
Report To:	Education & Communities Committee	Date:	7 March 2017
Report By:	Corporate Director Education, Communities & Organisational Development and Chief Financial Officer	Report	EDUCOM/18/17/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Education Capital Programme 2016 – 2018 Progress		

1.0 PURPOSE

1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Education Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

2.1 This report advises the Committee in respect of the progress and financial status of the projects within the overall Education Capital Programme.

2.2 The Capital Programme reflects the review of the School Estate Funding Model as reported to the November 2016 Committee. The programme covers the period 2016/18.

2.3 Overall the Committee is projecting to contain the costs of the 2016/18 Capital Programme within available budgets.

2.4 Expenditure at 31st January is 91.12% of 2016/17 approved budget; there is net advancement from future years of £311k (4.12%) being reported. This is an increase in advancement of £40k (0.53%) since the last Committee due to minor fluctuation across budget lines.

3.0 RECOMMENDATIONS

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

3.2 That the Committee approves delegated authority to the Head of Legal and Property Services to agree, execute and deliver the Design and Build Development Agreements for:

- the Moorfoot Primary School Refurbishment project as detailed in 7.1 below provided the cost is within the budget allocation for the project.
- the St Ninian's Primary School project as detailed in 7.3 below provided the cost is within the budget allocation for the project.
- the New Build West End of Greenock Early Years project as detailed in 7.5 below provided the cost is within the budget allocation for the project.

- 3.3 That the Committee approves the issue of tenders for the Glenbrae Children's Centre Relocation (Aberfoyle Road Refurbishment) project, and grants delegated authority to the Head of Legal & Property Services to accept the most economically advantageous tender provided the cost is within the budget allocation for the project (para 7.4).

Wilma Bain
Corporate Director Education,
Communities & Organisational
Development

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Education Capital Programme reflecting the allocation of resources approved by the Committee at the meeting of 1st November 2016.
- 4.2 The School Estate Strategy approved by the Committee will deliver a comprehensive programme of new and refurbished schools which will address the modernisation of the Council's entire school stock. The acceleration of the School Estate Management Plan approved at the Council budget setting meeting of 10th March 2016 will see completion of the remaining projects by 2020. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2018.

5.0 PROJECTS COMPLETE ON SITE / WITHIN DEFECTS LIABILITY PERIOD

5.1 Kilmacolm Primary School Refurbishment:

The school transferred back to the refurbished building at the end of October 2016 with the first day of operation on the 28th. The Client Services Team continues to work with the school and stakeholders in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working as required during the defects liability period.

5.2 St Patrick's Primary School New Build:

The school transferred to the new facility at the end of November 2016 with the first day of operation on the 24th. The Client Services Team continues to work with the school and stakeholders in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working as required during the defects liability period. An official opening ceremony is planned for Tuesday 21st February 2017.

6.0 PROJECTS ON SITE / UNDER CONSTRUCTION

6.1 Bluebird Family Centre Refurbishment:

The project commenced on site on Monday 30th January to complete July 2017. The Centre was decanted to accommodation within the existing St Joseph's PS in October 2016 to allow clearance and enabling works to be undertaken within the Bluebird building ahead of the main construction contract. The contractor has completed the compound set-up and has commenced the initial downtakings / stripping out works.

7.0 PROJECTS AT BRIEFING/DESIGN/PRE-CONSTRUCTION STAGE

7.1 Moorfoot Primary School Refurbishment:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The procurement is being progressed through hub West Scotland with the project now in the market testing phase and progressing towards completion of hub stage 2 and financial close. The Building Warrant has been submitted and formal planning approval has been granted. The decant strategy for the project involves use of the former Sacred Heart PS decant facility and temporary relocation of the existing Nursery Class in modular accommodation within the existing school grounds during the construction period. The temporary modular accommodation works are nearing completion with first day of occupation planned for Tuesday 14th February. Transfer of resources to the Sacred Heart Decant facility is on-going with decant transport arranged to allow first day of operation in the decant facility on Tuesday 14th February. The Client Services Team are managing the clearance of the existing building to allow enabling works to be progressed ahead of the main construction contract commencing which is anticipated

in April 2017 to complete by Easter 2018. The Client Services Team is maintaining regular contact with the school and Parent Council as the project is progressed.

As outlined above, the Moorfoot PS project is currently progressing towards completion of hub stage 2 and financial close subject to the conclusion of the market testing stage. Approval to sign up as participants in hub West Scotland was obtained at the Policy and Resources Committee of March 2013. Subsequent to that approval, the Council signed the Territory Partnering Agreement (TPA) and the Participants Agreement. Following approval to progress the Moorfoot project through the hub delivery model, the project has been progressing through the stages and regular updates have been provided to Committee. The current programme for the project now requires Committee approval to move to financial close on the project and enter into a Design and Build Development Agreement with hub West Scotland Ltd. (and related documents) for the design and construction of the refurbishment of Moorfoot Primary School. The Committee is requested to:

- Approve the execution, delivery and performance of the Design and Build Development Agreement with hub West Scotland Ltd. (and any documents incidental and/or relative thereto) in respect of the Moorfoot Primary School Project; and
- Grant delegated authority to the Head of Legal and Property Services to agree, execute and deliver the Design and Build Development Agreement (and any documents incidental and/or relative thereto) in respect of this project.

