
Report To: Education & Lifelong Learning Committee **Date:** 11 May 2010

Report By: Corporate Director Education and Communities and Chief Financial Officer **Report** EDUC/30/10/AG/EM

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

Subject: Capital Programme 2009/12 - 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 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 updated to reflect the revised School Estate Funding Model approved by Committee on 8th September 2009 and covers the period 2009-2012. New projects, approved at the meetings of 18th August 2009 and 8th September 2009 have been added and project budgets have been adjusted in line with the approved funding model.

2.3 Overall the Committee is projecting to contain the costs of the 2009/12 Capital Programme within available budgets.

2.4 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 3 years of the current programme.

3.0 RECOMMENDATIONS

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

3.2 That the Committee approve the addition of the new projects detailed in Section 9

3.3 That the Committee approve the additional expenditure of £18,925.44 on St Mary's Primary School as detailed in Appendix 2

Albert Henderson
Corporate Director Education
& Communities
16th April 2010

Alan Puckrin
Chief Financial Officer
16th April 2010

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 on 8th September 2009. 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 2013.

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 Saints' Primary School and Aileymill Primary School achieved Service Availability on 15th February 2010 and pupils moved in on Tuesday 16th February. Much of the outstanding snagging work was carried out over Easter, and the pitch at Aileymill which could not be completed due to continuing low temperatures has now been completed. The schools have settled in well and the working relationship with FES FM is developing.
- 5.3 Notre Dame High School is progressing well and is currently slightly ahead of programme. Foundations are complete and the concrete and steel frame erection is nearly complete. Roof sheeting is well underway and some internal works have commenced. The main car park is also underway.
- 5.4 Clydeview Academy is progressing well and is currently slightly ahead of programme. Concrete and steel frames are nearly complete. Brickwork and roofing works have commenced. A temporary car park has been established and roads tarmaced to provide on site parking for staff and reduce the transfer of mud to public roads.

6.0 SHARED CAMPUS

- 6.1 Tenders for the Design Team Appointment were issued on 24th November, and returned on 19th January. The Tenders have been evaluated and Archial Architects Ltd have been appointed preferred bidder. The School Estate Team are currently meeting fortnightly with the Architects to develop the design. A consultation strategy has being developed and the School Estate Team report on progress to the Working Group.

7.0 ST COLUMBA'S HIGH SCHOOL

- 7.1 A Design Team has been appointed from the Property Assets & Facilities Management consultant Framework and initial survey work has commenced. The brief, accommodation schedule and supporting documents have been completed and issued to the Design Team. The Design Team are currently preparing initial proposals and survey work is ongoing. Briefing sessions have been held with the Working Group to apprise them of the ongoing development of the project.

8.0 PRIMARY SCHOOL REFURBISHMENTS

- 8.1 Design work for the refurbishment of Earnhill Primary School (for Sacred Heart PS and St Gabriel's PS) is complete. The tender documents are due to be issued on 28th April. The project is currently on programme.

8.2 Design work for Overton Primary School (for Overton PS and Highlander's Academy PS) is progressing well. The Design Team are progressing the Detail Design/Production Information. A shortlist of contractors has been prepared. It is anticipated that tenders will be issued in early June, five weeks behind programme. Other issues are (1) Following negotiations with Scottish Water a major mains pipe will require to be diverted. This will have a cost impact, currently estimated at £60,000 which it may not be possible to contain within the project budget; this will be reviewed when the actual cost is known. (2) Bats are present in the school. Bats are a European Protected Species and as such Planning Permission cannot be granted until a strategy has been agreed for dealing with the bats. This may mean delaying the start of the work until September.

9.0 NEW PROJECTS

9.1 It is proposed to carry out two minor projects as detailed below. The cost of these projects will be met from unspent 2009/10 contingency.

9.2 Ardgowan Primary School – Junior toilets It was originally intended to refurbish all pupil toilets, however the increased cost of the roof works meant that only the senior toilets were refurbished last summer. It is proposed to refurbish the junior toilets this summer. The estimated cost of the work is £30,000.

