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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b>	<b>19 January 2016</b>
<b>Report By:</b>	<b>Corporate Director Education, Communities &amp; Organisational Development and Chief Financial Officer</b>	<b>Report:</b>	<b>EDUCOM/13/16/EM</b>
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<b>Subject:</b>	<b>SEMP 2020 – Acceleration Options</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the review of the current School Estate Management Plan and funding model addressing the request to investigate the feasibility of completion of the current programme, and the works required across the Early Years Estate, by 2020.

## 2.0 SUMMARY

- 2.1 The Client Services Team have investigated the possible acceleration of the remaining projects within the School Estate Management Plan with outline feasibility work taken forward in-house and externally to identify potential solutions. The budget saving options requirement to review the plan to achieve savings was addressed in the October 2015 review of the funding model through savings in loan charges within the model.
- 2.2 The Client Services Team have worked in conjunction with the Early Years Service to identify prioritised investment required across the Early Years Estate to addresses the works required in connection with new legislation, recent Care Inspectorate publications, and current Capital funding allowances for refurbishment of specific facilities. The work carried out to date has identified a number of constraints with further work on-going to refine the scope and feasibility of the proposals. Each establishment has been reviewed and plans prepared to allow feasibility cost estimates to be prepared for the preferred scope of works. A feasibility study for a new build West End of Greenock provision has also been taken forward with outline plans and a feasibility cost estimate. The work to date is indicating that there is a significant funding gap should all of the areas of potential future investment be approved for progression.
- 2.3 The financial implications of each option are detailed in Section 7. Both involve a combination of the use of the SEMP earmarked reserve, unallocated Revenue Reserves and Prudential Borrowing.

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee note the review of the remaining School Estate Management Plan projects and works required across the Early Years Estate and options for delivery by 2020.
- 3.2 That the Committee consider the scenarios presented and the relative financial implications of both with a view to agreeing a preferred option.
- 3.3 That subject to agreement to proceed and a preferred option, the Committee agree that the

proposals are remitted to the budget process.

Wilma Bain  
Corporate Director Education,  
Communities &  
Organisational Development

Alan Puckrin  
Chief Financial Officer

## **4.0 BACKGROUND**

- 4.1 Following some initial work undertaken on the potential acceleration of the remaining SEMP projects and the review of the works required across the Early Years Estate, the Members' Budget Working Group requested that a further review be undertaken to establish the feasibility of completing both the remaining SEMP primary school projects, and the necessary works across the Early Years Estate, by 2020.
- 4.2 The annual review of the School Estate Funding Model was submitted to the November Education and Communities Committee. This accounted for the 2015/17 budget saving option releasing £200k through savings made in connection with loan charges within the model. The remaining projects within the School Estate Management Plan relate to the refurbishment and extension of primary schools, with use of a single decant school, and effectively one primary school being refurbished every 2 years until 2025. Whilst this approach allows a longer time for the resources required to fund the refurbishments to be generated, it also leads to increased costs due to inflation and political concern over the overall length of the programme, particularly for those schools at the end of the programme. One of the major factors constraining any further acceleration of the programme is the availability of decant accommodation. To date the Authority has favoured this approach to minimise disruption to the schools and optimise the outcome of, and length of time taken to, carry out each comprehensive refurbishment. Having investigated the provision of temporary accommodation on site at Kilmacolm PS to allow construction work to be phased and the school to remain in-situ, the logistics and ability to provide all types of accommodation including kitchen and gym space etc. were not deemed feasible and therefore have not been considered as part of this review. The possibility of a tandem build option (new build on the same site whilst school remains operational) was investigated at the only site with sufficient grounds available (St Ninian's PS).
- 4.3 The Scottish Government has allocated Capital funding in connection with the implementation of the Children and Young People Act and the commitment to a minimum provision of 600 hours of Early Learning and Childcare for children aged 3 and 4, looked after 2 year olds, and 2 year old children in workless households. Inverclyde's Capital allocation to date totals £2.056m. The implications of the extended provision include reconfiguration/expansion of a number of existing facilities and potentially provision of new facilities. A number of projects have already been taken forward as previously reported to the Education & Communities Committee, a summary of these is included in 6.4 below. The Authority operates a number of stand-alone and incorporated Early Years establishments across the estate. A summary of the current operational facilities is included as Appendix 2. The Client Services Team have, in conjunction with the Early Years Service, taken forward a review of the Early Years Estate with a view to establishing priorities for investment. There were a number of factors/drivers taken into account when formulating the investment plan and each is outlined in the sections below. The plan essentially addresses the works required in connection with new legislation, recent Care Inspectorate publications, and prioritised investment required in connection with refurbishment of specific facilities to address condition and suitability issues. The School Estate Financial model includes an allowance of £1.331m for refurbishment of Early Years facilities. This allowance was not based on a specific scope and was a basic allowance to cover general refurbishment/upgrade. It should be noted however that the allowance was specifically intended to cover three properties in the poorest condition with an assumption made that a planned review of capacity and provision in the East End of Greenock would result in the closure of one facility. With the advent of the Children and Young People Act and the requirement for extended provision, this has resulted in the requirement to retain all existing facilities in the East End of Greenock (as confirmed in the update report to the May 2014 Education & Communities Committee).

## **5.0 SEMP ACCELERATION**

- 5.1 The remaining projects within the School Estate Management Plan have been summarised in

Appendix 1 including the details of the existing building condition, suitability, energy performance rating, capacity and capital programme allowances. It should be noted that the 2015 Funding Model review report submitted to the November Education & Communities Committee confirmed the priority order of the next two refurbishment projects in line with previously reported commitments. A review of the proposals has been undertaken to identify any potential for further acceleration of the programme to address the requirements noted in 4.1 above. The sections below summarise the options and assumptions with alternative capital models included as Appendix 4.

## 5.2 Moorfoot Primary School:

Current SEMP Timeline	Alternative Scenario 1	Alternative Scenario 2
Jul 17 – Jul 18	Feb 17 – Feb 18	Feb 17 – Feb 18

Moorfoot PS has been confirmed as the next project in the SEMP programme based on current condition and suitability ratings. The November 2015 review of the funding model also included a revised construction timeline for the project (12 months from 15 months) based on a review of likely scope and previous project experience.

