Inverclyde council

Report To:	Education & Communities Committee	Date: 1 November 2016
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report No: EDUCOM/61/16/EM
Contact Officer:	Eddie Montgomery	Contact No: 01475 712472
Subject:	Review of School Estate Funding Model 2016	

1.0 PURPOSE

1.1 The purpose of the report is to update the Committee on the current position of the School Estate Funding Model and seek approval of the revised model.

2.0 SUMMARY

2.1 The Education and Lifelong Learning Committee at its meeting of 18 June 2008 approved a revision of the School Estate Management Plan (SEMP). One of the recommendations of that report was that the Plan and Funding Model would be reviewed annually and reported to Committee. This report provides Committee with the 2016 review.

2.2 The 2015 review of the SEMP was reported to the November Education and Communities Committee. Since the model was approved in November 2015 the following progress has been achieved:

- The new build St Patrick's Primary School project which commenced on site in August 2015 is progressing to completion in November 2016.

- The refurbishment of Kilmacolm Primary School commenced on site in October 2015 and was certified complete in late September with the school transfer on programme to complete in October 2016.

- The substantial investment in Multi-Use Games Areas (MUGAs) and upgrading of blaes pitches has been taken forward and completed across the estate.

Further detail of current project work is included in the Capital Report also being presented to this Committee.

2.3 This report summarises the internal and external factors which affect the Plan and outlines the methodology used to review the financial model. A revised model is attached as Appendices 1(a)-(c).

2.4 Overall the SEMP remains affordable with a financial completion of 2022/23 and with all major projects completed by 2020. The overall position is significantly improved upon the October 2015 review which reported all major projects complete by 2025/26 with Financial Completion by 2029 and is the result of the allocation of extra resources as part of the March 2016 Budget.

3.0 RECOMMENDATIONS

3.1 That the Committee approve the revised Funding Model and the associated changes/revisions highlighted in sections 4.0 and 5.0.

3.2 That the Committee note that financial implications of the revised model will be built into the Council's revised Financial Strategy due to be presented to the Council in December.

Wilma Bain   **Alan Puckrin**
Corporate Director   **Chief Financial Officer**
Education, Communities &
Organisational
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4.0 REVIEW OF THE MODEL – EXTERNAL FACTORS

4.1 Inflation

At the time of the last review of inflation in October 2015 the Building Cost Information Service view was that tender prices would rise as contractors started to cope with rising workload and a predicted recovery in new work output.

The BCIS September 2016 Public Sector newsletter noted that tender prices remained unchanged in the 1st quarter 2016 compared with the final quarter of 2015, but had risen by almost 2% compared with the same quarter in 2015. It also noted that this slight slowdown could be the result of contractors coming to terms with the increase in workload, combined with slower rates of input cost increases. However, following the EU Referendum, tender prices are expected to begin to fall in the second half of 2016, as contractors react to the marginal growth in new work output predicted for 2016, and potentially falling output over the following two years (It should be noted however that this is based on a very small sample of data received for 1st quarter 2016, therefore the index for this quarter may vary more than is usually expected as the sample grows. It should also be noted that historically tender prices in the West of Scotland have not aligned with BCIS forecasts).

The previously published forecast was based on the UK remaining in the European Union, but there is a consensus that the uncertainty created by the leave vote will lead to a slowdown. The length and depth of that slowdown will depend on various political decisions, any of which are equally possible. The BCIS has therefore produced forecasts based on three scenarios which reflect the different political outcomes from the exit negotiations from the EU and are equally likely:

- an 'upside' scenario based on the assumption that we will remain in the European free trade area with freedom of movement of labour.
- a 'downside' scenario based on the assumption that we do not have favourable access to the European Union market and there are restrictions on the movement of labour.
- a 'central' scenario based on some restrictions to trade but a largely unchanged access to labour.

The terms 'central', 'upside' and 'downside' reflect the impact of the scenarios on construction demand.

As a result of the decision to accelerate the School Estate Management Plan there is a greater number of projects than normal currently in the development / pre-construction phase. An update on the progress and current cost estimates for a number of these projects is included in section 5.4 of this report and these reflect the current market position / projections. Beyond those projects, only a single major refurbishment project and one extension project remain to be progressed. There is no change proposed to the inflation allowances within the model at the 2016 review.

4.2 Capital Receipts

As part of the Financial Strategy the Council agreed that all SEMP receipts would be put in the Capital Fund and the SEMP would receive £9.025 m of Prudential Borrowing to compensate. As a result the amount & timing of capital receipts is no longer a factor in the SEMP Funding model. The 2016 model remains unchanged from this position.

4.3 Scottish Government - Scotland's Schools for the Future Programme (SSFF)

Previous reviews of the model included the following amounts in respect of projected project specific grant income:

- £5.014 million in connection with the Scotland's Schools for the Future Phase 2 grant award for Craigmarloch School within the new Port Glasgow Community Campus (unchanged from 2014 model).
- £3.423 million in connection with the Scotland's Schools for the Future Phase 3 grant award for St Patrick's Primary School (updated for confirmed position in 2015 model).
- £1.000 million allowance in connection with the anticipated Scotland's Schools for the Future Phase 4 grant award for Kilmacolm Primary School (no figures confirmed at the time of preparing the 2015 model).

The October 2016 model has been updated to reflect the following position regarding projected project specific grant income:

- Kilmacolm PS grant allowance increased to £2.135 million. This reflects the confirmed funding position from the SFT as at 9th March 2016.

4.4 Scottish Government – Children and Young People Act / Free School Meals Grants

The Scottish Government has allocated Capital funding in connection with the implementation of the Children and Young People (Scotland) Act 2014 and the commitment to a minimum provision of early learning and childcare. The 2015 model included £2.056 million in respect of capital grant received for 2014/15 and 2015/16. No further funding has been received in connection with this and therefore the 2016 model remains unchanged from this position.

It should be noted that the current scope of the works across the Early Years Estate does not include / address the Scottish Government proposals to increase the level of entitlement to free Early Learning and Childcare to 1140 hours per year by 2020. Officers are currently participating in Scottish Futures Trust led feasibility and capacity studies ahead of formal guidance being issued and funding support confirmation.

