
Report To:	Education & Communities Committee	Date:	12 June 2012
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report	EDUCOM/13/12/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Capital Programme 2012 – 16/17 - 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 reflects the revised School Estate Funding Model as reported to the November 2011 Committee and covers the period 2012-2016/17.
- 2.3 Overall the Committee is projecting to contain the costs of the 2012-16/17 Capital Programme within available budgets.
- 2.4 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 4 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 10, the issue of tenders, and grant delegated authority to the Head of Legal & Democratic Services to accept the lowest acceptable tender, provided the cost is within the available funding for the project as detailed in Sections 10.2 and 10.3.
- 3.3 That the Committee approve the retention of Larkfield Children's Centre in the former Sacred Heart Building and approve the transfer of the Modular Classrooms currently located at St Stephen's High School to the former Sacred Heart Primary School to provide accommodation for decanted schools, the cost of the transfer being funded from the School Estate Programme contingency allowance.

Albert Henderson
Corporate Director Education,
Communities &
Organisational Development
22nd May 2012

Alan Puckrin
Chief Financial Officer
22nd May 2012

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 13th March 2012. 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 16 years. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2017.

5.0 WHINHILL PRIMARY SCHOOL REFURBISHMENT & EXTENSION

- 5.1 Whinhill Primary School Refurbishment – Following initial delays in relation to the diversion of the existing pressurised water main, the main Contractor took partial possession of the site on 12th April with completion anticipated early July 2012. The project is progressing on site with the extension nearing completion, external works progressing and work on finishing trades commenced. The final mechanical and electrical services installations are underway and fitted furniture installation is scheduled for June. As reported to the last Committee the project is reporting an over expenditure of approximately 4% as a result of the issues previously highlighted in connection with the works required to address the ash deposits found on site. The Contractor has applied for an extension of time which is currently being assessed although is reporting a projected completion of all works prior to end of the summer holiday period.

6.0 PORT GLASGOW SHARED CAMPUS

- 6.1 Works commenced on site on the 3rd October 2011 to complete mid July 2013. The Contractor is progressing on site. The demolition of the existing building, culvert diversion, formation of the new roundabout and installation of the wider drainage and attenuation scheme are all substantially completed. Foundation works are also virtually completed with the steel frame for the sports block erected and the concrete frame for the main school progressing well aided by the recent spell of good weather. The Contractor is still reporting progress slightly behind on the original programme due to exceptionally adverse weather conditions over the Christmas period and difficult ground conditions but is endeavouring to recover this time across the remainder of the programme. The project is within budget.

7.0 ST COLUMBA'S HIGH SCHOOL

- 7.1 Works commenced on site on the 16th January 2011 to complete June 2013. The Contractor has completed the internal strip out and partial demolition works and is progressing with the works in connection with new utilities. Work has commenced on the formation of the new football pitch and works are also progressing on foundations and remedial works to the existing buildings in preparation for construction of the new extension and the rebuilding of the external envelope of the retained structure. The project is on programme and within budget.

8.0 MEARNS CENTRE (REFURBISHMENT OF ST LAURENCE'S PRIMARY SCHOOL)

8.1 The May 2011 Committee approved the revised scope of the Mearns Centre (Refurbishment of former St. Laurence's Primary School). The March 2012 Committee approved additional expenditure from the capital programme contingency following tender returns slightly over budget. The project is currently awaiting granting of a building warrant to allow an acceptance to be issued and works will commence on site as soon as possible thereafter. The revised completion date will be advised although is likely to be circa March 2013.

9.0 BINNIE STREET CHILDREN'S CENTRE

9.1 Works commenced on site on the 19 September 2011 to complete June 2012. Following an initial delay due to discovery of extensive rot within timbers necessitating additional funding, the works are now progressing well on site with rot repair works completed, final fix mechanical and electrical works ongoing and internal finishing trades underway. The Contractor has been awarded a 6 week extension of time with completion anticipated end of July 2012.

10.0 NEW PROJECTS

10.1 It is proposed to carry out two new projects as detailed below.

10.2 Kings Oak Primary School – Demolition of Janitors House

The janitors house at Kings Oak Primary School has now been vacated. It is proposed to carry out demolition works to remove the house which is no longer required. The area will be reinstated as play space or parking subject to consultation with the school. The estimated cost of the work is £20K. This project will be funded from the capital programme contingency 2012/13.