**Scenarios 1&2** - Following review, the only feasible acceleration of the Moorfoot project would be to potentially commence works on site earlier circa 1<sup>st</sup> Quarter 2017, subject to the availability of decant accommodation i.e. dependent on the completion of the St Patrick's PS project on or near on programme in October 2015. This will involve the commencement of the briefing and design process for Moorfoot as soon as possible. The Client Services Team have commenced early work on the brief and have met with the School and Parent Council (16<sup>th</sup> Nov) to commence the stakeholder engagement process. The project progression currently assumes use of the Sacred Heart decant facility with Garvel Deaf Centre (currently co-located with Moorfoot PS) also decanted to that location. The location of the Nursery Class during the refurbishment will be subject to consultation with the option of accommodation within Sacred Heart or temporary modular accommodation within the grounds of the existing Moorfoot PS (similar to that currently being utilised by Kilmacolm PS).

## 5.3 St Ninian's Primary School:

Current SEMP Timeline	Alternative Scenario 1	Alternative Scenario 2
Apr 19 – Jul 20	Apr 17 – Apr 18	Apr 17 – Apr 18

St Ninian's PS has been confirmed as the priority 2 project within the remaining SEMP programme based on current condition and suitability ratings. The November 2015 review of the funding model also included a revised timeline for the project with construction works commencing on site in Spring 2019 with a contract duration of 15 months and completion in summer 2020 based on a comprehensive refurbishment including a gym/assembly hall extension.

**Scenarios 1&2** - The St Ninian's site affords the greatest opportunity for acceleration (outlined in 4.2 above) with sufficient space on the existing dis-used blaes football pitches opposite the existing school to construct a new facility without the requirement for decant. This also assists in bringing forward future projects by freeing up the Sacred Heart PS decant facility for use earlier. There is however a significant funding gap involved in this approach comparing the cost of a new build facility with the comprehensive refurbishment budget allowance, although project delivery is earlier and the outcome improved over that possible via comprehensive refurbishment and extension. There is also a considerable reduction (over £500K) in the one-off revenue cost element of the model in connection with the St Ninian's project which would have been required to cover the cost of decant. The feasibility study taken forward is based on a new build similar to that for St Patrick's PS utilising the Scottish Futures Trust (SFT) metrics and reference design with retention of the existing recently completed multi-use games area (MUGA).

## 5.4 Lady Alice Primary School:

Current SEMP Timeline	Alternative Scenario 1	Alternative Scenario 2
Apr 21 – Apr 22	Feb 17 – Feb 18	Jul 18 – Jul 19

Lady Alice PS is included in the remaining SEMP programme and based on current condition and suitability ratings the November 2015 review of the funding model included an indicative construction timeline for the project of 12 months commencing April 2021.

**Scenario 1** – This assumes use of St Stephen’s HS following the completion of the Kilmacolm PS project which is currently programmed to complete on site in October 2016. It should be noted that this option would involve the agreement of River Clyde Homes to the delay in handing over the site for future development. The one-off cost model for this scenario includes allowances for extended rent payments and running costs for the St Stephen’s building which are higher than the Sacred Heart PS decant facility. This option could see the Lady Alice PS project taken forward concurrent with the Moorfoot PS project. Both Lady Alice and St Mary’s were considered for decant to the former St Stephen’s HS. On geographical location St Mary’s is marginally closest (5.3 miles) with distance from Lady Alice PS to St Stephen’s very similar (6.4 miles). In terms of distance it should be noted that the Authority has taken forward the successful decant of Wemyss Bay PS which involved transport to the former Kings Glen PS (10.4 miles). It is assumed that this option would be subject to consultation and a further report to Committee given that this may be a concern to parents. It should also be noted however that Lady Alice PS currently has a lower condition score than St Mary’s PS which would place it ahead in terms of priority order. The location of the Nursery currently within St Mary’s PS is also a key consideration and having investigated various possibilities there is currently no defined solution for temporary decant with restricted space within and around the existing school grounds unlikely to accommodate a temporary modular accommodation solution. The Authority has not, to date, decanted and transported a nursery/early years facility, this would require further consultation and investigation of logistics, escort ratios and transport costs. The Early Years Establishment works covered in section 6.0 below indicates that the earliest timescale for completion of a new facility serving the West End of Greenock would be circa January 2018 which does not align with the timescales in Scenario 1. Considering all of the issues outlined above, Lady Alice PS has been included in Scenario 1. The location of the Nursery Class during the refurbishment will be subject to consultation but given that the accommodation was recently remodelled and refurbished (summer 2014), it is proposed that the option of leaving that area of the building operational during the works be investigated further. There would remain an option of decant and accommodating the Nursery Class within temporary modular accommodation within the school grounds subject to further consultation.

**Scenario 2** – The proposals to take forward the St Ninian’s PS project as new build allows the use of the Sacred Heart PS decant facility earlier for the remaining projects. Should Scenario 1 not be the preferred option then the Lady Alice PS project could be taken forward following the completion of the Moorfoot PS project which would allow works to commence on site circa summer 2018. As in Scenario 1, the location of the Nursery Class during the refurbishment will be subject to further consultation with the same options as outlined above.

## 5.5 St Mary’s Primary School:

Current SEMP Timeline	Alternative Scenario 1	Alternative Scenario 2
Jul 22 – Oct 23	Jul 18 – Jul 19	Oct 19 – Oct 20

St Mary’s PS is included in the remaining SEMP programme and based on current condition and suitability ratings, the November 2015 review of the funding model included an indicative construction timeline for the project of 15 months commencing July 2022. It should be noted that in considering the acceleration of the programme it is deemed feasible to carry out the works in 12 months based on the anticipated scope and recent project experience.

**Scenario 1** – This assumes use of the Sacred Heart PS decant facility following the completion of the Moorfoot PS project. This option allows sufficient time to take forward and complete the new West End of Greenock early years facility addressing the issue of decant for the Nursery within St Mary’s (as outlined in para 5.4 - Scenario 1) which would be relocated to the new facility ahead of the main school decant.

**Scenario 2** – Should Scenario 1 not be the preferred solution, then the use of the Sacred Heart PS decant facility by Lady Alice PS in Scenario 2 would require the St Mary’s PS project to follow that project with the works commencing on site circa October 2019. This scenario also allows

sufficient time for the new early years facility covering the West End of Greenock to be in place (circa January 2018) addressing the decant issue for the Nursery.

## 5.6 Gourock Primary School:

Current SEMP Timeline	Alternative Scenario 1	Alternative Scenario 2
Apr 21 – Apr 22	Apr 18 – Apr 19	Apr 18 – Apr 19

Gourock PS is included in the remaining SEMP programme and based on current condition and suitability ratings the November 2015 review of the funding model included an indicative construction timeline for the project of 12 months commencing April 2024.