9.3 St Patrick's Primary School – Demolish Oil Storage housing and create car parking The school had a new gas fired boiler installed last year, the oil tank was removed but the structure was left. It is now proposed to demolish this and tarmac the area to create additional car parking spaces as the school is very short of car parking spaces. The estimated cost of the work is £20,000

10.0 FINANCIAL IMPLICATIONS

10.1 The spend at 31st March 2010 is £4.789M from an approved budget of £5.960M. This is expenditure of 80% of the budget after 100% of the year. Year end accruals and other adjustments have still to be made and this should bring the final expenditure to approximately 85%. The under expenditure has been caused by re-phasing of projects and reductions in project budgets due to inflation allowances being reduced in the 2009 funding model review.

10.2 The current budget is £148.898M, made up of £71.438M Supported Borrowing and £77.460M Prudential Borrowing. The Current Projection is £148.898M.

Education and Lifelong Learning	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	147,428	147428	-
Total Non School Estate	1,470	1,470	-
Total	148,898	148,898	-

10.4 Specific approval is required for St Mary's Primary School which has exceeded the budget allowance by £18,925. Details of the reasons for the over expenditure are given in Appendix 2

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

11.0 CONSULTATION

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

12.0 EQUALITIES

- 12.1 There are no equalities issues.

13.0 LIST OF BACKGROUND PAPERS

- 13.1 Education Capital Programme Technical Progress Reports April 2010. (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	12	13	Status
	Est Total Cost	Actual to 31/3/09	Approved Budget 2009/10	Revised Est 2009/10	Actual to 31/03/10	Est 2010/11	Est 2011/12	Est 2012/13	Est 2013/14	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
SEMP - Capital Programme Projects														
Post Occupancy Evaluation Works - Various	60	11	49	9	9	40	0	0	0	0	Jun-07	-	Mar-10	Phased works on-going.
St Stephen's HS General Refurbishment	240	12	133	129	129	99	0	0	0	0	Apr-09	-	Aug-10	Phased works on-going. PE Dept complete.
Ardgowan Refurb Phase 1	343	0	240	303	303	38	2	0	0	0	Jun-09	-	Dec-09	Works complete
Kilmacolm PS Refurb Phase 1	230	0	240	166	166	62	2	0	0	0	Jun-09	-	Nov-09	Works complete
Lady Alice PS Refurbishment Phase 1	250	11	229	186	186	51	2	0	0	0	Jul-09	-	Oct-09	Works complete except courtyard works on site.
Moorfoot PS Refurbishment Phase 1	290	47	193	222	222	19	2	0	0	0	Jun-09	-	Oct-09	Works complete.
St Mary's PS Refurbishment Phase 1	269	0	240	168	168	96	5	0	0	0	Jul-09	-	Jan-10	Works ongoing. Nearing completion.
St John's PS Refurbishment Phase 1	276	21	219	219	219	34	2	0	0	0	Jul-09	-	Dec-09	Works complete except corridor doors.
Kings Glen Decant School Upgrade	50	20	120	0	0	30	0	0	0	0	Jun-08	-	tba	Balance of funding to be allocated.
Sacred Heart Decant School Upgrade	300	0	0	0	0	0	300	0	0	0	Oct-11	-	Jan-12	
Roads Improvement Work PPP Primary School	20	0	56	2	2	18	0	0	0	0	Oct-09	-	Mar-10	Works complete.
Mearns Centre Interim Refurbishment	200	0	0	29	29	166	5	0	0	0	Jan-10	-	Mar-10	Electrical works progressing.
Earnhill PS - Refurbishment	4,064	10	253	147	147	1,769	2,033	105	0	0	Jul-10	-	Jul-11	Design at Detail Design Stage
Overton / Highlanders Refurbishment	5,004	0	329	184	184	1,792	2,902	126	0	0	Jul-10	-	Oct-11	Design at Detail Design Stage
Demolish Ravenscraig PS	49	0	0	11	11	38	0	0	0	0	Feb-10	-	Mar-10	On site.
Balance of Lifecycle Fund 10/11	160	0	0	0	0	160	0	0	0	0				
Balance of Contingency 10/11	174	0	0	0	0	174	0	0	0	0				
Gourock HS - Refurb for St Columba's	15,660	0	151	6	6	530	3,554	9,021	2,219	330	Jul-11	-	Jun-13	Brief Being Prepared
Inverkip PS - Refurb	895	0	0	0	0	34	833	28	0	0	Jun-11	-	Mar-12	
ASN School - New Build	12,781	0	0	0	0	588	37	9,161	2,721	274	Mar-12	-	Jun-13	Brief being Prepared
Road Improvements PPP Secondaries	547	0	56	0	0	0	547	0	0	0	Mar-11	-	Apr-11	
Demolish Greenock Academy	497	0	0	0	0	0	497	0	0	0	Oct-11	-	Dec-11	
Demolish St Gabriels PS	132	0	0	0	0	0	132	0	0	0	Oct-11	-	Dec-11	
Demolish Kings Glen PS	221	0	0	0	0	0	221	0	0	0	Dec-11	-	Feb-12	
PPP Secondary Schools Interactive Boards	400	0	0	0	0	0	400	0	0	0	Mar-11	-	Apr-11	
Balance of Lifecycle Fund 11/12	277	0	0	0	0	0	277	0	0	0				
Balance of Contingency 11/12	100	0	0	0	0	0	100	0	0	0				
Balance of Lifecycle Fund 12/13	354	0	0	0	0	0	0	354	0	0				
Balance of Contingency 12/13	100	0	0	0	0	0	0	100	0	0				
Balance of Lifecycle Fund 13/14	371	0	0	0	0	0	0	0	371	0				
Balance of Contingency 13/14	100	0	0	0	0	0	0	0	100	0				
Future Projects	13,703	0	0	0	0	0	0	214	3,917	9,572				
Complete on site	13,261	10,953	1,916	2,046	2,046	262	0	0	0	0				
Non Prudentially Funded SEMP	71,378	11,085	4,424	3,827	3,827	6,000	11,853	19,109	9,328	10,176				
SEMP-Prudentially Funded Projects														
Port Glasgow Shared Campus Secondary School	37,052	0	484	54	54	1,355	10,029	18,284	6,328	1,002	Jul-11	Jul-13	Jul-13	Consultant Selection / Briefing Process ongoing.
Complete on site	38,938	37,998	940	814	814	126	0	0	0	0				
	75,990	37,998	1,424	868	868	1,481	10,029	18,284	6,328	1,002				
SEMP-CFCR Funded Projects														
Complete on site	60	0	60	60	60	0	0	0	0	0				
	60	0	60	60	60	0	0	0	0	0				
Total SEMP Capital	147,428	49,083	5,908	4,755	4,755	7,481	21,882	37,393	15,656	11,178				
Non-SEMP Prudentially Funded Projects														
Complete on site	1,470	1,418	52	34	34	18	0	0	0	0				
	1,470	1,418	52	34	34	18	0	0	0	0				
TOTAL non-SEMP CAPITAL	1,470	1,418	52	34	34	18	0	0	0	0				
TOTAL ALL CAPITAL PROJECTS	148,898	50,501	5,960	4,789	4,789	7,499	21,882	37,393	15,656	11,178				

