
Report To:	Education & Communities Committee	Date:	20 January 2014
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report	EDUCOM/13/15/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Education Capital Programme 2014 – 2016/17 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. A summary of the out turn for the 2013/14 Capital programme is also provided.

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 November 2014 Committee and covers the period 2014-2016/17.
- 2.3 Overall the Committee is projecting to contain the costs of the 2014-16/17 Capital Programme within available budgets.
- 2.4 Appendix 1 contains details of the projected spend and cashflow for the Capital Programme over the 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 allocation of £100K of the 2014/15 lifecycle fund to the Ardgowan Primary School Refurbishment and Extension project as outlined in 5.2.
- 3.3 That the Committee note the confirmation of use of Emergency Powers for the demolition of the former Greenock Academy building project outlined in 11.1 which is a separate item on the agenda.

Patricia Cassidy
Corporate Director Education,
Communities &
Organisational Development
12th December 2014

Alan Puckrin
Chief Financial Officer
12th December 2014

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 of 4th November 2014. This allocation forms the basis of the School Estate Programme to completion.
- 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 programme runs for more than 14 years. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2017.

5.0 ARDGOWAN PRIMARY SCHOOL REFURBISHMENT

- 5.1 Works commenced on site on 14th April 2014 to complete 13th April 2015. Downtakings, partial demolition and stripping out are complete. The extension is progressing well nearing wind and weather tight status with the external cladding and windows underway. Windows are complete to the existing building which has allowed floor and wall finishes to be commenced. The mechanical and electrical first fix is progressing well and the plant room fit-out is almost complete. The first furniture instalment is due for delivery early in the new year. The Contractor is currently reporting 3 weeks behind programme overall and is endeavouring to recover time across the remainder of the programme. Contractors progress photos are updated regularly on the project website: <http://www.ardgowanprimaryrefurbishment.co.uk/> The transfer to the completed facility is scheduled to take place after the Easter 2015 holiday period subject to the Contractor's overall progress. The Client Services Team continue to liaise with the School and Parent Council on progress and the plans for transfer on completion.
- 5.2 It has previously been reported that, during the early partial stripping of the roof, it became evident that there was a lack of underfelt throughout and this has led to more extensive works than originally anticipated. Additional external stone re-pointing works were also identified following a detailed survey from the full building scaffold erected by the Contractor. The project included contingency sums which were allocated against this work early in the programme allowing the project to remain within budget, however it was noted in previous progress reports to Committee that these additional works had utilised the majority of the project contingency. As the project progresses on site there is a requirement to address various issues that arise in the normal progression of a building project and the level of contingency remaining is not sufficient to address these. It is proposed that the Committee agree the allocation of £100K of the currently uncommitted 2014/15 lifecycle fund as a contribution to the completed roof and external wall works which, if not carried out as part of the current refurbishment contract, would have been required to be addressed utilising a future capital programme lifecycle allocation.

6.0 ST JOHN'S PRIMARY SCHOOL REFURBISHMENT

- 6.1 Works commenced on site on 1st December to complete 10th August 2015. The Contractor's site establishment is in place and works have commenced internally on stripping out, partial demolition and downtakings. The programme for the new year will focus on rot repairs, scaffold erection, excavation, underpinning, and new foundations including lift pits in connection with the new extensions. The transfer to the completed facility is scheduled to take place after the Summer 2015 holiday period.

7.0 ST PATRICK'S PRIMARY SCHOOL

7.1 The March 2014 Education & Communities Committee approved the progression of a new build for St Patrick's. The procurement of the project is being progressed via hub West Scotland Ltd. and is being managed by the Client Services Team. Regular meetings continue with hub West Scotland as the project is progressed through the Hub stages. The design consultants and main contractor have been procured and are in place. The hub Stage 1 (Architectural Stage C) has been approved and the detail design is now progressing with a planning application anticipated at the end of January 2015. Further survey works are being undertaken within the existing school grounds to assist the detail design of the new building. Further stakeholder consultation is planned via the Client Service Team early in the new year. The target programme remains as previously reported with anticipated construction start in summer 2015 to complete by October 2016.

8.0 KILMACOLM PRIMARY SCHOOL REFURBISHMENT

8.1 The Kilmacolm Primary School project has been advanced as part of the acceleration of the Primary School programme. The original proposals involved the use of temporary modular accommodation on site and phased refurbishment. The November Committee approved the decant strategy for the project following the outcome of a parental consultation exercise. The procurement of the project is being progressed via hub West Scotland Ltd. and is being managed by the Client Services Team. Regular meetings continue with hub West Scotland as the project is progressed through the Hub stages. The design consultants have been procured and main Contractor interviews are scheduled for early January. Further survey work within the existing building and grounds is on-going to inform the detail design. Further stakeholder consultation is planned via the Client Service Team early in the new year. The target programme is anticipated construction start in October 2015 to complete by October 2016.