**Scenarios 1&2** - This project does not rely on the use of a decant facility with the assumption being that the gym/assembly hall extension would be constructed whilst the school was operational. As such it is possible to accelerate the project within the 2020 timeline and at present a start date of April 2018 has been assumed although it would also be possible to programme the works for an April 2019 start to complete within the period. Although there will inevitably be some disruption involved, the Council has taken forward and completed a very similar project at Inverkip Primary School within a similarly restricted site. It should be noted that from initial feasibility work the Gourock PS site potentially has a gas pipe and/or culverted water course in the anticipated area of the extension. It also involves title restrictions on use of surrounding land which will have to be considered if work (temporary or permanent) is required outwith the current fenced boundary. These issues will be considered fully as part of the detailed design.

- 5.7 The proposals as presented are based on current roll projections (reviewed annually) and estimated occupancy levels across the school estate over a ten year projection period.

## 6.0 EARLY YEARS ESTATE

### 6.1 Review of Condition and Suitability

**Condition:** Surveys were undertaken throughout April 2014 by Watts Group PLC and have been updated by Property Services to reflect any works carried out to date. The Condition data on the Early Years Estate is reported annually through the Corporate Asset Key Performance Indicator return. Condition ratings for all properties are included in Appendix 2.

**Suitability:** Initial assessments for all properties have been carried out in conjunction with the Early Years Service. It is intended to develop a more detailed suitability survey tailored to Early Years facilities in the future and this work is on-going. Suitability ratings for all establishments are included in Appendix 2.

The overall condition and suitability of the majority of the Early Years Estate is good. This is largely due to the fact that a large proportion of facilities are co-located within primary schools and these have benefited from the significant investment in the School Estate over the past 10 years. However, it is clear from the condition and suitability data that there are four core properties that require the largest investment – Glenbrae Children’s Centre, Hillend Children’s Centre, Bluebird Family Centre and Kelly Street Children’s Centre. Most of these are stand-alone properties that have operated with minimal investment in recent years. Only Glenbrae has been the subject of any recent targeted investment; this included window replacement, partial toilet upgrade and rewiring circa 2011/12.

### 6.2 Care Inspectorate Publications

Hand Hygiene (Nov 2014): The Care Inspectorate has recently introduced specific requirements for sink provision in early years establishments to minimise the risk of cross contamination and infection. They require each playroom to be provided with separate “clean” and “dirty” wet areas. The clean side should not be adjacent to WCs as it is used for the preparation of snacks and for infants to wash hands. The dirty side is for messy activities such as water play and painting. Each requires both an adult height and an infant height sink and drainer. The clean side requires another separate wash hand basin at adult height for hygiene purposes. In some establishments where there is already a food serving kitchen, the adult height clean sink and wash hand basin can be omitted. Where space permits, the clean side should also have a dishwasher and on the dirty side a washing machine located.

Nappy Changing Facilities (Apr 2014): The Care Inspectorate has recently introduced specific requirements to make provision for Nappy Changing Areas within or adjacent to nursery playrooms. The Care Inspectorate had historically permitted nappy changing tables to be located within enlarged WC cubicles within the WC area. This is no longer considered acceptable for reasons of hygiene, pupil dignity and privacy. Changing areas should ideally be located directly off a 0-2 years or 2-3 years playroom. Where possible this can be a changing area located such that it can be accessed by both age groups. Where it had been acceptable to have the changing area behind a half height cubicle door, this door now has to be full height with full height partitions all round and any existing WC pan removed. An adult height wash hand basin is essential as are nappy storage containers, nappy bins and a waste paper bin. A nappy changing area is required for 3-5 years too but this does not have to be directly off the playroom. Where there is a changing area installed for 0-2s and or 2-3s it is acceptable for this facility to be used by the 3-5s. Where there is a 3-5 nursery class within a school and no other nappy changing area, it is acceptable for 3-5s to be changed in the school hygiene room. If there is no hygiene room available, a changing table is to be stored and taken into a suitably serviced and private room nearby.

The review of the existing facilities across the estate has established that the majority of existing facilities require a degree of adaptation/alteration to address the requirements of the above publications. A summary of the scope of works required to each establishment is included as Appendix 3.

### **6.3 Children and Young People Act 2014**

The Children and Young People Act stated the Government’s intention to improve access to high quality, flexible and integrated early learning and childcare. The Scottish Government confirmed that Local Authorities could work towards flexible provision but must deliver 600 hours of nursery provision by August 2014. This included the intention to provide:

- a minimum provision of 600 hours of Early Learning and Childcare for all children aged 3 and 4. Flexibility for parents in employment, education and training will be extended from August 2015.
- a minimum provision of 600 hours of Early Learning and Childcare for all looked after 2 year olds.
- entitlement to 600 hours of Early Learning and Childcare for 2 year old children in workless households (announced January 2014 and passed through secondary legislation to be in place by October 2014).
- entitlement to 600 hours of Early Learning and Childcare to be extended to all 2 year old children from families eligible for free school meals from August 2015 (also covered by secondary legislation).

Capital funding has been allocated in connection with the implementation of the Act as noted in 4.2 above. This funding is being utilised to address the alterations / improvement of existing facilities to enable the allocation of extended sessions and address legislative requirements for floor space and toilet provision etc. It is also addressing the provision of new facilities i.e. at St John’s PS to address shortfall in places / lack of provision.

### **6.4 Progress / Works Completed**

The commitments to have an extended provision in place by August/October 2014 required an early review of the impact on the estate and the existing provision. The Client Services Team and

Early Years Service identified a prioritised list of projects and these were reported to Committee in update papers (March, May & September 2014, and May 2015). Progress on capital projects has also been provided at each Committee as part of the Capital Programme Progress reporting during 2014 and 2015. A summary of the completed projects is included in the sections below.

Work completed Summer/October 2014:

- Kings Oak PS - Minor adaptations to nursery to extend provision for 3 and 4 year olds from 20 to 24 full time equivalent.
- Lady Alice PS - Adaptations to nursery to extend provision for 3 and 4 year olds from 20 to 24 full time equivalent.
- Gibshill Children's Centre - Creation of a 40 place provision for 2-3 year olds.

Work completed Easter/Summer 2015:

- Binnie Street Children's Centre – Remodelling to introduce provision for 2-3 years olds.
- Rainbow Family Centre – Minor adaptations to increase 2-3 year olds provision by 10 places.
- Wellpark Children's Centre – Adaptations to increase 2-3 year olds provision by 10 places.