The Scottish Government also allocated limited capital funding in connection with providing free school meals to every Primary 1-3 pupil which came into effect on 5th January 2015. Inverclyde's capital allocation for 2015/16 was £60K which was included in the 2015 model and the 2016 model remains unchanged.

4.5 Scottish Government Capital Grant

The October 2013 review identified that continuing low interest rates allowed the Chief Financial Officer to reduce the cost of Loan Charges charged to the SEMP by approximately £450,000 per year from 2014/15 and thus freeing up resources for Prudential Borrowing. This allowed a £500k annual reduction in the £4.8 million capital allocation within the model to £4.3 million a year from financial year 2015/16. The 2016 model remains unchanged from this position until 2021. After this point in time, due to the acceleration of the programme, there is a reduced requirement for Capital Grant until at least 2028.

5.0 REVIEW OF THE MODEL – INTERNAL FACTORS

5.1 Overview

There have been a number of changes since the October 2015 review. Changes are categorised as:

- reviewing / adjusting existing information to reflect changes in circumstances and additional information becoming available.
- updating for additional expenditure and/or changes to the scope of current / recently completed projects.
- updating for cost estimate / projections for projects in the development stage.

These adjustment headings are described in more detail below.

5.2 General Updating of Model

The Capital model has been brought up to date to reflect actual expenditure over the past year (2015/16).

5.3 Current Committed Project Cost Plan Adjustments

There have been a number of changes affecting cost plans for current / recently completed projects which have been reported to Committee over the course of the year:

Current / Completed Projects

- St John's PS Refurbishment & Extension – January 2016 Committee approved the allocation of SEMP lifecycle budget to address essential repairs to the existing Glen Avenue retaining wall.
- Ardgowan PS Refurbishment & Extension – May 2016 Committee approved the allocation of Capital programme contingency in connection with the agreement of the final account for the project.
- Kilmacolm PS Refurbishment – September 2016 Committee approved the allocation of SEMP lifecycle budget to address a change to scope of the works to include essential underground drainage repairs and playground resurfacing.

It should be noted that, as with all construction contracts, there remains a risk of cost increases until project completion is achieved and/or final account negotiations are concluded.

5.4 Projects in Development / Accelerated SEMP Projects

A report on options for the acceleration of the remaining projects within the School Estate Management Plan and works required across the Early Years Estate was submitted to the January 2016 Committee and subsequently remitted to the 2016 budget setting process. The budget set on 10th March 2016 confirmed funding and support for the accelerated proposals which will see the programme completed by 2020. The updates below highlight areas of change within projects under development requiring revision of the cost allowances within the model agreed at the January 2016 Committee:

Moorfoot Primary School Refurbishment

The Moorfoot PS project is being procured through hub West Scotland with the project now concluded hub Stage 1 which involves the development of the design proposals to outline stage and hub Stage 2 underway. As part of the early design development a number of surveys were undertaken including opening up and inspection of the structures. The current projected cost of the project has increased from £4.647m to £5.147m, the following contributory factors should be noted:

- Building requires 100% re-roofing including introduction of rooflights for natural daylighting and ventilation (including renewal of first floor roof structure as part of proposed remodelling).

- Existing structure requires some remedial works to provide the necessary extended life and underground drainage requires multiple repairs.
- Remodelling to address current operational issues / relocation of Nursery Class and Garvel Deaf Centre.
- Significant remodelling and reduction of levels of administration block and main entrance to address equality / DDA issues.
- Reconfiguration of car parking to address current operational issues.
- Not all areas previously addressed via refurbishment able to be retained / re-used i.e. some inherent inefficiency associated with earlier partial refurbishment which was funded from the original capital allowance.

The proposed scope of works above reflects the recommendations to address core condition and suitability issues of the existing building. Appendix 2(a) includes an overview / summary of the developed project proposals.

Lady Alice Primary School Refurbishment

The Lady Alice PS project is being progressed via the Council's Technical Services section with the project now concluded RIBA Stage 2 which involves the development of the design proposals to outline stage and with detail design commenced. As part of the early design development a number of surveys were undertaken including opening up and inspection of the structures. The current projected cost of the project has increased from £3.206m to £3.806m, the following contributory factors should be noted:

- Building requires 100% re-roofing of the existing slate pitched roofs including renewal of all eaves, soffits and drainage systems.
- Remodelling and partial extension to address current operational / Equality (DDA) issues in connection with the main entrance to the school which is adjacent to a busy trunk road and which has significant level / access issues.
- Extension to address the lack of dedicated dining space / second activity space (school currently has single space for gym/assembly/dining).
- Not all areas previously addressed via refurbishment able to be retained / re-used i.e. some inherent inefficiency associated with earlier partial refurbishment which was funded from the original capital allowance.

The proposed scope of works above reflects the recommendations to address core condition and suitability issues of the existing building. Appendix 2(b) includes an overview / summary of the developed project proposals.

Bluebird Family Centre Refurbishment

The Bluebird Family Centre project is being progressed via the Council's Technical Services section with the project now approaching tender issue stage. The Committee has previously been advised of the pre-contract delay on the project which was partly due to the relative complexity of remodelling the existing building to address current suitability issues, and addressing significant level issues around the existing building. The projected cost of the capital project has increased by circa £175k (mainly due to the issues above) however the decant strategy for the project has led to savings within the one-off costs which substantially offset the capital increase.

New West End of Greenock Early Years Facility

The proposed new facility to replace the existing Kelly Street Children's Centre and Nursery within St Mary's PS is being procured through hub West Scotland with the

project approaching end of hub Stage 1 (development of the design proposals to outline stage). The issues with the proposed site in connection with the demolition have delayed the completion of survey and investigation works for the project. However, topographical, ecological and services surveys have now been completed with ground investigation imminent. Although the building itself is smaller scale and relatively straightforward the projected costs have increased in connection with site specific abnormals from £2.389m to £2.589m. The topographical information indicates that the top third of the former Greenock Academy site has a significant level difference from South to North (some 6 metres) with the optimum site solution being to import some 4,400m3 of material to create a suitable development platform and avoid even higher potential costs in connection with retention / retaining structures. The creation of a new vehicle access point is required as the existing is not within the top third of the site and this requires lowering of utility services which run in the existing Madeira Street footway. Available drainage connections for the top third of the site are also more distant than would be preferred / expected.