9.0 PRIMARY SCHOOL BLAES PITCH UPGRADING

9.1 Funding for the above was allocated in 2014/15 to address upgrading of blaes pitches within three primary schools. An update on each is included below:

- Whinhill PS MUGA – works completed summer 2014, now operational.
- St Ninian's PS MUGA – approval for altered scope of works and funding obtained at November 2014 Committee. Planning approval granted at November 2014 Planning Board. Legal acceptance issued with pre-start meeting held and site start scheduled for January 2015 to complete by April 2015.
- Kilmacolm PS Pitch/MUGA – now being taken forward as part of the main refurbishment project covered in 8.1 above.

10.0 PRIMARY SCHOOL Multi-Use Games Areas (MUGAs)

10.1 Funding for the above was allocated as part of the Council's budget setting exercise early in 2014, subject to confirmation of the 2015/16 flat cash settlement which was subsequently confirmed at the May 2014 Policy & Resources Committee. The consultation, site investigation and survey works are complete with the detail designs progressed. The St John's PS MUGA is included in the main contract covered in 6.1 above. The remaining 7 Primary School MUGAs are being progressed to tender issue stage in lots suited to their location within Inverclyde. It is anticipated that the majority of tenders will be issued prior to the Christmas break. Subject to tender return, evaluation and checking it is anticipated that the works for the majority of the lots will commence on site early in 2015 to complete in Spring 2015.

11.0 DEMOLITION WORKS

11.1 The current appendix includes allowance for the demolition of a number of surplus properties as below:

- Former Lilybank School – works complete on site as of December 2014 with exception of minor soft landscaping which will be completed in Spring 2015.
- Former Greenock Academy – tenders have been issued and returned following the building being vacated by Shed Media at the end of October 2014. A separate report on the use of Emergency Powers to progress the project is included as a separate item on the agenda for this Committee. It is anticipated that the works will commence early 2015 to complete by Spring 2015.
- Former St Stephen's HS – following the November 2014 Committee approval for the use of the building as decant accommodation for Kilmacolm PS during its refurbishment, the demolition is now scheduled for early 2017. Partial stripping out and securing works in the areas of the building not planned for temporary use have been taken forward and are nearing completion.

12.0 EARLY YEARS PROJECTS

12.1 Following the update reports to Committee on the implementation of 600 hours of Early Learning and Childcare, the Client Services Team have been working in conjunction with the Early Years Service to develop the prioritised list of potential 2015/16 projects. The indicative list of projects is outlined below:

- Binnie Street Children's Centre – Remodelling to introduce provision for 2-3 years olds.
- Larkfield Children's Centre – Remodelling and refurbishment to comply with new legislation.
- Rainbow Family Centre – Minor adaptations to increase 2-3 year olds provision.
- Wellpark Children's Centre – Minor adaptations to increase 2-3 year olds provision.
- Kelly Street Children's Centre – Remodelling and refurbishment to comply with new legislation and expand provision for 2-3 year olds.

The final list will be subject to the development of the necessary detail in terms of programme, decant implications, scope and available funding which will be taken forward over the next few months. This work will form part of the overall Early Years Estate Management Plan which will bring together the investment required in connection with new legislation with the current capital funding allowances for refurbishment.

13.0 IMPLICATIONS

Finance

13.1 The approved budget for 2014/15 is £8.732M. The expenditure at 30th November 2014 is £3.865M from a budget of £8.732M. This is expenditure of 44.26% of the approved budget after 66.67% of the year. Following review of the current projects and the likely spend profiles, slippage of £742K (8.5%) is being reported on the following:

- St John's Primary School project – slightly later site start.
- Early Years allocation for Nursery Class Extension at St John's PS – as above.
- 2014/15 Lifecycle Fund – multiple projects, some slippage into 2015/16.

- Kilmacolm PS MUGA – now programmed with main refurbishment in future years.
- St Ninian’s PS MUGA – planning and ground conditions impacted programme which has pushed construction phase into poorer weather period.
- Complete on site – some slippage into 2015/16 estimated dependent on progression of final accounts for completed projects.

The expenditure of £3.865M at 30th November is 48.37% of the revised projection of £7.990M.