Work completed October 2015:

- Larkfield Children's Centre – Remodelling and refurbishment to comply with new legislation and address core condition and suitability issues. Works commenced on site in August 2015 and were completed in October 2015. The Service was temporarily decanted to the former Garvel Deaf Centre building and within one of the modular units at the former Sacred Heart PS decant facility for the period of the works.
- St John's PS - new 24 full time equivalent nursery class provision as part of major refurbishment project completed September 2015.

## 6.5 Potential Future Investment

Appendix 3 provides the summary of works required to all establishments. The works in connection with infection control / personal care / hygiene, although relatively minor in scope, have a cumulative impact due to the number of establishments requiring a degree of alteration. The total cost of works in connection with the Care Inspectorate requirements across various establishments is circa £110K. This work has been completed in some of the projects already taken forward to date, the remaining works to other establishments will require to be addressed over the Easter and Summer 2016 holiday periods. A more detailed phasing plan has been prepared. The largest investment required is in connection with four establishments to address the core condition and suitability of the properties in addition to the more minor Care Inspectorate related works, more detail on each of these is included in the sections below.

**Kelly Street Children's Centre / St Mary's Campus:** The West End of Greenock continues to be one of the most challenging areas as there is no capacity within the Authority or Partner Early Years Establishments. There is one 3<sup>rd</sup> sector provider and one private provider. Feasibility studies of the existing Kelly Street Children's Centre indicate that there is no physical capacity to extend the provision within their current accommodation / site. The Kelly Street Children's Centre property also has the lowest condition rating (C – Poor) and is also Poor in terms of Suitability with part of the Service being provided from accommodation within the adjacent St Mary's Primary School. It should be noted that St Mary's PS is currently operating at 95% capacity and has had to utilise library space as teaching accommodation in the new 2015 term. There is also a requirement to provide an extended provision for 0-2 year olds in the area with no scope in the existing Authority establishments. The Kelly Street building is over two floors with no lift and with accommodation in areas that are poorly proportioned contributing to its overall poor suitability rating. The majority of the building is in need of major refurbishment / overhaul i.e. roofs, windows, services etc. and also requires works to bring it into line with Care Inspectorate publications. A feasibility study has been progressed via hub West Scotland on a new build West End of Greenock provision which addresses the issues noted. Sketch designs and accommodation schedules have been prepared in conjunction with the Client Services Team with an estimated cost. The indicative timeline for this project would see design works commence in March/April 2016 with a construction phase circa



April 2017 to January 2018. The current proposals are indicative and no specific site has been identified/assumed at present. If approved for progression, the initial stages of the project development will include a site option appraisal.

**Bluebird Family Centre:** The property received a limited refurbishment / upgrade at the time of the refurbishment of the attached St Joseph's Primary School. This is reflected in its current condition rating which is a low B (Satisfactory). There are however some major elements such as the windows, roof and curtain walling which were not addressed and require lifecycle replacement in the near future. The building is also over two floors with no lift and with accommodation in areas that are poorly proportioned contributing to an overall poor suitability rating. The property requires remodelling and refurbishment to address the core condition and suitability issues in addition to works to bring it into line with Care Inspectorate publications. Decant options are limited although it may be possible to utilise the accommodation within the Sacred Heart PS decant facility and the adjacent former Garvel Deaf Centre building (recently used by Larkfield Children's Centre during the works to their building). The cost of a full decant is significant but has been allowed in the model meantime pending further investigation of other options. The indicative timeline for this project would see design works commence in November 2015 with a construction phase circa summer 2016 to January 2017.

**Glenbrae Children's Centre:** The property has received some targeted investment in 2011/12 with window replacement, partial toilet refurbishment and rewiring. This is reflected in its current condition rating which is a very low B (just Satisfactory). There are however some major elements such as the external walls, roof and heating which have not been addressed and require lifecycle replacement in the near future. The building is single storey but has significant issues in terms of its internal layout and circulation with some areas poorly proportioned contributing to an overall poor suitability rating. The property requires remodelling and refurbishment to address the core condition and suitability issues in addition to works to bring it into line with Care Inspectorate publications. Historically the building has also suffered from occasional flooding due to the topography of the site and existing floor levels in relation to the surrounding area. Given the cost and disruptive nature of decant, particularly with early years facilities, an option to convert and refurbish the Aberfoyle Road offices to house Glenbrae has been investigated and is the preferred solution to provide a more suitable building without the issues of decant. As part of the investigation of provision the Out of School Care service currently operated from the Glenbrae building would relocate to the adjacent All Saints Primary School to utilise some of the spare capacity available within the core hours covered by the existing PPP contract. The indicative timeline for this project would see design works commence in March 2016 with a construction phase circa December 2016 to June 2017 subject to requirements for public consultation in connection with the proposed relocation.

**Hillend Children's Centre:** The property has received minimal investment in recent years. This is reflected in its current condition rating which is a very low B (just Satisfactory). There are major elements such as the external walls, roof and services which have not been addressed and require lifecycle replacement in the near future. The building has some staff accommodation on an upper floor and has some level issues in relation to access to the external areas. The overall suitability rating is however satisfactory with the main issue being related to level access to external areas from the building. The property requires remodelling and refurbishment to address the core condition and suitability issues in addition to works to bring it into line with Care Inspectorate publications. As with Glenbrae, decant options are limited however should the proposal to utilise the Aberfoyle Road accommodation for Glenbrae proceed, it would be possible to utilise the Glenbrae building as decant to allow Hillend building to be refurbished with relatively little impact given the type of accommodation and the relatively close proximity of the facilities. The indicative timeline for this project would see design works commence in November 2016 with a construction phase circa summer 2017 to January 2018.

**Larkfield Children's Centre:** The long term proposals for this establishment have never been clarified. Larkfield Children's Centre was established in April 2011 following the unexpected closure of the private sector partner provider Lady Bird Pre 5 Centre. The current SEMP plan includes an allowance for the demolition of the Sacred Heart building in 2024 with the assumption that the site would then be marketed for sale. It should be possible to carry out a partial demolition and retain the wing of Sacred Heart that Larkfield Children's Centre currently utilise. The heating

system was split a number of years ago to more efficiently utilise the accommodation and there has been recent significant investment (October 2015) in the facility through partial refurbishment and internal remodelling to address core suitability issues and care commission publication requirements. An allowance has been made in the current 2020 model scenarios for building fabric upgrading at or around the time of the demolition which would potentially be as early as first quarter 2020 depending on the scenario adopted. Other minor elemental upgrade / refurbishment could be taken forward in stages utilising the existing lifecycle budget.