10.3 Clydeview Academy – Park n Stride Area

It is proposed to carry out works to address issues with parental pick-up and drop-off at the Mallard Crescent entrance to Clydeview Academy. River Clyde Homes have recently completed demolition works to remove 2 housing blocks at the junction of Partridge Road and Mallard Crescent. The land has transferred back into Council ownership as per the original transfer agreement and it is proposed to construct a 22 space car park to encourage responsible pick-up / drop-off and assist traffic flow / minimise congestion at the pedestrian entrance on Mallard Crescent. The work will compliment the works already carried out to the adjacent stepped path linking Lyle Road and Partridge Road and will complete the footpath link between those steps and the school to provide a continuous footway. A budget cost for this work has yet to be finalised but is estimated at circa £150K. This project will be funded from and contained within the Capital Programme project allocation for PPP Secondary Schools Roads Improvement works.

11.0 LARKFIELD CHILDREN'S CENTRE

11.1 Larkfield Children's Centre opened in temporary accommodation in Sacred Heart Primary School in April 2011 following the closure of Ladybird Pre 5 Centre. This was a temporary measure until plans could be developed for a long term solution. Various options have now been considered as detailed in appendix 2. After consideration the recommendation of the corporate Management Team is that Larkfield Children's Centre continue to operate from their current base in Sacred Heart Primary School..

11.2 Sacred Heart Primary School has been designated as the decant school for the remainder of the Primary School Refurbishment Programme. The first decant is due to commence in August 2013 when Ardgowan Primary School will be decanted to allow refurbishment of their building. It is intended to retain the Sacred Heart building until completion of the Primary School Refurbishment Programme, sometime in the 2020s. If the Nursery remains in the building there will not be sufficient classroom accommodation for the decant. The Council owns two double classroom units which are currently located at St Stephen's High School, providing accommodation for the Temporary Shared Campus. On completion of the new Shared Campus, currently programmed for August 2013, these will be redundant. It is therefore proposed to relocate them to Sacred Heart. Although a scheme has not been prepared, the cost of relocating these units to St Stephen's from their previous location at Gourock High School was £200,000 and it is anticipated that the cost of the proposed move will be similar. There is no financial provision for this in the current programme however it can be funded from the programme contingency allowance.

12.0 FINANCIAL IMPLICATIONS

12.1 The approved budget for 2012/13 was £34.248M. The spend at 31st May 2012 is £2.395M from a budget of £34.248M. This is expenditure of 6.99% of the budget after 16.67% of the year.

12.2 The current budget position as amended to reflect the review of the School Estate Funding model reported to the March 2012 Committee is £92.206M, made up of £55.688M Supported Borrowing and £36.518M Prudential Borrowing. The Current Projection is £92.206M.

Education and Lifelong Learning	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	90,906	90,906	-
Total Non School Estate	1,300	1,300	-
Total	92,206	92,206	-

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

13.0 CONSULTATION

13.1 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.

13.2 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.

14.0 EQUALITIES

14.1 There are no equalities issues.

15.0 LIST OF BACKGROUND PAPERS

15.1 Education Capital Programme Technical Progress Reports May 2012. (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 & COMMUNITIES