13.2 The Committee is asked to note that the projected slippage outlined above may be partially offset by the following:

- Ardgowan Primary School progression with majority of expenditure 2014/15.
- Advancement of future years expenditure on demolition of former Greenock Academy.
- Expenditure 2014/15 on Primary School Multi-Use Games Areas (subject to tendering process and weather conditions early in 2015).
- Possible expenditure on St Francis Primary School External Works as approved in principle for advancement at September 2014 Committee (subject to detail design progression and seasonal restrictions/limitations – likely pre-contract fees only at this stage).

13.3 The current budget position reflects the following:

- November 2014 review of the School Estate Funding model.
- Grant funding received in respect of implementation of the Children & Young People Bill (further £595K added as November announcement for 2015/16) and Free School Meals (£60K added as November announcement).

The current budget is £34.51M, made up of £30.256M SEMP Supported Borrowing, £1.930M Non-SEMP Supported Borrowing and £2.324M Prudential Borrowing. The Current Projection is £34.51M.

Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	32,580	32,580	-
Total Non School Estate	1,930	1,930	-
Total	34,510	34,510	-

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

Legal

13.6 There are no legal issues.

Human Resources

13.7 There are no human resources issues.

Equalities

13.8 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	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

13.9 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

14.0 CONSULTATION

14.1 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.

14.2 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.

15.0 LIST OF BACKGROUND PAPERS

15.1 Education Capital Programme Technical Progress Reports December 2014. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

COMMITTEE: EDUCATION & COMMUNITIES

Project Name	1	2	3	4	5	6	7	8	9	10	11
	Est Total Cost	Actual to 31/3/14	Approved Budget 2014/15	Revised Est 2014/15	Actual to 30/11/14	Est 2015/16	Est 2016/17	Future Years	Start Date	Original Completion Date	Current Completion Date
	£000	£000	£000	£000	£000	£000	£000	£000			
SEMP - Capital Programme Projects											
Demolish Greenock Academy	302	71	0	121	0	110	0	0	Jan-15	-	Apr-15
Demolish St Stephens HS	500	3	0	0	0	0	209	288	Jan-17	-	Jun-17
Demolish Lilybank	90	3	121	80	57	7	0	0	Jul-14	Oct-14	Dec-14
Ardgowan PS - Refurbishment & Extension	5,326	561	3,134	3,634	3,006	1,131	0	0	Apr-14	Apr-15	Apr-15
St Patrick's PS - New Build	7,012	0	215	215	32	2,383	4,214	200	Jul-15	-	Oct-16
St John's PS - Refurbishment & Extension	2,283	38	1,059	731	71	1,460	54	0	Dec-14	-	Aug-15
Kilmacolm PS - Refurbishment	3,655	0	145	145	5	1,869	1,541	100	Oct-15	-	Oct-16
Early Years (C&YPB - 600Hrs + 2Yr Olds)	2,056	0	413	113	13	1,943	0	0	Apr-14	-	Mar-16
Early Years Establishments - Refurbishment	1,331	0	0	0	0	615	649	67	Apr-15	-	Mar-17
St Francis PS - External Works	405	0	19	38	0	367	0	0	Mar-15	-	Aug-15
Free School Meals Capital Grant	60	0	0	0	0	60	0	0	Apr-15	-	Mar-16
Lifecycle Fund	2,005	0	487	400	165	688	917	0			
Balance of Contingency	195	0	59	0	0	65	65	65			
Future Projects *	4,610	0	0	0	0	0	166	4,444			
Complete on site	426	0	426	300	51	126	0	0			
Non Prudentially Funded SEMP	30,256	676	6,078	5,777	3,400	10,824	7,815	5,164			
SEMP-Prudentially Funded Projects											
Capital Project Contribution - Ardgowan PS	500	0	0	0	0	500	0	0			
Complete on site	1,824	0	1,824	1,500	198	324	0	0			
	2,324	0	1,824	1,500	198	824	0	0			
TOTAL SEMP CAPITAL	32,580	676	7,902	7,277	3,598	11,648	7,815	5,164			
Non-SEMP Capital Programme Projects											
Whinhill/Kilmacolm/St. Ninians PS - Blaes Pitch Upgrading	830	31	830	479	259	320	0	0	Apr-14	-	Mar-16
Primary School MUGA's - Various	1,100	0	0	234	8	866	0	0	Feb-14	-	Aug-15
	1,930	31	830	713	267	1,186	0	0			
TOTAL non-SEMP CAPITAL	1,930	31	830	713	267	1,186	0	0			
TOTAL ALL CAPITAL PROJECTS	34,510	707	8,732	7,990	3,865	12,834	7,815	5,164			

* The Future Projects allowance includes expenditure on projects within the reporting period only. The SEMP model includes allowances for the future refurbishment of Moorfoot PS, St Mary's PS, Lady Alice PS, St Ninian's PS and works to Gourcock PS.