Appendix 3 summarises the list of potential projects and investment required in the Early Years Estate over and above the £1.116m committed and either completed or in progress to date. It also provides an indication of the funding gap between what is required and the existing SEMP model allocation for refurbishment combined with the current Children and Young People Act grant funding.

## 6.6 Scottish Government Future Commitment

The Scottish Government have also announced proposals to increase the level of entitlement to free early learning and childcare to 1140 hours per year by 2020, for children who are 3 or 4 years old, as well as for vulnerable 2 year olds who are eligible for the 600 hours free entitlement through the Children & Young People Act 2014. It should be noted however that the current proposals do not address this level of provision and that additional capacity / accommodation would likely be required (subject to partner provider options). At this time there is no confirmed funding for this initiative. It is possible that the current community facilities review may assist in identifying under-utilised properties which could be suitable for adaptation in future should the proposals be confirmed. A more detailed update paper on the 1140 hours and implications is being prepared for submission to the January 2016 Education & Communities Committee.

## 7.0 IMPLICATIONS

### Finance

7.1 The financial implications are summarised in the tables below and in Appendix 5 but overall have very similar net financial implications in the medium to long term:

#### SEMP Acceleration Financial Implications

	Option 1 £m	Option 2 £m
Contribution from SEMP Model	1.00	1.70
Contribution from Unallocated Reserves	2.40	1.50
Ongoing Loans Charges contained in existing projections	0.65	0.60
Extra Loans Charge Funding needed from 2017/18	0.26	0.28
Capital Grant Freed Up 2021/27	10.30	10.10

## One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Earmarked Reserves	SEMP	2016/17	1000 Option 1 1700 Option 2		
Free Reserves	Loans Charges EMR	2017/18	2400 Option 1 1500 Option 2		

## Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments
SEMP	Loans Charges	2017/18	260 Option 1 280 Option 2		To be added to Budget Pressures

It can be seen that both models have broadly similar financial implications with the requirement for one off funding and on-going increase in loans charges.

## 7.2 Other Factors to Consider

The proposals almost fully exhaust the Loans Charge savings projected to arise when the former SRC debt drops out in 2021/22.

Given current short/medium term interest rates, there is an argument that carrying out the work in the next 3 years or so will save money in the longer term.

The acceleration will free up approximately £11 million in capital grant from the SEMP Model over the period 2020/28. This has not been factored in as a saving anywhere due to the uncertainty around what the funding will be used for but it is something that should be reflected in future SEMP and Finance Strategy updates.

## Legal

- 7.3 There are no legal implications arising from this report. The projects identified within the Early Years sections support the implementation of the provision of 600 hours Early Learning and Childcare, and will ensure Inverclyde Council meets the legislative requirements of the Children and Young People Act.

## Human Resources

- 7.4 There are no HR implications arising from the contents of this report.

## Equalities

- 7.5 There are no direct equalities implications arising from this report.

## Repopulation

- 7.6 The implementation of an Early Years Asset Management Plan/Strategy will align with the existing School Estate Strategy which has been, and continues to be, one of the Council's key

areas of investment in support of the aim of repopulating and promoting Inverclyde as the place of choice to live, work and spend leisure time. The significant investment in the Early Years and School Estate is not only a catalyst for regeneration but also contributes towards improving Inverclyde for the people who live here and assists in attracting people to relocate and settle here, knowing their children will receive a first class education in the best possible school accommodation.

## **8.0 CONSULTATION**

8.1 This report has been produced in consultation with the Corporate Director Environment, Regeneration & Resources and the Chief Financial Officer.

## **9.0 LIST OF BACKGROUND PAPERS**

### **9.1 SEMP Acceleration**

Watts Group PLC 2014 Condition Survey Reports

Inverclyde Council Suitability Surveys

Hub West Scotland new build St Ninian's PS feasibility study August 2015

October 2015 SEMP Funding Model

### **9.2 Early Years Estate**

Watts Group PLC 2014 Condition Survey Reports

Care Inspectorate Publication 10 April 2014 – Nappy changing facilities in early years, nurseries and large child minding services

Care Inspectorate Publication November 2014 – Hand hygiene: information to support improvement

Client Services Feasibility Studies 2015

Technical Services Stage B (Feasibility) elemental cost estimates August 2015

Hub West Scotland new build early years establishment feasibility study August 2015

## Remaining SEMP Projects

Property (alphabetical order)	Current Condition Rating & Score	Current Suitability Rating	Current EPC Rating	Sufficiency Current Roll v Capacity	Current SEMP Allowance	Current SEMP Timeline
Moorfoot Primary School	B (65.25)	B (73)	D+	294/407 (72%)	£4.647m	Jul 17 – Jul 18
St Ninian's Primary School	B (66.75)	B (72)	E+	316/388 (81%)	£5.990m	Apr 19 – Jul 20
Lady Alice Primary School	B (69.75)	B (69)	D	237/329 (72%)	£3.688m	Apr 21 – Apr 22
St Mary's Primary School	B (73.25)	B (71)	D+	329/347 (95%)	£6.114m	Jul 22 – Oct 23
Gourock Primary School	B (75.00)	B (77)	C+	224/262 (85%)	£2.036m	Apr 24 – Apr 25

Condition			Suitability			
Rating	Description	Definition	Score	Rating	Description	Definition
A	Good	Performing well and operating efficiently	> 85%	A	Good	Performing well and operating efficiently (the school buildings and grounds support the delivery of services to children and communities)
B	Satisfactory	Performing adequately but showing minor deterioration	61 – 85%	B	Satisfactory	Performing adequately but with minor problems (the school buildings and grounds generally support the delivery of services to children and communities)
C	Poor	Showing major defects and/or not operating adequately	40-60%	C	Poor	Showing major problems and/or not operating optimally (the school buildings and grounds impede the delivery of activities that are needed for children and communities in the school)
D	Bad	Economic life expired and/or risk of failure	< 40%	D	Bad	Does not support the delivery of services to children and communities (the school buildings and grounds seriously impede the delivery of activities that are needed for children and communities in the school)

## Appendix 2

### Current / Planned Early Years Estate

The Council currently has seven stand-alone Family/Children's Centres, and fifteen Family/Children's Centres / nursery school/classes occupying wings/areas within primary schools.

### Stand Alone Family/Children's Centres

<b>Establishment</b>	Binnie Street Children's Centre	<b>Year Built</b>	1876 (Refurbished 2012)
<b>Gross Internal Floor Area (m2)</b>	824	<b>Condition Rating (Score)</b>	A (85.3)
<b>EPC Rating</b>	B	<b>Suitability Rating</b>	B
<b>Description:</b> Traditional stone built with pitched slated roofs. John Honeyman Category C Listed. Comprehensive refurbishment and remodeling completed 2012.			