Project Name	1	2	3	4	5	6	7	8	9	10	11	12	13	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 31/05/12	Est 2013/14	Est 2014/15	Est 2015/16	Est 2016/17	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000				
SEMP - Capital Programme Projects														
Sacred Heart PS - Decant School Upgrade	300	14	15	15	0	255	16	0	0	0	Aug-11	-	Aug-12	Scoping exercise being completed by SET. Works to path completed. On site. On site. Phases 1 and 2 complete. Nursery works to commence summer 2012. On site. Steps and handrail works complete. Car park pending approval to proceed. Footpath works on site. Demolition delayed. Building in temporary use. On site. Tenders returned. Emergency approval pending. Phased programme of works underway. Brief being drafted by SET.
Whinhill PS (Overton / Highlanders) - Refurbishment & Ext	5,089	3,443	1,484	1,484	105	162	0	0	0	0	Oct-10	-	Jul-12	
Gourock HS - Refurbishment for St Columba's HS	14,667	1,587	7,172	7,172	306	5,656	252	0	0	0	Jan-12	-	Jun-13	
Inverkip PS - Refurbishment	595	362	90	90	0	143	0	0	0	0	Jul-11	-	Aug-12	
ASN School - New Build	10,628	984	5,759	5,759	0	3,734	151	0	0	0	Oct-11	-	Jul-13	
Road Improvements - PPP Secondary Schools	376	61	191	191	4	124	0	0	0	0	Jun-11	Aug-11	Oct-12	
Demolish Greenock Academy	164	71	0	0	0	0	0	91	2	0	Sep-15	-	Nov-15	
Demolish Kings Glen PS	221	0	160	160	2	61	0	0	0	0	Aug-12	-	Oct-12	
Demolish St Stephens HS	558	0	0	0	0	530	28	0	0	0	Sep-13	-	Dec-13	
Demolish Lilybank	124	0	0	0	0	117	7	0	0	0	Aug-13	-	Oct-13	
Kilmacolm PS Re-Roofing	258	23	235	235	65	0	0	0	0	0	Apr-12	-	Jun-12	
Moorfoot PS Windows & Curtain Walling	337	0	337	328	3	9	0	0	0	0	Jun-11	-	Sep-12	
Primary School - Accelerated Programme (Various Schools)	1,450	0	620	620	1	830	0	0	0	0	Apr-12	-	Mar-14	
Ardgowan PS - Refurbishment	4,491	0	201	201	0	2,592	1,579	119	0	0	Jul-13	-	Aug-14	
St Patrick's PS - Refurbishment	5,436	0	0	0	0	0	220	2,461	2,616	139	Jul-15	-	Oct-16	
Balance of Lifecycle Fund	2,364	0	0	0	0	359	487	601	917	0				
Balance of Contingency	1,425	0	325	325	0	800	100	100	100	0				
Future Projects	6,998	0	0	0	0	0	19	377	262	6,340				
Complete on site	117	0	117	117	0	0	0	0	0	0				
Non Prudentially Funded SEMP	55,598	6,545	16,706	16,697	486	15,372	2,859	3,749	3,897	6,479				
SEMP-Prudentially Funded Projects														
Port Glasgow Shared Campus Secondary School	32,754	4,152	14,695	14,695	1,815	13,426	481	0	0	0	Oct-11	-	Jul-13	On site.
St Laurences PS - Refurb for Mearns Centre	2,343	142	2,131	2,131	0	70	0	0	0	0	Apr-12	-	Jan-13	Tenders returned. Awaiting building warrant.
Complete on site	121	0	121	121	0	0	0	0	0	0				
	35,218	4,294	16,947	16,947	1,815	13,496	481	0	0	0				
TOTAL SEMP CAPITAL	90,816	10,839	33,653	33,644	2,301	28,868	3,340	3,749	3,897	6,479				
Non-SEMP Prudentially Funded Projects														
Binnie Street Children's Centre	1,390	725	595	595	94	70	0	0	0	0	Sep-11	Jun-12	Jul-12	On site.
	1,390	725	595	595	94	70	0	0	0	0				
TOTAL non-SEMP CAPITAL	1,390	725	595	595	94	70	0	0	0	0				
TOTAL ALL CAPITAL PROJECTS	92,206	11,564	34,248	34,239	2,395	28,938	3,340	3,749	3,897	6,479				

1.0 RELOCATION OF LARKFIELD CHILDREN'S CENTRE

1.1 Background

Larkfield Children's Centre opened in temporary accommodation in Sacred Heart Primary School in April 2011 following the closure of Ladybird Pre 5 Centre. Sacred Heart Primary School will be used as a decant school as of June 2013 which will displace the Children's Centre.

1.2 Accommodation Requirements

Playrooms

Larkfield Family Centre is a 52 week establishment which caters for 3 different age groups. It is a requirement of Social Care and Social Work Improvement Scotland (SCISWIS) that children are catered for in age-specific playrooms. SCSWIS legislation also defines minimum space standards:

Age Group	Provision (full-time equivalent)	Minimum Space Standards (excluding fixed furniture and fittings)	
		Per child	Playroom
0-2yrs	6 places	3.7m ²	23m ²
2-3yrs	15 places	2.8m ²	42m ²
3-5yrs	24 places	2.3m ²	56m ²

Outdoor Playarea

There is a requirement for an accessible, secure outdoor playarea for each age group.

Other Accommodation Requirements

Area	Space Requirements
Cloakrooms / Pram Storage	15m ²
Children's WC's	15m ²
Baby Changing Area / WC	5m ²
Milk Preparation Area	5m ²
Reception / Admin. Area	15m ²
Staffroom	15m ²
Head of Establishment Office	10m ²
Storage	10m ²
External Store	10m ²
Janitor Office / Cleaner Store	10m ²
Switch Room	5m ²
Staff / Visitor WC's	12m ²
Disabled WC	5m ²
Circulation Space	20m ²

1.3 Option Appraisal

An appraisal of the following 8 options was undertaken:

- Relocate to St. Andrew's Primary School
- Remain in Sacred Heart Primary School
- Relocate to Aileymill Primary School
- Relocate to Inverclyde Academy
- Relocate to Garvel Deaf Centre (2 options)
- Increase Provision in other Establishments
- Engage with Private Providers

- Provide temporary accommodation in the Sacred Heart Accommodation

1.4 **Relocation to St. Andrew's Primary School**

St. Andrew's Primary School has recently opened in the Larkfield area of Greenock replacing the former Sacred Heart and St. Gabriel's Primary Schools. It is located in the appropriate geographical area; however an analysis of accommodation and roll projections concludes that there is not adequate accommodation for Larkfield Children's Centre to be relocated.