7.2 Lady Alice Primary School Refurbishment:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The Council's Technical Services Team are currently progressing the project to tender stage. The Building Warrant has been submitted and formal planning approval has been granted. The decant strategy for the project involves use of the former St Stephen's HS decant facility and temporary relocation of the existing Nursery Class in modular accommodation within the existing school grounds during the construction period. The temporary modular accommodation works are nearing completion with first day of occupation planned for Tuesday 14th February. Transfer of resources to the St Stephen's Decant facility is on-going with decant transport arranged to allow first day of operation in the decant facility on Tuesday 14th February. The Client Services Team are managing the clearance of the existing building to allow enabling works to be progressed ahead of the main construction contract commencing which is anticipated in May 2017 to complete by Easter 2018. The Client Services Team is maintaining regular contact with the school and Parent Council as the project is progressed.

7.3 St Ninian's Primary School New Build:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Partnership. The procurement is being progressed through hub West Scotland with the project now in the market testing phase and progressing towards completion of hub stage 2 and financial close. The Building Warrant and formal Planning submissions have been made with the further statutory consultee queries addressed and awaiting a final response from SEPA to allow the Planning application to be determined. The strategy for the project involves construction of a new facility on the disused blaes pitch area opposite the recently constructed multi-use games area with the school remaining in its existing accommodation during the construction phase. Transfer to the new facility on completion will be followed by demolition of the existing building. The target programme for the new facility anticipates construction start in 2nd Quarter 2017 to complete by 2nd Quarter 2018. The Client Services Team is maintaining regular contact with the school and Parent Partnership as the project is progressed.

As outlined above, the St Ninian's PS project is currently progressing towards completion of hub stage 2 and financial close subject to the conclusion of the market testing stage. Approval to sign up as participants in hub West Scotland was obtained at the Policy and Resources Committee of March 2013. Subsequent to that approval the Council signed the Territory Partnering Agreement (TPA) and the Participants Agreement. Following approval to progress the St Ninian's project through the hub delivery model, the project has been progressing through the stages and regular updates have been provided to Committee. The current programme for the project now requires Committee approval to move to financial close on the project and enter into a Design and Build Development Agreement with hub West Scotland Ltd. (and related documents) for the design and construction of the new St Ninian's Primary School. The Committee is requested to:

- Approve the execution, delivery and performance of the Design and Build Development Agreement with hub West Scotland Ltd. (and any documents incidental and/or relative thereto) in respect of the St Ninian's Primary School Project; and
- Grant delegated authority to the Head of Legal and Property Services to agree, execute and deliver the Design and Build Development Agreement (and any documents incidental and/or relative thereto) in respect of this project.

7.4 Glenbrae Children's Centre Relocation (Aberfoyle Road Refurbishment):

The brief for the above project has been developed in consultation with the centre and Early Years Service. The Council's Technical Services Team are progressing through the detail design stage towards tender issue stage. The Building Warrant and formal Planning submissions have been made. The commencement of the project is linked to completion of the former District Court Offices project and the relocation of Technical/Property Services from the Aberfoyle Road building. The target programme for the project anticipates construction start in summer 2017 and completion in early 2018. The Centre will remain in its current location during the construction phase.

As outline above, the project is currently being progressed to tender stage with the estimated cost of works £1.137m as noted within appendix 1. Permission to issue tenders and approval for delegated authority to accept the most economically advantageous tender is requested.

7.5 New Build West End of Greenock Early Years Facility:

The proposals involve the provision of a new facility to replace the existing Kelly Street Children's Centre and Nursery within St Mary's PS. The procurement is being progressed through hub West Scotland with the project now approaching the market testing phase and progressing towards completion of hub stage 2 and financial close. The formal Planning submission has been made with the Building Warrant submission imminent. Further consultation with Scottish Water has resulted in agreement on a combined connection for the site with an increased attenuation level and the design is being progressed on this basis. The current target programme anticipated construction start in summer 2017 to complete by 2nd Quarter 2018 to align with the decant strategy for the future St Mary's PS Refurbishment and Extension project. The Client Services and Early Years Teams are maintaining regular contact with the Centre staff / stakeholders as the project is progressed.