5.5   Review of One-Off Costs

Appendix 1(b) shows the one-off revenue costs associated with the SEMP. Generally these are the costs associated with decanting schools to temporary accommodation and transfer to their new or refurbished school i.e. pupil transport to decant schools and the cost of maintaining and securing empty buildings. Schools also accumulate significant amounts of unwanted resources and the cost of disposing of these is included in the one-off revenue costs.

A review of the one-off costs has been carried out and there have been some changes as noted below to reflect the decisions taken over the last year and developments in connection with approach to major projects:

- Early Years Establishment Refurbishment / New Build - allowance for decant of Bluebird Family Centre reduced to reflect internal decant in lieu of transport costs previously allowed.
- Moorfoot PS – allowance for temporary modular accommodation for Nursery updated to reflect actual tender returns.
- Lady Alice PS – allowance for temporary modular accommodation for Nursery updated to reflect actual tender returns.
- Review of the available contingency.

5.6   Review of Savings

The available savings were reviewed against the 2015/16 actual expenditure and latest projected expenditure for 2016/17. The 2016 model remains unchanged from this review. It should be noted that there are no further operational savings projected until the decant facility at the former Sacred Heart Primary School is scheduled to be partially demolished in 2020.The Committee are advised that a review of potential savings in the PPP contract has been undertaken and following approval by the Policy & Strategy Committee these opportunities are being progressed by officers and their advisors.

5.7   Loan Charges

As noted in the October 2013 review the Chief Financial Officer was able to reduce the cost of Loan Charges charged to the SEMP by approximately £450,000 per year from 2014/15. The 2015 model also included an updated Loan Charges position reflecting a further saving of £200,000 approved by the Policy & Resources Committee of 22 September 2015. The 2016 model reflects the increase in loans charges required to accelerate the Primary Schools programme plus the investment in Early Years. This

increased the loans charge by £910,000 by 2021.

6.0 IMPLICATIONS

Finance

6.1 <u>Summary</u>

The model remains affordable. The earmarked reserve summary (Appendix 1(c)) shows there is a positive balance carried forward each year with a maximum balance of £5.701 million in 2015/16 and a minimum balance of £1.554 million in 2020/21

6.2 <u>Capital Costs and Grant Funding</u>

There has been some significant change in projected capital costs of the projects in development outlined in 5.4 above. This however has been offset by the following:

- Increased grant income +£1.135m (in connection with the Kilmacolm PS project).
- Re-allocation of £200k of uncommitted 2016/17 lifecycle funding (to address significant elemental improvements in the projects noted in 5.4).
- Reduction in projected outturn of One-Off Costs in connection with projects as outlined in 5.5 above.

It should be noted however that there remains a risk that projects could be delayed either pre-tender or on site and, although a reasonable gap has been maintained between each use of decant facilities, project over runs could impact the timelines for the remaining projects.

6.3 <u>Cashflow</u>

Both the capital and overall models need to be in surplus for the Council to claim the SEMP is financially deliverable. The October 2016 model shows this to be the case in a significantly reduced timescale from that previously reported.

6.4 <u>Financial Risks</u>

The School Estate Management Plan has progressed to a stage where the planned rationalisation of the estate is complete with a relatively small number of major projects yet to be taken forward to address the remaining assets requiring significant investment. The financial risks associated with completion of the project are summarised below;

- Out-turn Construction Costs - Risk (as with all construction projects) that final costs will exceed project budgets, particularly in refurbishment projects.
- Tender Price Inflation - Risk of future tender prices rising faster than industry forecasts / model allowances.
- Project delays/over-runs – The risk that the timelines assumed in the model are impacted with potential knock-on inflation impact for future projects.
- Legislation - The risk of future changes in legislation e.g. building standards becoming increasingly onerus particularly in respect of upgrading existing buildings. Currently sprinkler systems are mandatory for new build projects and are recommended for refurbishment projects with significant extensions. The remaining refurbishment projects within the model do not include allowances for sprinkler installations.
- Capital Grant - It should also be noted that future reduction in the government capital grant remains a significant risk to the programme although this has been partly addressed by the reductions noted in 4.4.

Legal

6.5 There are no legal issues.

Human Resources

6.6 There are no human resources issues.

Equalities

6.7 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

6.8 The School Estate Strategy 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 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.

7.0 CONSULTATION

7.1 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.

7.2 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.

8.0 LIST OF BACKGROUND PAPERS

8.1 Project Cost Plans
Cashflows (Capital & Revenue)
Calculation of Maintenance Costs
Sports Pitch Lifecycle Model
Building Cost Information Service (BCIS) Public Sector Newsletter (September 2016)
School Estate Management Plan Risk Register (Revision 24 September 2016)