Technical Progress Report Dated 16 April 2010

Appendix 2

16 April 2010

**THE FINAL TOTAL HAS INCREASED TO £ 268,846. AN INCREASE OF
£18,926 OVER THE PREVIOUSLY APPROVED FIGURE OF £ 249,920**

1. Works Order to Carry Out Rotwork Repairs - Estimate

Adjustment of amount of rotwork allowance to roofworks to cover structural works associated with replacing outer timber wall plates and limited joist ends 14,500.00

2. Access costs (extended hire of full scaffolding) - Estimate

Additional access / welfare costs associated with rotworks. 8,000.00

22,500.00

3. Fees (Item 1 and 2 above)

Increase to the works total results in a subsequent increase in fees of (10%) 2,250.00

4. Deduct painting of Original Windows (Maintenance Budget) -703.50

5. Altered Specification for Structural Works at Roof Gable (Estimate) -3,500.00

6. Deduct Provisional Sums against Roof Gable Works -5,000.00

7. Additional Access Hire Costs (Stone Repair Works, Rot Investigations, Etc) 2,780.00

8. Additional Welfare Facilities Hire Costs 600.00

9. Additional Plaster Repair Works (Depute Head's Office) 400.00

10. Deduct contingencies for Roof Works (not required) -1,151.06

11. Provision of Additional Scaffolding at Roof Gable (and around Cross) 750.00

Total Increase 18,925.44