1.5 **Remain in Sacred Heart Primary School**

Larkfield Children's Centre is currently located in Sacred Heart Primary School. The service is based in the infant wing which consists of 4 classrooms, 2 toilet blocks and a small office. Ardgowan Primary School is scheduled to be decanted into Sacred Heart Primary School in 2013. An analysis of accommodation and roll projections concludes that there is not adequate accommodation for both Larkfield Children's Centre and Ardgowan Primary School to be co-located.

1.6 **Relocate to Aileymill Primary School**

Relocating to Aileymill Primary School would remove Early Years Provision from the upper end of Larkfield. There is an existing Nursery Class in Aileymill Primary School which provides 160 places for children aged 3 – 5 years. It does not provide extended day or year places. An analysis of accommodation and roll projections concludes that there is not adequate accommodation for Larkfield Children's Centre to be relocated.

1.7 **Relocate to Inverclyde Academy**

Relocating to Inverclyde would remove Early Years Provision from the upper end of Larkfield. There are also safety issues in locating an Early Years provision into a Secondary School.

An analysis of accommodation and roll projections concludes that there is not adequate or appropriate accommodation for Larkfield Children's Centre to be relocated.

1.8 **Relocate to Garvel Deaf Centre (option 1)**

This accommodation will become available in August 2012 following the relocation of Garvel Deaf Centre to Moorfoot Primary School. The accommodation is very close to the existing location of Larkfield Children's Centre. The accommodation needs both refurbishment and extension to house all the services currently provided by Larkfield Children's Centre.

(option 2)

The centre would relocate as option 1; however the services would be reduced to fit the existing building removing the need for the extension and the high level of remodeling of the accommodation. The provision for vulnerable children aged 0 – 2 years would be relocated to Bluebird Family Centre.

1.9 **Increase Provision in other Establishments**

Provision for 0 – 2 year olds and 2 – 3 year olds can be extended in Bluebird Family Centre. This would provide adequate places for vulnerable children. The removal of 'wraparound' provision, for parents in employment, education and training, in both Bluebird Family Centre and Aileymill Nursery School would provide adequate provision for children aged 3 – 5 years. This option removes provision from the Larkfield area.

1.10 Engage with Private Provider

One private provider expressed an interest in providing a service in the Larkfield area. The provider stated that she would submit an expression of interest by 31.03.12; however to date this has not been received.

1.11 Temporary Accommodation

Temporary classroom accommodation can be based in the Sacred Heart Campus. Care Inspectorate legislation makes it problematic / costly to use temporary accommodation for nursery provision; however the accommodation could be used for decanted school pupils. The temporary accommodation owned by Inverclyde Council and currently being used at the Shared Campus would be relocated. The Shared Campus should be complete in June 2013 however if this is delayed the temporary accommodation would remain in situ until building work is complete. Various options are being considered to deal with this eventuality and a further report will be brought forward in 2013 if necessary. This arrangement could be in place until Sacred Heart Primary School is demolished in approximately 2026 / 27.

2.0 CONCLUSION

- 2.1 The view of Officers and the Corporate Management Team is that the most appropriate option for the relocation of Larkfield Children's Centre is that temporary accommodation is located in the Sacred Heart Campus allowing the Children's Centre to remain in its present accommodation:

This option has been identified as the preferred option as it:

1. retains Early Years provision in the Larkfield area.
2. retains provision for children aged 0 -2 years, 2 -3 years, 3 -5 years and family support services to be retained within the Children's Centre.
3. allows the continuity of Wraparound provision for parents in employment, education and training to be retained in Larkfield Children's Centre, Aileymill Nursery Class and Bluebird Family Centre.
4. ensures continuity of education and care for children, families and the community.
5. enables continued use of the refurbished and adapted accommodation which meets SCSWIS legislation.
6. is the most appropriate in relation to capital funding and asset management.

3.0 IMPLICATIONS

3.1 Finance

Capital Costs

Budget Heading	Budget Year	Proposed Spend this Report	Other Comments
Capital Expenditure	2012/13	£200,000	Funded from the Education Capital Programme General Contingency

Revenue Costs Annually Recurring

Budget Heading	2012/13	2013/14	Virement From	Other Comments
Property Costs	£ (1130)	£(4370)	N/A	Small saving to the SEMP