School Estate Funding Model - October 2016

	Start Date	Completion Date	Total Base Date	Total	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Sources of Funding																													
Scottish Government Funding - SSF												3,501	1,513	1,039	4,344	1,215													
Scottish Government Funding - CAYP															1,017														
Scottish Government Funding - Free School Meals															60														
Capital Programme									4,808	4,800	4,800	4,800	4,800	4,800	4,800	4,300	4,300	4,300	4,300	4,300	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,500	3,600
Free Reserves - Greenock Academy Demolition														420															
Appointed model (2020)- C/Cth contribution																1,000													
Energy Efficiency Fund - Ardgowan Primary School															27														
Capital Funding (Non SEMP) MUGA														497	503														
Education Revenue - St Stephen's HS Demolition				11,060			2,035		923	803	3,337	5,700	3,325	1,767	500	4,500	11,300												
Prudential Funding - Receipts												15,572	9,224																
Prudential Funding - Projects											142	1,648	656	57															
Prudential Funding - Projects (2020 model)													5,000																
Prudential Funding - Lomond View Academy													(300)																
Prudential Funding - Alternative Model																													
Virement to Inverkip Community Centre								951	6,169																				
Overspend funded from following year								951																					
Underspend transferred to previous year								951																					
Total funding available			8,133				2,035		11,900	5,603	8,279	31,221	24,216	8,580	10,751	11,015	15,600	4,300	4,300	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,500	3,500	3,600
Less: Capital programme not listed below									3,719	477	417	1,194	1,380	444	522	284	648												
Balance available for other projects							2,035		8,181	5,126	7,862	30,027	22,838	8,136	10,249	10,731	14,912	4,300	4,300	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,500	3,500	3,600
Proposed spend																													
Inverclyde Academy 3G Pitch	Apr-16	May-19	5,769	7,013											2	400	4,190	148	475											
Mearn Centre Interim Refurbishment	Oct-09	Feb-10	454	454					454		Incl																		
Kings Glen Decant School Refurbishment	Jan-10	Aug-10	139	139					29	110		133																	
Various Road Improvement Works	Jun-08	Apr-13	40	40				20		20	61																		
PPP Interactive Boards/LCD Screens	Varies	May-11	286	286					7	3	363																		
St Columba's HS (Refurbish Gourock HS)	Varies	Aug-13	502	502					132	7	1,038	7,461	5,619	Incl															
St Andrew's PS (Refurbish Earnhill)	Jan-12	Oct-11	14,667	15,207				10	13	536	2,394	Incl	Incl																
Whinhill PS (Overton/Highlanders)	Aug-10	Aug-12	4,314	4,314					180	1,730	2,950	1,633	8,831	762	17														
Port Glasgow Community Campus	Oct-10	Dec-13	5,089	5,656					204	289	3,324	15,556	656	26															
Lomond View Academy (Refurbish St Laurence's)	Oct-11	Jul-13	29,954	29,954					54	774	142	1,648	Incl.	Incl															
Inverkip PS Refurbishment	Jul-12	Oct-12	2,503	2,503							382	195	Incl.																
Craigmarloch School	Jul-11	Dec-13	595	595						259	725	5,759	3,734	Incl															
Sacred Heart Decant School Upgrade	Sep-12	Jan-14	500	500							14	108	376	Incl															
Early Years Establishments Refurbishments	Apr-16	May-19	5,769	7,013											2	400	4,190	148	475											
Ardgowan PS Refurbishment	Apr-14	Aug-15	6,203	6,365								97	464	4,617	675	Incl	400													
St Patrick's PS Refurbishment	Apr-15	Nov-16	7,012	7,012										123	2,683	3,538	648													
St Francis PS External Works	Jun-15	Aug-15	240	240										11	215	Incl														
Kilmacolm PS Refurbishment	Feb-17	Apr-18	4,647	5,147											100	100	4,547	500												
St John's PS Refurbishment	Dec-14	Sep-15	2,786	2,946									38	831	1,665	Incl	150													
St Mary's PS Refurbishment	Jul-18	Jul-19	3,722	5,201													3,877	1,164												
Lady Alice PS Refurbishment	Feb-17	Apr-18	2,450	3,808												3,106	500													
Kilmacolm PS Refurbishment	Oct-15	Oct-16	4,435	4,435										56	1,529	209	305													
St Ninian's PS Refurbishment	Apr-17	May-18	9,280	9,280											176	6,684	2,320	100												
Gourock PS Extension	Apr-18	Apr-19	1,149	1,704												126	1,297	281												
Demolition of Ravenscraig PS	Feb-10	Mar-10	37	37					11	26	Incl.	97		570	123	Incl														
Demolition of Greenock Academy	Jan-15	Aug-15	746	746							71																			
Demolition of St Gabriel's PS	Feb-12	Mar-12	61	61							28	33																		
Demolition of Kings Glen	Oct-12	Dec-12	82	82								82																		
Demolition of St Stephen's HS	May-18	Aug-18	500	500									Incl	497																
Demolition of Lilybank	Jul-14	Oct-14	96	96									3	93																
Demolition of Sacred Heart PS	Dec-19	Mar-20	180	266									3						266											
General allowance for unforeseen works			1,116	1,116				921					393	Incl	Incl	50	45	100												
Prudential Funding - Capital Project Contributions			1,140	Incl.																									
Lifecycle Fund - Sports Pitches			1,898	1,227																									
Lifecycle Fund			22,467	33,272										378	328	258	1,293			36										
Total proposed spend			145,608	161,223				951	1,084	3,754	11,472	32,703	20,116	8,164	7,831	7,277	20,841	11,867	1,773	1,935	2,065	1,900	1,979	2,102	2,551	2,787	3,026	3,366	3,099	3,290	3,729	3,802
Surplus (Deficit) for year to carry forward									7,097	1,372	(3,610)	(2,676)	(28)	(28)	2,418	3,454	(5,929)	(7,567)	47	1,065	935	1,021	449	449	239	(26)	(99)	210	(229)	(202)
Surplus (Deficit) brought forward									-	7,097	8,469	4,859	2,163	4,905	4,877	10,749	10,749	4,820	(2,747)	(2,700)	(1,635)	(700)	321	770	744	378	279	489	260
Cumulative carry forward									7,097	8,469	4,859	2,163	4,905	4,877	7,295	10,749	4,820	(2,747)	(2,700)	(1,635)	(700)	321	770	744	378	279	489	260	58

