164	Mar-12	-	Jun-13	
ASN Units in Mainstream Schools	421	0	2	2	0	31	272	116	Mar-12	-	Sep-12	
Road Improvements PPP Secondaries	617	0	56	56	0	561	0	0	Mar-11	-	Apr-11	
Demolish Greenock Academy	569	0	0	0	0	0	569	0	Oct-11	-	Dec-11	
Demolish Sacred Heart PS	227	0	0	0	0	0	227	0	Oct-11	-	Dec-11	
Demolish St Gabriels PS	152	0	0	0	0	0	152	0	Oct-11	-	Dec-11	
PPP Secondary Schools Interactive Boards	400	0	0	0	0	0	400	0	Mar-11	-	Apr-11	
Balance of Lifecycle Fund 11/12	280	0	0	0	0	0	280	0				
Balance of Contingency 11/12	100	0	0	0	0	0	100	0				
Complete on site	11,365	10,693	667	667	-7	5	0	0				
<b>Non Prudentially Funded SEMP</b>	<b>54,765</b>	<b>11,085</b>	<b>4,484</b>	<b>4,244</b>	<b>239</b>	<b>9,284</b>	<b>8,887</b>	<b>21,265</b>				
<b>SEMP-Prudentially Funded Projects</b>												
Port Glasgow Joint Campus Secondary School	39,617	0	484	484	17	1,495	9,880	27,758	Jul-11	Jul-13	Jul-13	Consultant Selection ProcessOngoing, Brief Development Ongoing
Complete on site	38,938	37,998	940	940	139	0	0	0				
	<b>78,555</b>	<b>37,998</b>	<b>1,424</b>	<b>1,424</b>	<b>156</b>	<b>1,495</b>	<b>9,880</b>	<b>27,758</b>				
<b>Total SEMP Capital</b>	<b>133,320</b>	<b>49,083</b>	<b>5,908</b>	<b>5,668</b>	<b>395</b>	<b>10,779</b>	<b>18,767</b>	<b>49,023</b>				
<b>Non-SEMP Prudentially Funded Projects</b>												
Complete on site	1,470	1,418	52	52	0	0	0	0				
	1,470	1,418	52	52	0	0	0	0				
<b>TOTAL non-SEMP CAPITAL</b>	<b>1,470</b>	<b>1,418</b>	<b>52</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>TOTAL ALL CAPITAL PROJECTS</b>	<b>134,790</b>	<b>50,501</b>	<b>5,960</b>	<b>5,720</b>	<b>395</b>	<b>10,779</b>	<b>18,767</b>	<b>49,023</b>				

## **APPENDIX 2**

**Former Greenock High School**  
**Partial Refurbishment for St Columba's**

08/104

**Technical Progress Report Dated 4 August 2009**

**Appendix 2 (a)**

6 August 2009

**THE FINAL TOTAL HAS INCREASED TO £ 226,000. AN INCREASE OF**  
**£ 36,000 OVER THE APPROVED FIGURE OF £ 190,000**

**1. Loss and Expense**

NIL

### **2 Additional Architect's Instructions**

Additional Decoration and Floor finish Replacement

32,700.00

### **3. Anticipated Architect's Instructions**

NIL

### **4. Adjustment**

Minor variations and remeasurements

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32,700.00

### **4. Fees**

Increase to the final total results in a subsequent percentage increase in fees

3,300.00

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**Total Increase** 36,000.00

**Former Wellington Academy**  
**Partial Refurbishment for Notre Dame High School**

08/093

**Technical Progress Report Dated 4 August 2009**

**Appendix 2 (b)**

6 August 2009

**THE FINAL TOTAL HAS INCREASED TO £ 234,000. AN INCREASE OF  
£ 18,000 OVER THE APPROVED FIGURE OF £ 216,000**

1. Loss and Expense NIL

**2 Additional Architect's Instructions**

Additional Decoration and Floor finish Replacement 16,200.00

**3. Anticipated Architect's Instructions** NIL

**4. Adjustment**

Minor variations and remeasurements

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16,200.00

**4. Fees**

Increase to the final total results in a subsequent percentage increase in fees 1,800.00

