
Report To: Education & Communities Committee **Date:** 7 May 2013

Report By: Corporate Director Education, Communities & Organisational Development and Chief Financial Officer **Report** EDUCOM/51/13/EM

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Subject: Education Capital Programme 2012 – 2015/16 – 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 School Estate Funding Model as reported to the October 2012 Committee and covers the period 2012-2015/16.
- 2.3 Overall the Committee is projecting to contain the costs of the 2012-15/16 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 RECOMMENDATION

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

Albert Henderson
Corporate Director Education,
Communities &
Organisational Development
12th April 2013

Alan Puckrin
Chief Financial Officer
12th April 2013

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 30th October 2012 (and subsequent decisions on acceleration of the Primary School programme following the Council's budget setting process and the special budget meeting of Thursday 14th February 2013). 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 2016.

5.0 PORT GLASGOW COMMUNITY CAMPUS

- 5.1 Works commenced on site on the 3rd October 2011 to complete mid July 2013. The Contractor is progressing on site. The Contractor has split the building into sections for construction and a brief summary of each is included below:

Sports Block - The Sports block internal fit-out is taking shape. Plant areas continue to progress with LV switchboards now in place and power now connected. The Gym halls final wall treatments are continuing with all high level finishes now completed and the main roof-lights completed with plasterboard surrounds in place. The changing rooms and corridors are fully plastered with external windows in place. The final external granite rain-screen cladding is completed with louvers being fitted and solar panels on-going to the roof. The substation has been fitted and final power on. External metal doors are fitted. Main boilers and air handling equipment have been installed. Under-floor heating has been installed throughout and being cured with temporary boilers in advance of tiling commencing with ceilings and final fixtures to follow.

Teaching Block - Focus of the works is to complete the external masonry envelope. Roof works completed to all main areas with glazing to social spaces advanced. All brick and block work now completed with rain-screen granite completed. Aluminium works to complete the envelope are underway. Windows are being completed to rear area with internal finishes/plastering to walls underway in conjunction with services installations. The Oratory/Reflection Space pods are being worked on at present and other areas progressing for attaining wind and watertight stage of these areas. Roof-lights to all areas are nearing completion. Scaffold birdcages to the large open areas are now in place to allow works to these areas to commence. Balustrades to the Agora and all stairwells are now in place with finishing works following on.

ASN (Craigmarloch) Wing - Works to the timber kit structure on Phases 1 to 4 are now complete. Fit-out is progressing well to all phases with plaster boarding and M&E 1st and 2nd fix items following on. Superstructure facade treatments are nearing completion with brickwork, rain-screen granite cladding and aluminium cladding progressing. Roofing works to the remaining phases are completed. Fit-out is commencing to the Hydrotherapy pool with tank installed. Services co-ordination is also continuing to all areas. Under-floor heating is being installed in phase 1 at present with following phases commencing thereafter.

Externals - Works to the external features are progressing well with the sports pitches construction almost complete and retaining walls complete to Kilmacolm Road. Completion of fencing works will follow the retaining walls and utility infrastructure is on-going. Water and gas infrastructure works will be connected shortly at Marloch Avenue. Telecommunication infrastructure is being co-ordinated with BT and Virgin for ducting and cabling works. Preparatory work for external structures and final surfacing is on-going.

As previously reported to Committee, the Contractor is reporting progress behind on the original programme and is endeavouring to recover as much time as possible. The Contractor is currently preparing a detailed recovery programme that indicates completion by 4th October 2012 to allow transfer of the schools during the October holiday period. The project is within budget.

6.0 ST COLUMBA'S HIGH SCHOOL

6.1 Works commenced on site on the 16th January 2012 to complete June 2013. The Contractor has split the building into sections for construction and a brief summary of each is included below:

West Wing – structure and fabric works complete with scaffold now dropped; mechanical and electrical works well advanced; floor screeds complete with internal partitions, plasterboarding and finishes substantially complete; 2nd fix joiner work on-going; decoration progressing.

Central Block – structure and fabric works substantially complete; mechanical and electrical works on-going; floor screeds substantially complete with internal partitions, plasterboarding and finishes on-going.

Fitness Suite / Assembly / North Wing / Sports – structure and fabric works complete; mechanical and electrical works substantially complete; floor screeds, internal partitions, plasterboarding and finishes complete; 2nd fix joiner work including fitted furniture substantially complete; flooring commenced with decoration well advanced.

External Works – sub-station works complete; drainage, service ducts, roads and car parks well advanced; MUGA and sports pitch including kerbing and fencing nearing completion; Eco garden area substantially complete; trenching works for final services route almost complete with utility connection dates arranged.

As previously reported to Committee the Contractor is reporting progress behind on the original programme and is endeavouring to recover as much time as possible. The Contractor is currently working to a recovery programme that indicates completion by the end of July to allow transfer of the school after the summer holiday period. The project is currently reporting within budget however it should be noted that the contract contingency is almost fully expended. An updated position will be reported to the next Committee when the works have been completed and final account negotiations are further advanced.