School Estate Funding Model - October 2016 - One Off Revenue Costs

Sources of Funding/Proposed Spend	Start Date / Timeline	Completion Date	Total	Total Inc Inflation	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	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
Clune Park Closure	Apr-08	-	17	17	17																					
St Columba's (Refurb Gourock HS) + Transport	Nov-11	Aug-16	601	832	39	190	87	87	87	233	146		220	75												
PPP New Alleymill Primary School	Feb-10	Feb-10	46	49		49																				
PPP New All Saint's Primary School	Feb-10	Feb-10	46	49		49																				
Notre Dame to Wellington	Jun-09	Jun-09	105	111		111																				
St Andrew's Primary School (Refurb Earnhill)	Aug-10	Oct-11	70	79		17		62																		
PPP New Notre Dame High School	May-11	May-11	75	84				84																		
PPP New Clydeview Academy	May-11	May-11	120	135				135																		
Overton/Highlanders Refurbishment	Apr-11	Aug-12	359	370			159	164	47																	
Port Glasgow Community Campus	Oct-11	Dec-13	872	972			125	567	30	250																
Lomond View Academy (Refurb St Laurences)	Jul-12	Jul-13	35	42					42																	
Inverkip Primary School Refurbishment/Extn	Jun-11	Aug-12	20	23				11	11																	
ASN School - New Build	Oct-11	Dec-13	85	101						101																
Early Years Establishments Refurbishments	Apr-16	Mar-19	65	67									40	27												
Ardgowan Primary School Refurbishment	Apr-14	Aug-15	376	517						203	226	88														
St Patrick's Primary School Refurbishment	Aug-15	Nov-16	403	447								253	194													
Moorfoot Primary School Refurbishment	Feb-17	Apr-18	466	517									238	278												
St John's Primary School Refurbishment	Dec-14	Sep-15	608	661							373	288														
St Mary's Primary School Refurbishment	Jul-18	Jul-19	295	361											249	112										
Lady Alice Primary School Refurbishment	Feb-17	Apr-18	741	794									199	372	229											
Kilmacolm Primary School Refurbishment	Oct-15	Oct-16	447	792								350	442													
St Ninian's Primary School Refurbishment	Apr-18	May-19	45	68											68											
Gourock Primary School - Refurbishment	Apr-18	Apr-19	20	28											14	14										
Sacred Heart Monhaull/Security	Varies	-	182	184				51	67	16	14	10	6		9	9										
Highlanders Decant Upgrade			-	-						150																
St Stephen's HS Decant Upgrade	Apr-14	Mar-15	-	75							75															
Additional Revenue maintenance costs	Annual	-	500	5,143		313	360	49	224	116	230	263	196	204	213	221	230	239	249	258	268	279	289	300	314	326
Additional Partial Refurbishment Works	Apr-12	Mar-14	500	500					250	250																
ICT Technician Support for SEMP	Apr-13	Mar-14	27	27						27																
QIO School Estate Extended Period Support	Apr-16	Mar-18	150	150									75	75												
Contingency	Annual	-	150	150								100	0	50												
Energy Performance Certificates	10 Year Cycle	-	200	100																						
Condition Survey	5 Year Cycle	-	300	440		100				80	40				100	100				120						
Total proposed spend			**7,425**	**13,883**	**56**	**828**	**731**	**1,210**	**758**	**1,427**	**1,104**	**1,352**	**1,612**	**1,082**	**882**	**456**	**230**	**239**	**249**	**378**	**268**	**279**	**289**	**300**	**314**	**326**

2020 Scenario 1 - Jan 16 RPI Update & 15/16 Actuals

School Estate - Earmarked Reserves

	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/30 £000
Earmarked Reserve b/fwd	2,942	5,701	3,890	3,396	2,484	1,911	1,556	1,833	2,091	2,210	2,429	2,626	2,801	2,953	3,078
Available Savings added (a)	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)	3,305	3,130	3,145	3,145	3,145	3,145	3,795	3,795	3,795	3,795	3,795	3,795	3,795	3,795	3,795
Prudential Schools Loan Charges (c)	-3,851	-4,166	-4,394	-5,011	-5,098	-5,106	-5,115	-5,124	-5,134	-5,144	-5,155	-5,167	-5,179	-5,192	-5,206
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
Unitary Charge Inflation Element (e)	-481	-723	-996	-1,279	-1,573	-1,880	-2,198	-2,529	-2,874	-3,232	-3,605	-3,992	-4,395	-4,814	-5,250
Unitary Charge Funding from Inflation Contingency	522	723	996	1,279	1,573	1,880	2,198	2,529	2,874	3,232	3,605	3,992	4,395	4,814	5,250
One Off Costs (f)	-696	-1,415	-877	-669	-235	0	0	0	-120	0	0	0	0	0	0
Extra Revenue Repairs (g)	-276	-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
Written Back to / from General Reserves (h)	2,400	-1,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Earmarked Reserve c/fwd	5,701	3,890	3,396	2,484	1,911	1,556	1,833	2,091	2,210	2,429	2,626	2,801	2,953	3,078	3,177

(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 applied 2016/17 and a further saving of £200k taken from 2017/18 onwards. £45k per year funding for St Stephen's added 2015/16 & 2016/17. Additional £260k added from 2017/18 to 2020/21 increasing to £910k per year thereafter.

(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 taken from 2017/18 onwards. £260k additional costs added 2017/18 and £910k added per year there after.