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**Total Increase** 18,000.00

**Ardgowan Primary School**  
**Refurbishment Phase 1**

**Technical Progress Report Dated 4 August 2009**

**Appendix 2(C)**

6 August 2009

**THE FINAL TOTAL HAS INCREASED TO £ 332,000. AN INCREASE OF**  
**£ 82,000 OVER THE APPROVED FIGURE OF £ 250,000**

**The works comprise the following work Packages**

Roofing Works	241,558.00
Asbestos Removal	2,070.00
Toilet Refurbishment	27,189.00
Replacement Flooring	7,073.00
Plaster Repairs and Decoration	15,530.00
Window blinds	8,527.00
Water Quality Works	26,703.00
Fees on Minor works	3,120.00

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331,770.00

**Budget**

250,000.00

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**Total Increase**                      **81,770.00**

The Reason for the increase is that the roofing works tender was significantly over budget. Savings have been made where possible however the work proposed is necessary to ensure the current issues with the roof are resolved and no further major work will be required for a number of years. As this work is major repairs work it is proposed that the balance of the 2009/10 Lifecycle fund (£26,000) is utilised for this project

**Moorfoot Primary School**  
**Refurbishment Phase 1**

**Technical Progress Report Dated 4 August 2009**

**Appendix 2(d)**

**6 August 2009**

**THE FINAL TOTAL HAS INCREASED TO £ 290,000. AN INCREASE OF  
£ 40,000 OVER THE APPROVED FIGURE OF £ 250,000**

**The works comprise the following work Packages**

New Fire Alarm	22,122.00
Fire Risk Assessment Improvements	14,400.00
Roof Repairs	12,075.00
Window Repairs	12,000.00
Boiler Replacement	189,870.00
Asbestos Removal	2,126.00
New Car Park	19,971.00
Window Blinds	2,036.00
Miscellaneous minor improvements (shelving, painterwork etc)	10,000.00
Fees on Minor works	5,000.00

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289,600.00

**Budget**

250,000.00

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**Total Increase** 39,600.00

The Reason for the increase is that the Boiler Replacement tender, which represents the most significant element of the works was overbudget.



**St John's Primary School**  
**Refurbishment Phase 1**

**Technical Progress Report Dated 4 August 2009**

**Appendix 2(e)**

6 August 2009

**THE FINAL TOTAL HAS INCREASED TO £ 276,000. AN INCREASE OF  
£ 26,000 OVER THE APPROVED FIGURE OF £ 250,000**

**The works comprise the following work Packages**

Rot Treatment Works	38,125.00
Boiler Replacement	126,705.00
Replacement Downpipes and Gutters	56,653.00
Playground and Drainage Improvements	15,170.00
Fire Risk Assessment Improvements	39,000.00

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275,653.00

**Budget**

250,000.00

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**Total Increase**                      **25,653.00**

The Reason for the increase is that the Boiler Replacement tender and Downpipes and Gutters tender, which were the most significant elements of the works were overbudget.

**St Ninians Primary School**  
**DDA Adaptations**

**Technical Progress Report Dated 4 August 2009**

**Appendix 2(f)**

**6 August 2009**

**THE FINAL TOTAL HAS INCREASED TO £ 108,258. AN INCREASE OF  
£ 18,258 OVER THE APPROVED FIGURE OF £ 90,000**

**The works comprise the following work Packages**

Access ramp - Phase 1	7,818.00
Asbestos removal (enabling works for phase 2)	818.00
Access ramp, hygiene room, platform lift and associated alterations - Phase 2	99,622.00

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108,258.00

**Budget**

90,000.00

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**Total Increase** 18,258.00

The Reason for the increase is that the phase 2 works package was slightly over budget when tenders were returned. Minor variations during the course of the works also increased the anticipated final cost by approx. £4K.