7.0 MEARNS CENTRE (REFURBISHMENT OF FORMER ST. LAURENCE'S PRIMARY SCHOOL)

- 7.1 Works commenced on site on the 16th July 2012 to complete April 2013. As previously reported to Committee the Contractor is reporting overall progress behind the original construction programme. Completion is anticipated in early June with the transfer and opening of the new building programmed for mid June. The project is currently reporting within budget however it should be noted that the contract contingency is almost fully expended. An updated position will be reported to the next Committee when the works have been completed and final account negotiations are further advanced.

8.0 PRIMARY SCHOOL ACCELERATED PROGRAMME

- 8.1 The March 2012 Committee approved an accelerated programme of works to 8 Primary Schools. The 2012/13 programme of work has now been completed. A summary of progress on the 2013/14 projects is included below:

Capital Programme

Lady Alice/St Mary's/St Ninian's PS – External Door Replacement

- tender returned via Building Services Unit, acceptance anticipated following tender review.

Moorfoot PS – Grass Pitch Upgrade

- tenders returned, acceptance imminent.

Lady Alice PS – Toilet Refurbishment

- design progressing with tender issue anticipated May.

Moorfoot PS – Toilet Refurbishment

- design progressing with tender issue anticipated May.

St Ninian's PS – Toilet Refurbishment

- design progressing with tender issue anticipated May.

St John's PS - Dining Extension

- previously programmed for 2013/14 now proposed 2014/15 in line with the main contract refurbishment works. Initial meeting being scheduled with Head Teacher to commence consultation and inform Refurbishment project brief.

Kilmacolm PS- Toilet Refurbishment

- previously programmed as 2013/14 now proposed 2015/16 in line with the main contract refurbishment works. Consultation has been undertaken with Head Teacher outlining possible scope of future refurbishment and impact on toilet locations/layout. Agreed to take forward an interim refurbishment of toilets summer 2013.

Revenue Programme

An allocation of £250K has been made available to take forward work in 2013/14. The School Estate Team has prepared a prioritised list of works in consultation with the various schools. A programme of works is being prepared for the financial year ahead utilising holiday periods and out of hours working with term time works where schools have the capacity to accommodate this.

9.0 ARDGOWAN PRIMARY SCHOOL REFURBISHMENT

- 9.1 The January 2013 Committee approved a revised project budget and scope of works for the Ardgowan Primary School Refurbishment project.

The works to the decant facility at Sacred Heart PS commenced in late September 2012 and are nearing completion. Redecoration internally and various joiner, electrical, data and floor covering replacement works have been completed. The final packages of work in connection with blinds and re-installation of interactive whiteboards will be undertaken over the course of the next few weeks. Enabling works for the relocation of temporary modular accommodation from the temporary shared campus in Port Glasgow will be taken forward in Summer to have foundations and utility connections ready for the relocation of the modular accommodation in October 2013. Two classrooms within St Andrew's Primary School will be utilised by Ardgowan PS for senior classes until that accommodation is available. The school staff of both schools and Education Services staff are finalising the plans in this respect and will provide information to parents in due course. The decant transport arrangements are currently being finalised through Education Services in conjunction with SPT (transport partners).

The School Estate Team continue to meet regularly with the Design Team on the progression of the design and the Stage C report has been finalised and issued. A further meeting with stakeholders (Parent Council and School Staff) is being arranged to present the Stage C proposals. The design stage is currently slightly behind the original programme with recovery proposed through allocation of additional staff resources.

10.0 FINANCIAL IMPLICATIONS

- 10.1 The approved budget for 2012/13 is £34.248M. The revised spend projection was £32.751M, a reduction of £1.49M (4.35%) due to slippage into future years with the majority of this attributed to the large projects i.e. Port Glasgow Community Campus, St Columba's High School and Mearns Centre (Lomond View Academy) which are progressing behind the original construction programmes. The expenditure at 31st March 2013 is £29.896M from a budget of £34.248M. This is expenditure of 87.29% of the budget or 91.28% of the revised projection. It should be noted however that this position is pending completion of the final year end accounting process including accruals which should improve the final spend position.
- 10.2 The current budget position as amended to reflect the decisions taken at special budget meeting of the Council on Thursday 14th February 2012 is £97.986M, made up of £61.468M Supported Borrowing and £36.518M Prudential Borrowing. The Current Projection is £97.986M.