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

(e) Base at Jan 2016 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 to 2017/18, £45k per year rent in 2015/16 to 2017/18 for St Stephen's land, £497k provision for St Stephen's demolition made in 2014/15. After 2023/24 all one-off costs cease.
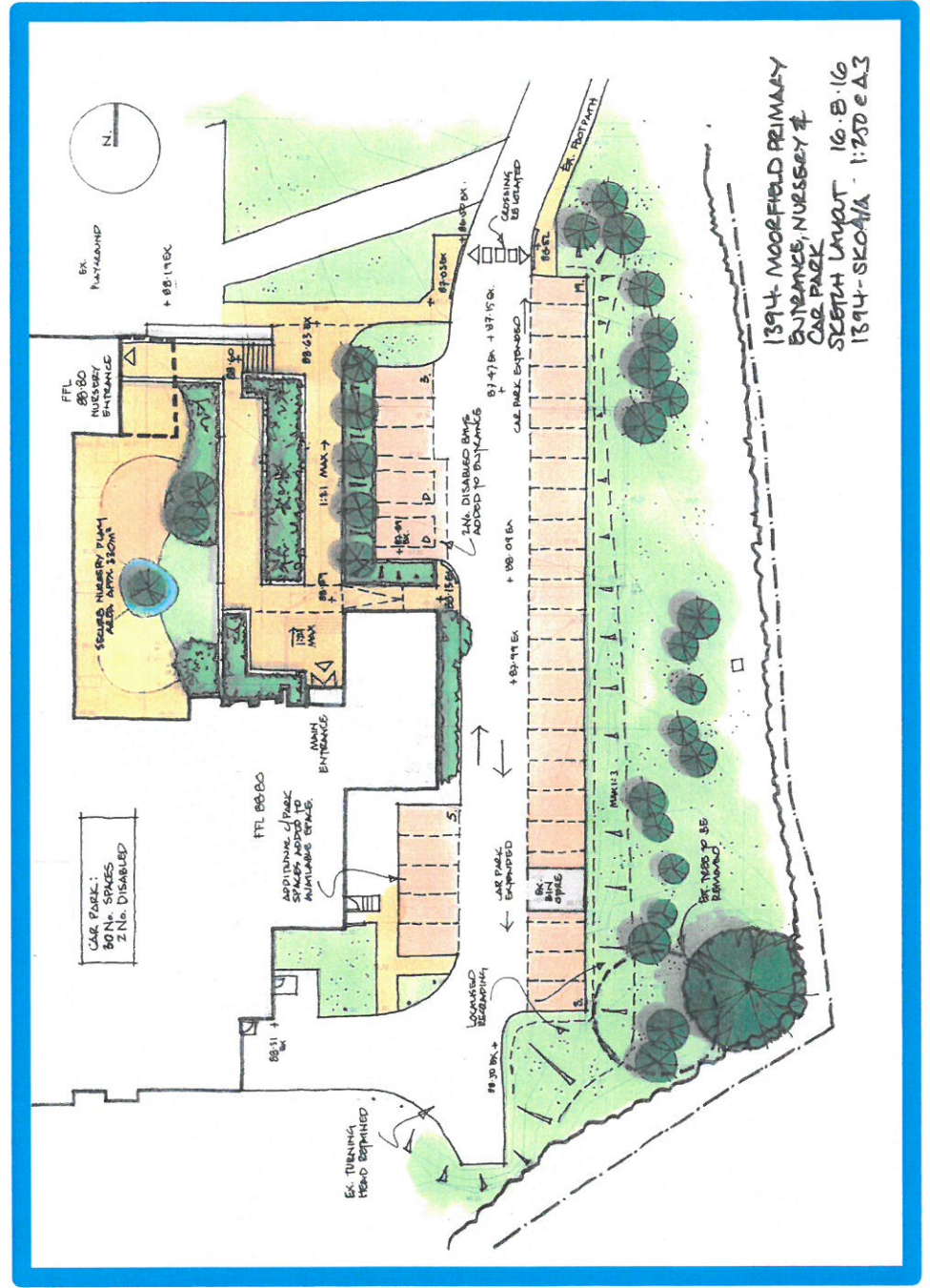
(g) Saving of £75k per year taken from 2016/17.

(h) £1.0m written back to General Reserves in 2016/17. £2.4m added 2017/18 per Inverclyde Council Budget approved 10/03/16.
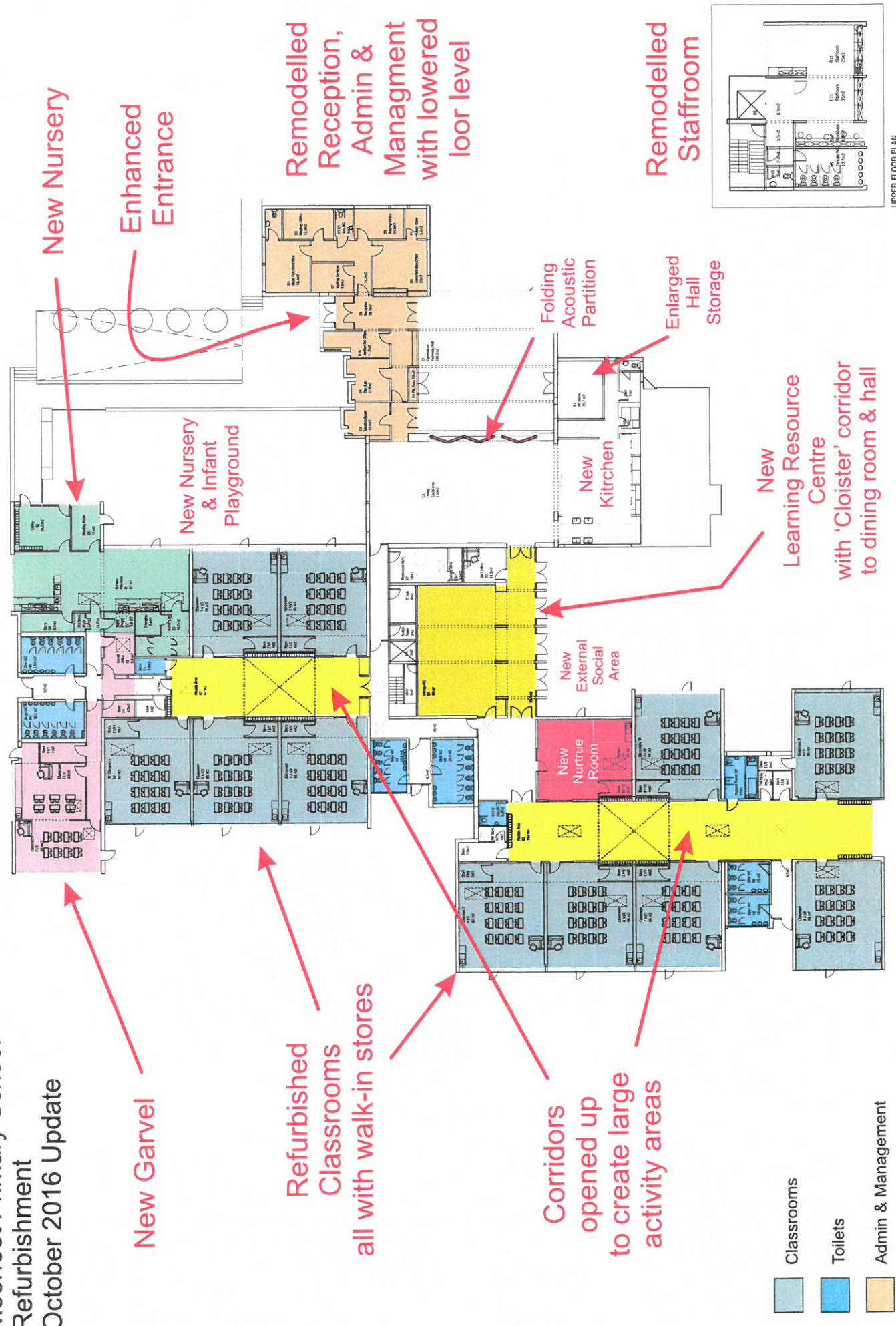
Moorfoot Primary School
Refurbishment - October 2016 Update
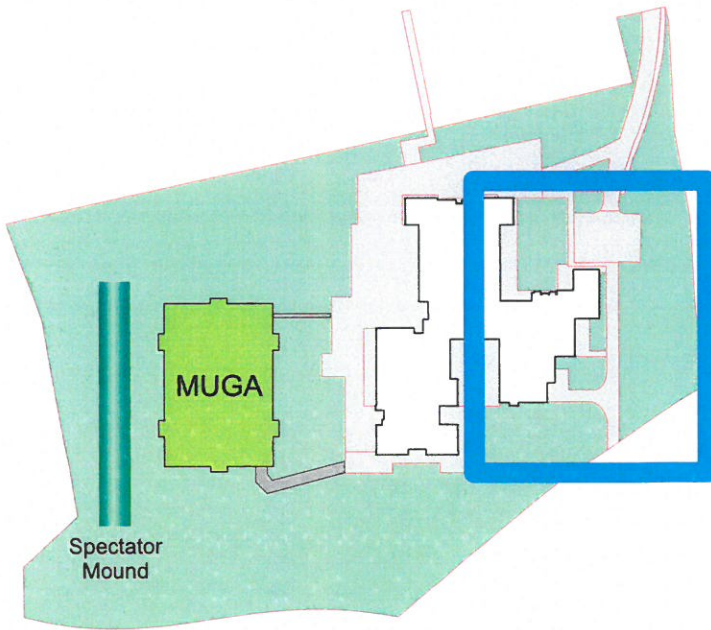
New entrance
approach landscape
and car parking