<b>Establishment</b>	Gibshill Children's Centre	<b>Year Built</b>	1960 (Refurbished 2002)
<b>Gross Internal Floor Area (m2)</b>	382	<b>Condition Rating (Score)</b>	B (83)
<b>EPC Rating</b>	n/a<500m2	<b>Suitability Rating</b>	B
<b>Description:</b> Traditional brick built pebbledash finish, pitched "Decra" type roof sheeting. Comprehensive refurbishment and remodeling completed 2002. Internal alterations to create 40 place 2-3 year old provision completed summer 2014. External redecoration early 2015.			

<b>Establishment</b>	Glenbrae Children's Centre	<b>Year Built</b>	1970
<b>Gross Internal Floor Area (m2)</b>	548	<b>Condition Rating (Score)</b>	B (66.7)
<b>EPC Rating</b>	D	<b>Suitability Rating</b>	C
<b>Description:</b> Traditional brick built with render finish, flat felt roofs. Targeted investment 2012 (window replacement / partial toilet refurbishment / rewiring).			

Overall Condition category rating		
> 85%	Condition A	Good
60% -85%	Condition B	Satisfactory
40% -60%	Condition C	Poor
< 40%	Condition D	Bad

## Appendix 2

<b>Establishment</b>	Hillend Children's Centre	<b>Year Built</b>	1958
<b>Gross Internal Floor Area (m2)</b>	490	<b>Condition Rating (Score)</b>	B (65.7)
<b>EPC Rating</b>	E+	<b>Suitability Rating</b>	B
<b>Description:</b> Traditional brick built with pebbledash finish, flat roofs mainly asphalt with metal covered mono-pitch section.			

<b>Establishment</b>	Kelly Street Children's Centre	<b>Year Built</b>	1930
<b>Gross Internal Floor Area (m2)</b>	291	<b>Condition Rating (Score)</b>	C (52)
<b>EPC Rating</b>	n/a<500m2	<b>Suitability Rating</b>	C
<b>Description:</b> Traditional brick built with clay tiled roof with a number of dormers. Extended circa. 2003.			

<b>Establishment</b>	Rainbow Family Centre	<b>Year Built</b>	2008
<b>Gross Internal Floor Area (m2)</b>	741	<b>Condition Rating (Score)</b>	A (89.6)
<b>EPC Rating</b>	B	<b>Suitability Rating</b>	A
<b>Description:</b> Facing brick and rendered brick cavity walls with standing seam pitched roof.			

<b>Establishment</b>	Wellpark Nursery	<b>Year Built</b>	2001
<b>Gross Internal Floor Area (m2)</b>	279	<b>Condition Rating (Score)</b>	B (75)
<b>EPC Rating</b>	n/a<500m2	<b>Suitability Rating</b>	A
<b>Description:</b> Steel framed with blockwork finish. Concrete pitched tiled roof.			

Overall Condition category rating		
> 85%	Condition A	Good
60% -85%	Condition B	Satisfactory
40% -60%	Condition C	Poor
< 40%	Condition D	Bad



## Appendix 2

### Incorporated Family/Children's Centres / Nursery Wings/Class/Schools:

<b>Establishment</b>	Aileymill Nursery Class	<b>Year Built</b>	2010
<b>Gross Internal Floor Area (m2)</b>	408	<b>Condition Rating (Score)</b>	A (-)
<b>EPC Rating</b>	B+	<b>Suitability Rating</b>	A
<b>Description:</b> Within Aileymill Primary School (PPP). Former Aileymill and Sacred Heart Nurseries.			

<b>Establishment</b>	Blairmore Nursery	<b>Year Built</b>	2010
<b>Gross Internal Floor Area (m2)</b>	348	<b>Condition Rating (Score)</b>	A (-)
<b>EPC Rating</b>	B+	<b>Suitability Rating</b>	B
<b>Description:</b> Within All Saints Primary School (PPP).			

<b>Establishment</b>	Bluebird Family Centre	<b>Year Built</b>	1960
<b>Gross Internal Floor Area (m2)</b>	572	<b>Condition Rating (Score)</b>	B (70)
<b>EPC Rating</b>	E+	<b>Suitability Rating</b>	C
<b>Description:</b> Block built, flat roofs throughout. Minor upgrade as part of St Joseph's PS refurbishment 2006.			

<b>Establishment</b>	Inverkip Nursery Class	<b>Year Built</b>	1900
<b>Gross Internal Floor Area (m2)</b>	102	<b>Condition Rating (Score)</b>	B (72.75)
<b>EPC Rating</b>	C	<b>Suitability Rating</b>	B
<b>Description:</b> Part of Inverkip Primary School. Expanded provision and comprehensive refurbishment works completed 2012.			

Overall Condition category rating		
> 85%	Condition A	Good
60% -85%	Condition B	Satisfactory
40% -60%	Condition C	Poor
< 40%	Condition D	Bad



## Appendix 2

<b>Establishment</b>	Kilmacolm Nursery Class	<b>Year Built</b>	1963
<b>Gross Internal Floor Area (m2)</b>	175 m2	<b>Condition Rating (Score)</b>	C (58.5)
<b>EPC Rating</b>	E+	<b>Suitability Rating</b>	B
Description: Within Kilmacolm Primary School (works completed 2006). Formerly Carsemeadow Nursery School. Comprehensive refurbishment planned Oct 2015 – Oct 2016.			

<b>Establishment</b>	Kings Oak Nursery Class	<b>Year Built</b>	1974 (Refurbished 2006)
<b>Gross Internal Floor Area (m2)</b>	111	<b>Condition Rating (Score)</b>	B (83.25)
<b>EPC Rating</b>	D+	<b>Suitability Rating</b>	B
Description: Within Kings Oak Primary School (Formerly Oakfield PS – Refurbished 2006. Formerly Oakfield Nursery Class and Sinclair Nursery - St. Mungo's.			

<b>Establishment</b>	Lady Alice Nursery Class	<b>Year Built</b>	1938
<b>Gross Internal Floor Area (m2)</b>	94	<b>Condition Rating (Score)</b>	B (69.75)
<b>EPC Rating</b>	D	<b>Suitability Rating</b>	A
Description: Within Lady Alice Primary School. Formerly Holy Cross Nursery Class. Comprehensive refurbishment summer 2014.			