10.3	Education and Lifelong Learning	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
	Total School Estate	95,856	95,856	-
	Total Non School Estate	2,130	2,130	-
	Total	97,986	97,986	-

10.4 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 Communications 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 2013. (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	Status
	Est Total Cost	Actual to 31/3/12	Approved Budget 2012/13	Revised Est 2012/13	Actual to 31/03/13	Est 2013/14	Est 2014/15	Est 2015/16	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000				
SEMP - Capital Programme Projects													
Sacred Heart PS - Decant School Upgrade	500	14	15	15	26	355	116	0	0	Sep-12	-	Oct-13	Works substantially completed internally. Modular accommodation relocation design progressing.
Whinhill PS (Overton / Highlanders) - Refurbishment & Ext	5,089	3,443	1,484	1,503	1,502	143	0	0	0	Oct-10	Jul-12	Jul-12	Complete.
Gourock HS - Refurbishment for St Columba's HS	14,667	1,587	7,172	6,672	6,312	5,156	1,252	0	0	Jan-12	Jun-13	Jul-13	On site. Behind programme.
Inverkip PS - Refurbishment	595	362	90	159	190	74	0	0	0	Jul-11	Aug-12	Mar-13	Complete.
ASN School - New Build	10,628	984	5,759	5,759	5,182	3,734	151	0	0	Oct-11	Jul-13	Oct-13	On site. Behind programme.
Road Improvements - PPP Secondary Schools	276	61	191	191	132	24	0	0	0	Jun-11	Aug-11	Dec-12	Complete.
Demolish Greenock Academy	164	71	0	0	0	0	0	91	2	Sep-15	-	Nov-15	Demolition delayed. Building in temporary use.
Demolish Kings Glen PS	99	0	160	96	79	3	0	0	0	Sep-12	Nov-12	Dec-12	Complete with exception of soft landscape works.
Demolish St Stephens HS	558	0	0	0	0	150	408	0	0	Dec-13	-	Feb-14	Brief issued.
Demolish Lilybank	124	0	0	0	0	77	47	0	0	Dec-13	-	Jan-14	Brief issued.
Kilmacolm PS Re-Roofing	258	23	235	235	228	0	0	0	0	Apr-12	Jun-12	Jun-12	Complete.
Moorfoot PS Windows & Curtain Walling	397	0	337	372	370	25	0	0	0	Jun-11	Oct-12	Oct-12	Complete.
Primary School - Accelerated Programme (Various Schools)	1,035	0	620	489	397	546	0	0	0	Apr-12	-	Mar-14	Phased programme of works on-going.
Ardgowan PS - Refurbishment	5,591	0	201	201	97	1,553	3,718	119	0	Jul-13	-	Oct-14	Revised budget approved. Stage C design and report complete. Design progressing.
St Patrick's PS - Refurbishment	5,342	0	0	0	0	0	215	2,417	2,710	Jul-15	-	Oct-16	
Kings Oak PS Janitors House Demolition	20	0	0	20	0	0	0	0	0	May-13	-	Jun-13	Tenders returned. Acceptance imminent.
Binnie Street Children's Centre - Capital Contribution	90	0	90	90	90	0	0	0	0	Sep-11	Jun-12	Aug-12	Complete.
St John's PS - Refurbishment	2,215	0	0	0	0	56	1,307	791	61	Jul-14	-	Aug-15	Acceleration approved. Brief to be prepared.
Kilmacolm PS - Refurbishment	3,655	0	0	0	0	0	145	1,869	1,641	Jul-15	-	Oct-16	Acceleration approved.
St Mary's PS - Rewire	296	0	0	0	0	296	0	0	0	Jul-13	-	Oct-13	Brief issued, Design progressing.
Balance of Lifecycle Fund	2,005	0	0	0	0	0	487	601	917				
Balance of Contingency	830	0	325	430	130	100	100	100	100				
Future Projects	6,587	0	0	0	0	0	19	377	6,191				
Complete on site	117	0	117	117	84	0	0	0	0				
Non Prudentially Funded SEMP	61,138	6,545	16,796	16,349	14,819	12,292	7,965	6,365	11,622				
SEMP-Prudentially Funded Projects													
Port Glasgow Shared Campus Secondary School	31,254	4,152	14,695	14,195	13,123	9,926	2,981	0	0	Oct-11	Jul-13	Oct-13	On site. Behind programme.
St Laurences PS - Refurb for Mearns Centre	2,343	142	2,131	1,511	1,376	620	70	0	0	Jul-12	Apr-13	Jun-13	On site. Behind programme.
Prudential Funding Balance of Contingency	1,000	0	0	0	0	0	1,000	0	0				
Complete on site	121	0	121	121	16	0	0	0	0				
	34,718	4,294	16,947	15,827	14,515	10,546	4,051	0	0				
TOTAL SEMP CAPITAL	95,856	10,839	33,743	32,176	29,334	22,838	12,016	6,365	11,622				
Non-SEMP Capital Programme Projects													
Whinhill/Kilmacolm/St. Ninians PS - Pitch Upgrading	830	0	0	0	0	0	830	0	0	Apr-14	-	Mar-15	Funding approved. Detailed programme to be agreed.
	830	0	0	0	0	0	830	0	0				
Non-SEMP Prudentially Funded Projects													
Binnie Street Children's Centre	1,300	725	505	575	562	0	0	0	0	Sep-11	Jun-12	Aug-12	Complete.
	1,300	725	505	575	562	0	0	0	0				
TOTAL non-SEMP CAPITAL	2,130	725	505	575	562	0	830	0	0				
TOTAL ALL CAPITAL PROJECTS	97,986	11,564	34,248	32,751	29,896	22,838	12,846	6,365	11,622				