MUGA

Spectator
Mound

Moorfoot Primary School
Refurbishment
October 2016 Update

New Nursery

Enhanced
Entrance

Remodelled
Reception, Admin &
Managment
with lowered
loor level

Remodelled
Staffroom

New Nursery
& Infant
Playground

Folding
Acoustic
Partition

Enlarged
Hall
Storage

New
Kitrchen

New
Learning Resource
Centre
with 'Cloister' corridor
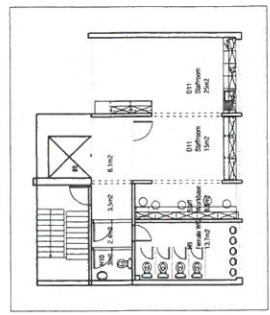to dining room & hall

New
External
Social
Area

New
Nurtrue
Room

New Garvel

Refurbished
Classrooms
all with walk-in stores

Corridors
opened up
to create large
activity areas

UPPER FLOOR PLAN

Classrooms

Toilets

Admin & Management
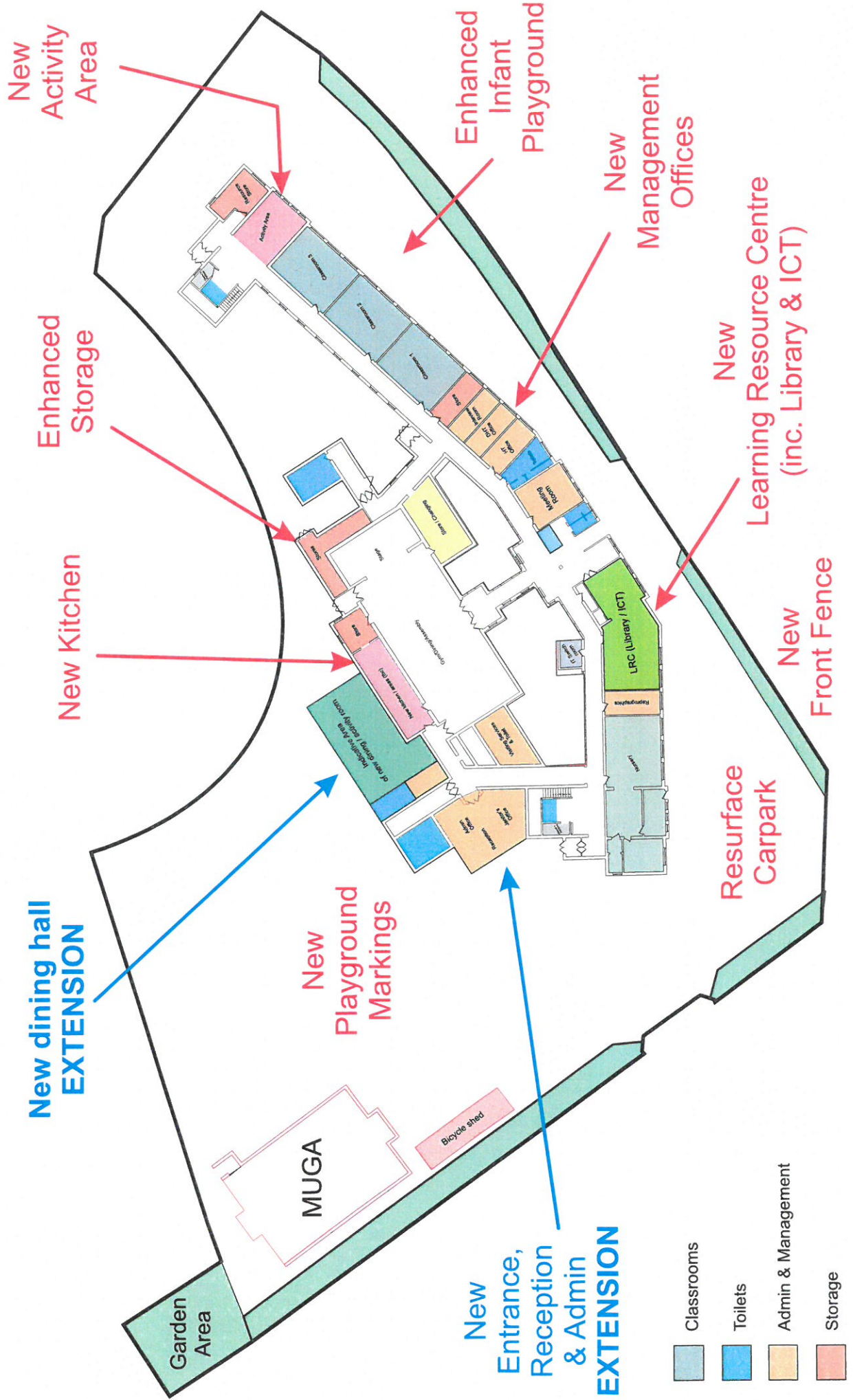
Moorfoot Primary School
Refurbishment - October 2016 Update