<b>Establishment</b>	Larkfield Children's Centre	<b>Year Built</b>	1959
<b>Gross Internal Floor Area (m2)</b>	452	<b>Condition Rating (Score)</b>	B (71.25)
<b>EPC Rating</b>	E	<b>Suitability Rating</b>	A
Description: Within Former Sacred Heart Primary School (Council decant facility). Partial refurbishment and remodeling completed October 2015.			

Overall Condition category rating		
> 85%	Condition A	Good
60% -85%	Condition B	Satisfactory
40% -60%	Condition C	Poor
< 40%	Condition D	Bad

## Appendix 2

<b>Establishment</b>	Moorfoot Nursery Class	<b>Year Built</b>	1961
<b>Gross Internal Floor Area (m2)</b>	104	<b>Condition Rating (Score)</b>	B (65.25)
<b>EPC Rating</b>	D+	<b>Suitability Rating</b>	B
<b>Description:</b> Within Moorfoot Primary School.			

<b>Establishment</b>	Newark Nursery	<b>Year Built</b>	2008
<b>Gross Internal Floor Area (m2)</b>	346	<b>Condition Rating (Score)</b>	A (89.45)
<b>EPC Rating</b>	B+	<b>Suitability Rating</b>	B
<b>Description:</b> Within Newark Primary School. Amalgamation of former Barmoss, Highholm and Slaemuir Nurseries.			

<b>Establishment</b>	St Mary's PS - Kelly St Annex	<b>Year Built</b>	1900
<b>Gross Internal Floor Area (m2)</b>	95	<b>Condition Rating (Score)</b>	B (73.25)
<b>EPC Rating</b>	D+	<b>Suitability Rating</b>	B
<b>Description:</b> Within St Mary's Primary School.			

<b>Establishment</b>	St John's Nursery Class	<b>Year Built</b>	1931
<b>Gross Internal Floor Area (m2)</b>	171	<b>Condition Rating (Score)</b>	A (-)
<b>EPC Rating</b>	B+	<b>Suitability Rating</b>	A
<b>Description:</b> Within St John's Primary School. Under construction to complete September 2015.			

Overall Condition category rating		
> 85%	Condition A	Good
60% -85%	Condition B	Satisfactory
40% -60%	Condition C	Poor
< 40%	Condition D	Bad

## Appendix 2

<b>Establishment</b>	Wemyss Bay Nursery Class	<b>Year Built</b>	1980 (Refurbished 2008)
<b>Gross Internal Floor Area (m2)</b>	138	<b>Condition Rating (Score)</b>	A (83.25)
<b>EPC Rating</b>	C+	<b>Suitability Rating</b>	B
<b>Description:</b> Within Wemyss Bay Primary School.			

<b>Establishment</b>	Whinhill Nursery Class	<b>Year Built</b>	1973 (Refurbished 2012)
<b>Gross Internal Floor Area (m2)</b>	170	<b>Condition Rating (Score)</b>	A (85)
<b>EPC Rating</b>	C	<b>Suitability Rating</b>	B
<b>Description:</b> Within Whinhill Primary School.			

<b>Establishment</b>	Whinhill Gaelic Nursery Unit	<b>Year Built</b>	1973 (Refurbished 2012)
<b>Gross Internal Floor Area (m2)</b>	80	<b>Condition Rating (Score)</b>	A (85)
<b>EPC Rating</b>	C	<b>Suitability Rating</b>	B
<b>Description:</b> Within Whinhill Primary School.			

Overall Condition category rating		
> 85%	Condition A	Good
60% -85%	Condition B	Satisfactory
40% -60%	Condition C	Poor
< 40%	Condition D	Bad

EARLY YEARS ESTATE - POTENTIAL FUTURE INVESTMENT REQUIRED			
Establishment name	Committed Expenditure	Estimated Cost	Description of Work/Scope
<b>STAND ALONE ESTABLISHMENTS</b>			
Binnie Street Children's Centre	£66,000	£25,000	Alterations to expand provision completed. Hygiene works to existing to be addressed.
Gibshill Children's Centre	£33,000	£15,000	Alterations to expand provision completed. Hygiene works to existing to be addressed.
Glenbrae Children's Centre	-	£1,137,000	Full refurbishment & remodelling of building.
Hillend Children's Centre	-	£1,031,000	Full refurbishment & remodelling of building (excl. annex).
Kelly Street Children's Centre	-	£2,390,000	New build feasibility study - cost estimate.
Rainbow Family Centre	£12,000	-	Hygiene works - High/Low sinks and/or Nappy changing
Wellpark Children's Centre	£97,000	-	Alterations to expand provision including hygiene works.
<b>INCORPORATED ESTABLISHMENTS</b>			
Aileymill Nursery School - Aileymill Primary School	-	£2,500	Hygiene works - High/Low sinks and/or Nappy changing
Blairmore Nursery School - All Saints Primary School	-	£2,500	Hygiene works - High/Low sinks and/or Nappy changing
Buebird Family Centre - St Joseph's Primary School	-	£1,125,000	Full refurbishment & remodelling of wing/building.
Inverkip Nursery Class - Inverkip Primary School	-	£15,000	Hygiene works - High/Low sinks and/or Nappy changing
St John's Nursery Class - St John's Primary School	£375,000	-	New provision.
Kelly Street Children's Center - St Mary's Primary School	-	Incl. Kelly Street	New build feasibility study - cost estimate.
Kilmacolin Nursery Class - Kilmacolin Primary School	£250,000	-	Full refurbishment and remodelling with main school.
King's Oak Nursery Class - King's Oak Primary School	£3,000	£20,000	Alterations to expand provision completed. Hygiene works to existing to be addressed.
Lady Alice Nursery Class - Lady Alice Primary School	£80,000	-	Alterations to expand provision completed included hygiene works.
Larkfield Children's Centre - Sacred Heart Decant Facility	£200,000	£250,000	Alterations to extend provision / meet legislative requirements / core condition and suitability.
Moorfoot Nursery Class - Moorfoot Primary School	-	-	Refurbish with main school and relocate room to align with toilets.
Newark Nursery School - Newark Primary School	-	£5,000	Hygiene works - High/Low sinks and/or Nappy changing
Pre-5 Gaelic Unit - Whinhill Primary School	-	£5,000	Hygiene works - High/Low sinks and/or Nappy changing
Wemyss Bay Nursery Class - Wemyss Bay Primary School	-	£15,000	Hygiene works - High/Low sinks and/or Nappy changing
Whinhill Nursery Class - Whinhill Primary School	-	£5,000	Hygiene works - High/Low sinks and/or Nappy changing
<b>TOTALS</b>	<b>£1,116,000</b>	<b>£6,043,000</b>	
<b>ESTIMATED INVESTMENT REQUIRED</b>			
<b>CHILDREN &amp; YOUNG PEOPLE GRANT FUNDING</b>			
<b>CURRENT MODEL SEMP CAPITAL PROGRAMME FUNDING</b>			
<b>POTENTIAL FUNDING GAP / SHORTFALL</b>			
		<b>£7,159,000</b>	
		<b>£2,056,000</b>	
		<b>£1,331,000</b>	
		<b>£3,772,000</b>	









