
Report To: Education & Communities Committee **Date:** 10 March 2015

Report By: Corporate Director Education, Communities & Organisational Development and Chief Financial Officer **Report** EDUCOM/29/15/EM

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Subject: Education Capital Programme 2014 – 2017 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 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 2014/17.

2.3 Overall the Committee is projecting to contain the costs of the 2014/17 Capital Programme within available budgets.

2.4 Expenditure at 31st January is 64.99% of 2014/15 approved budget (71.47% of revised projection), net slippage of £742K (9.07%) is being reported. The slippage relates to a number of projects as outlined in section 13.1 which has been partly offset by accelerated spend/projects in 13.2. This is a no net increase in slippage since last Committee however the overall percentage has increased from 8.5% to 9.07% due to the reduction in the approved budget as outlined in section 13.1.

2.5 Appendix 1 contains details of the projected spend and phasings 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.

Patricia Cassidy
Corporate Director Education,
Communities &
Organisational Development
13th February 2015

Alan Puckrin
Chief Financial Officer
13th February 2015

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.
- 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. The works are progressing with main scaffolding removal commenced. Mechanical and electrical services including fitting out of main plant room are advancing towards completion. Finishes internally are progressing with ceiling grids and preparation for decoration phased across the floor levels. The external works to fencing, MUGA and playgrounds are underway. The Contractor is now working to a programme that is 3 weeks behind the original programme with handover anticipated on 4th May 2015. Contractor's progress photos are updated regularly on the project website: <http://www.ardgowanprimaryrefurbishment.co.uk/>. The Client Services Team continue to liaise with the School and Parent Council on progress and the plans for transfer on completion.

6.0 ST JOHN'S PRIMARY SCHOOL REFURBISHMENT

- 6.1 Works commenced on site on 1st December to complete 10th August 2015. The works are progressing with all stripping out and partial demolition works complete. The main scaffold is now in place with work on excavation, underpinning, and new foundations for extensions including lift pits completed. Work to form rooflights in the existing assembly hall is underway as is the excavation and sub-structure for the new Multi-Use Games Area (MUGA). 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 progressing. The planning application has been slightly delayed from the original programme to account for negotiations with Scottish Water in respect of the proposals for treatment of surface water which have now been concluded. The application is now intended to be submitted mid-February. Further survey and ground investigation works will be undertaken during the Easter holiday period to assist the detail design and preparation for demolition in summer. Further stakeholder consultation is planned over the next few weeks. 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 and the main contractor have been procured and are in place. Further survey work within the existing building and grounds is on-going to inform the detail design. The Architectural Stage C proposals have been reviewed and are currently being cost checked by the Contractor. Further stakeholder consultation is planned over the next few weeks. 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 – works progressing on site to complete by May 2015.
- Kilmacolm PS Pitch/MUGA – 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. The St John's PS MUGA is included in the main contract covered in 6.1 above. The remaining 7 Primary School MUGAs have been progressed to tender return stage and evaluation is nearing completion to allow formal legal acceptance to be progressed. A brief update on all is included below including any specific issues that affect the progression:

- Inverkip PS – tenders returned, being evaluated.
- St Francis & St Michael's PS – tenders returned, being evaluated. St Francis PS building warrant approval outstanding due to site specific drainage requirements.
- St Mary's PS – tenders returned being evaluated. Planning approval required as in West End Conservation Area – in progress.
- King's Oak, Lady Alice and St Joseph's PS – tenders returned, being evaluated.

It is anticipated that the majority of the works above will commence on site March/April 2015 to complete in late Spring/Summer 2015.

10.2 It should be noted that the tenders have been returned at very competitive prices and, although still subject to final evaluation, are well within the budget allowances. Further detail on the overall funding position in respect of the primary school blaes pitch upgrading and MUGA provision will be provided to the next Committee.

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 the exception of minor soft landscaping which will be completed in Spring 2015.
- Former Greenock Academy – works progressing on site to complete May 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 now been completed.