Lady Alice Primary School
Refurbishment - October 2016 Update

Grounds and Ground Floor
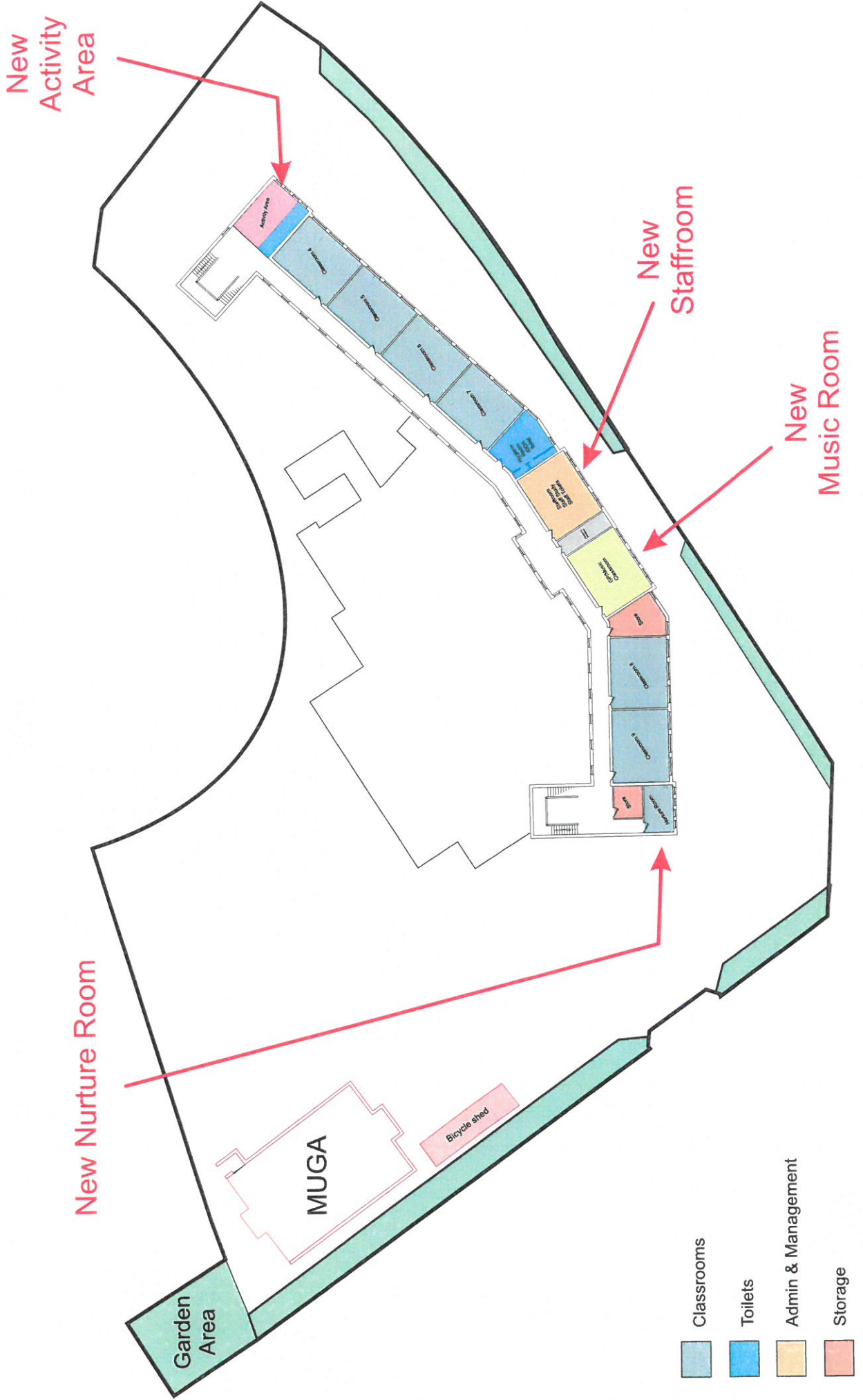
New Activity Area

Enhanced Infant Playground

New Management Offices

New Learning Resource Centre (inc. Library & ICT)

Enhanced Storage

New Kitchen

New Front Fence

New dining hall EXTENSION

Resurface Carpark

New Playground Markings

New Entrance, Reception & Admin EXTENSION

Garden Area

MUGA

Bicycle shed

LRC (Library / ICT)

Classrooms

Toilets

Admin & Management

Storage

Lady Alice Primary School
Refurbishment - October 2016 Update

First Floor

New Activity Area

New Staffroom

New Music Room

New Nurture Room

Garden Area

MUGA

Bicycle shed

Classrooms

Toilets

Admin & Management

Storage

Lady Alice Primary School
Refurbishment - October 2016 Update