## 2020 Scenario 1

## School Estate - Earmarked Reserves

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Earmarked Reserve b/fwd	3,461	2,942	2,811	838	336	74	151	446	723	981	1,100	1,319	1,516	1,691	1,843	1,968
Available Savings added (a)	4,584	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682
Extra Financing (b)	3,020	3,305	3,130	3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245
Prudential Schools Loan Charges (c)	-3,584	-3,920	-4,166	-4,434	-4,461	-4,548	-4,556	-4,565	-4,574	-4,584	-4,594	-4,605	-4,617	-4,629	-4,642	-4,656
Unitary Charge Payment (d)	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942
Unitary Charge Inflation Element (e)	-419	-634	-903	-1,182	-1,473	-1,775	-2,089	-2,416	-2,756	-3,110	-3,477	-3,860	-4,258	-4,671	-5,101	-5,549
Unitary Charge Funding from Inflation Contingency	419	634	903	1,182	1,473	1,775	2,089	2,416	2,756	3,110	3,477	3,860	4,258	4,671	5,101	5,549
One Off Costs (f)	-1,218	-1,089	-1,577	-945	-669	-235	0	0	0	-120	0	0	0	0	0	0
Extra Revenue Repairs (g)	-235	-263	-196	-204	-213	-221	-230	-239	-249	-258	-268	-279	-289	-300	-314	-326
Unitary Charge RSG	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096
Written Back to General Reserves (h)	-240	0	-1,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Earmarked Reserve c/fwd	2,942	2,811	838	336	74	151	446	723	981	1,100	1,319	1,516	1,691	1,843	1,968	2,067

(a) £4,682k of savings have been achieved to date. Savings now complete as Sacred Heart building remains.

(b) Compensating loan charges for receipts transferred to the Capital Fund come in from 2015/16. Annual Saving of £175k taken from 2016/17. Further saving of £200k taken from 2017/18. £45k per year funding for St Stephen's in 2015/16. Additional £360k added from 2017/18.

(c) Uses a pool fund rate of 3.95% for 2015/16 and 2016/17, 3.90% for 2017/18 and 2018/19 and 4.00% from 2019/20 onwards. £50k contingency added from 2016/17. £200k saving from 2017/18. £360k additional costs fro 2017/18.

(d) Based on Actual Unitary Charge at Jan 2011 RPI of £8.842 million plus £100k contingency from 2013/14.

(e) Base at Jan 2015 RPI. Assumes 2.7% annual inflation (4% RPI discounted by factor of 1.5)

(f) Includes cost of QIO for period April 2016 to June 2018, full NDR for St Stephen's decant building for 2015/16 and 2016/17. £45k per year rent in 2015/16 to 2017/18 for St Stephen's land. £497k provision for St Stephen's demolition in 2014/15. After 2023/24 all one-off costs cease.

(g) Saving of £75k per year taken from 2016/17.

(h) £1.0m written back to General Reserves in 2016/17

## 2020 Scenario 2

## School Estate - Earmarked Reserves

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Earmarked Reserve b/fwd	3,461	2,942	2,811	337	208	175	43	173	450	708	827	1,046	1,243	1,418	1,570	1,695
Available Savings added (a)	4,584	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682
Extra Financing (b)	3,020	3,305	3,130	3,105	3,105	3,105	3,105	3,105	3,105	3,105	3,105	3,105	3,105	3,105	3,105	3,105
Prudential Schools Loan Charges (c)	-3,584	-3,920	-4,166	-4,294	-4,321	-4,408	-4,416	-4,425	-4,434	-4,444	-4,454	-4,465	-4,477	-4,489	-4,502	-4,516
Unitary Charge Payment (d)	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942	-8,942
Unitary Charge Inflation Element (e)	-419	-634	-903	-1,182	-1,473	-1,775	-2,089	-2,416	-2,756	-3,110	-3,477	-3,880	-4,258	-4,671	-5,101	-5,549
Unitary Charge Funding from Inflation Contingency	419	634	903	1,182	1,473	1,775	2,089	2,416	2,756	3,110	3,477	3,880	4,258	4,671	5,101	5,549
One Off Costs (f)	-1,218	-1,089	-1,378	-572	-440	-444	-165	0	0	-120	0	0	0	0	0	0
Extra Revenue Repairs (g)	-235	-263	-196	-204	-213	-221	-230	-239	-249	-258	-268	-279	-289	-300	-314	-326
Unitary Charge RSG	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096
Written Back to General Reserves (h)	-240	0	-1,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Earmarked Reserve c/fwd	2,942	2,811	337	208	175	43	173	450	708	827	1,046	1,243	1,418	1,570	1,695	1,794

(a) £4,682k of savings have been achieved to date. Savings now complete as Sacred Heart building remains.

(b) Compensating loan charges for receipts transferred to the Capital Fund come in from 2015/16. Annual Saving of £175k taken from 2016/17. Further saving of £200k taken from 2017/18. £45k per year funding for St Stephen's in 2015/16. Additional £220k added from 2017/18.

(c) Uses a pool fund rate of 3.95% for 2015/16 and 2016/17, 3.90% for 2017/18 and 2018/19 and 4.00% from 2019/20 onwards. £50k contingency added from 2016/17. £200k saving from 2017/18. £220k additional costs fro 2017/18.

(d) Based on Actual Unitary Charge at Jan 2011 RPI of £8.842 million plus £100k contingency from 2013/14.

(e) Base at Jan 2015 RPI. Assumes 2.7% annual inflation (4% RPI discounted by factor of 1.5)

(f) Includes cost of QIO for period April 2016 to June 2018, full NDR for St Stephen's decant building for 2015/16 and 2016/17, £45k per year rent in 2015/16 to 2017/18 for St Stephen's land, £497k provision for St Stephen's demolition in 2014/15. After 2023/24 all one-off costs cease.

(g) Saving of £75k per year taken from 2016/17.

(h) £1.7m written back to General Reserves in 2016/17