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 as reported to the last Committee with some notes on the current position below:

- Binnie Street Children's Centre – Remodelling to introduce provision for 2-3 years olds. Brief prepared and issued to Technical Services.
- Larkfield Children's Centre – Remodelling and refurbishment to comply with new legislation. Brief prepared and issued to Technical Services.
- Rainbow Family Centre – Minor adaptations to increase 2-3 year olds provision. Brief prepared and issued to Technical Services.
- Wellpark Children's Centre – Minor adaptations to increase 2-3 year olds provision. Brief prepared and issued to Technical Services.
- Kelly Street Children's Centre – Remodelling and refurbishment to comply with new legislation and expand provision for 2-3 year olds. Measured survey of building and grounds instructed to allow feasibility studies to be progressed.

It is anticipated that the majority of projects noted above will be taken forward utilising the summer holiday period. The Client Services Team are liaising with the Early Years Service and Technical Services on the programme and decant implications of the various projects. This work forms 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 As part of the final 2013/14 accounts an adjustment was highlighted regarding the accrual of retention for the Port Glasgow Community Campus project; the impact of this on 2014/15 is that the original budget for Complete on Site was overstated by £0.551M and has now been reduced accordingly. As a result, the amended approved budget for 2014/15 is now £8.181M. The expenditure at 31st January 2015 is £5.317M from a budget of £8.181M. This is expenditure of 64.99% of the approved budget after 83.33% of the year. Following review of the current projects and the likely spend profiles, slippage of £742K (9.07%) 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.

13.2 The Committee is asked to note that the projected slippage outlined above is 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 progression of formal legal acceptance of returned tenders noted in 10.1 above).
- Expenditure on St Francis Primary School External Works – pre-contract fees only.

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 £33.959M, made up of £30.256M SEMP Supported Borrowing, £1.930M Non-SEMP Supported Borrowing and £1.773M Prudential Borrowing. The Current Projection is £33.959M.

Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
Total School Estate	32,029	32,029	-
Total Non School Estate	1,930	1,930	-
Total	33,959	33,959	-

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?

X

YES (see attached appendix)

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 February 2015. (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
	Est Total Cost	Actual to 31/3/14	Approved Budget 2014/15	Revised Est. 2014/15	Actual to 31/01/15	Est. 2015/16	Est. 2016/17	Future Years	Start Date	Original Completion Date	Current Completion Date
	£000	£000	£000	£000	£000	£000	£000	£000			
SEMP Projects											
Demolish Greenock Academy	302	71	0	121	11	100	10	0	Jan-15	-	May-15
Demolish St Stephens HS	500	3	0	0	0	0	209	288	Jan-17	-	Jun-17
Demolish Lilybank	90	3	121	80	79	7	0	0	Jul-14	Oct-14	Dec-14
Ardgowan PS - Refurbishment & Extension	5,926	561	3,134	4,234	3,842	981	150	0	Apr-14	Apr-15	May-15
St Patrick's PS - New Build	7,012	0	215	215	32	1,883	4,714	200	Jun-15	-	Oct-16
St John's PS - Refurbishment & Extension	2,796	38	1,059	731	228	1,973	54	0	Dec-14	-	Aug-15
Kilmacolm PS - Refurbishment	3,655	0	145	145	21	869	2,541	100	Oct-15	-	Oct-16
Early Years (C&YPB - 600Hrs + 2Yr Olds)	1,681	0	413	113	13	325	1,243	0	Apr-14	-	Mar-17
Early Years Establishments - Refurbishment	1,331	0	0	0	0	0	1,264	67	Apr-16	-	Mar-17
St Francis PS - External Works	405	0	19	38	0	300	67	0	Mar-15	-	Aug-15
Free School Meals Capital Grant	60	0	0	0	0	60	0	0	Apr-15	-	Mar-16
Lifecycle Fund	1,905	0	487	300	211	288	1,317	0	Apr-14	-	Mar-15
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	1,699	0	1,699	749	576	0	950	0			
TOTAL SEMP	32,167	676	7,351	6,726	5,013	6,851	12,750	5,164			
Non-SEMP Projects											
Whinhill/St Ninians PS/Kilmacolm - MUGA/Blaes Pitch Upgra	885	31	830	479	276	75	300	0	Apr-14	-	Oct-16
Primary School MUGA's - Various	907	0	0	234	28	473	200	0	Feb-14	-	Aug-15
TOTAL non-SEMP	1,792	31	830	713	304	548	500	0			
TOTAL ALL PROJECTS	33,959	707	8,181	7,439	5,317	7,399	13,250	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 Gourrock PS.