As outlined above the West End of Greenock Early Years project is currently progressing towards completion of hub stage 2 and financial close subject to the conclusion of the market testing stage. Approval to sign up as participants in hub West Scotland was obtained at the Policy and Resources Committee of March 2013. Subsequent to that approval the Council signed the Territory Partnering Agreement (TPA) and the Participants Agreement. Following approval to progress the Early Years project through the hub delivery model the project has been progressing through the

stages and regular updates have been provided to Committee. The current programme for the project now requires Committee approval to move to financial close on the project and enter into a Design and Build Development Agreement with hub West Scotland Ltd. (and related documents) for the design and construction of the new West End of Greenock Early Years facility. The Committee is requested to:

- Approve the execution, delivery and performance of the Design and Build Development Agreement with hub West Scotland Ltd. (and any documents incidental and/or relative thereto) in respect of the West End of Greenock Early Years Project; and
- Grant delegated authority to the Head of Legal and Property Services to agree, execute and deliver the Design and Build Development Agreement (and any documents incidental and/or relative thereto) in respect of this project.

8.0 IMPLICATIONS

Finance

8.1 The expenditure at 31st January 2017 is £6.873m from a budget of £7.543m. This is expenditure of 91.12% of the approved budget after 83.33% of the year. No slippage is currently being reported with net accelerated spend of £311k.

8.2 The current budget position reflects the following:

- SEMP model approved by Committee in November 2016.
- Grant funding received in respect of implementation of the Children & Young People Bill and Free School Meals.
- Grant funding received in respect of project specific awards in connection with the Scotland's Schools for the Future programme.

The current budget is £49.707m, made up of £48.513m SEMP Supported Borrowing / Government Grant Funding and £1.194m Non-SEMP Supported Borrowing. The Current Projection is £49.707m.

8.3	Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
	Total School Estate	48,513	48,513	-
	Total Non School Estate	1,194	1,194	-
	Total	49,707	49,707	-

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

Legal

8.5 There are no legal issues.

Human Resources

8.6 There are no human resources issues.

Equalities

8.7 Has an Equality Impact Assessment been carried out?

X

YES (see attached appendix)

NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

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

9.0 CONSULTATION

9.1 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.

9.2 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.

10.0 LIST OF BACKGROUND PAPERS

10.1 Education Capital Programme Technical Progress Reports February 2017. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

EDUCATION CAPITAL REPORT APPENDIX 1



COMMITTEE: EDUCATION & COMMUNITIES

Project Name	1	2	3	4	5	6	7	8	9	10	11
	<u>Est Total Cost</u>	<u>Actual to 31/3/16</u>	<u>Approved Budget 2016/17</u>	<u>Revised Est 2016/17</u>	<u>Actual to 31/01/17</u>	<u>Est 2017/18</u>	<u>Est 2018/19</u>	<u>Future Years</u>	<u>Start Date</u>	<u>Original Completion Date</u>	<u>Current Completion Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>			
SEMP Projects											
Demolish St Stephens HS	500	500	0	0	-12	0	0	0	May-18	-	Aug-18
St Patrick's PS - New Build	7,012	3,076	3,536	3,536	3,362	400	0	0	Aug-15	-	Nov-16
Kilmacolm PS - Refurbishment	4,435	1,576	2,394	2,559	2,053	300	0	0	Oct-15	-	Oct-16
Early Years Establishments - Care Commission Works	90	2	88	88	88	0	0	0	Apr-16	-	Mar-17
Bluebird Family Centre - Refurbishment	1,300	0	369	190	81	1,000	110	0	Jan-17	-	Jul-17
Greenock West Early Years Facility - New Build	3,105	0	150	89	69	1,476	1,400	140	-	-	-
Glenbrae Children's Centre - Aberfoyle Rd Refurbishment	1,137	0	100	57	0	700	380	0	-	-	-
Hillend Children's Centre - Refurbishment	1,031	0	0	0	0	96	700	235	-	-	-
Larkfield Children's Centre - Upgrade	350	0	0	0	0	0	0	350	-	-	-
Free School Meals Capital Grant	60	33	0	0	0	0	27	0	Apr-16	-	Mar-18
Lifecycle Fund	3,490	714	256	293	293	1,056	1,427	0	Apr-14	-	Mar-19
Balance of Contingency	195	0	50	0	0	95	100	0	-	-	-
Moorfoot PS Refurbishment	5,147	0	100	112	112	2,302	2,610	123	-	-	-
Lady Alice PS - Refurbishment	3,806	0	200	200	126	1,929	1,677	0	-	-	-
St Ninian's PS - New Build	9,280	0	176	208	208	4,703	4,261	108	-	-	-
Gourock PS - Extension	1,704	0	0	0	0	126	1,297	281	-	-	-
St Mary's PS - Refurbishment & Extension	5,291	0	0	0	0	150	3,224	1,917	-	-	-
Complete on site	945	0	0	343	343	0	602	0	-	-	-
TOTAL SEMP	48,878	5,901	7,419	7,675	6,723	14,333	17,815	3,154			
Non-SEMP Projects											
MUGA/Blaes Pitch Upgrades Complete on site	27	0	27	27	0	0	0	0	-	-	-
Primary School MUGA's - Various	802	605	97	152	150	45	0	0	Apr-14	-	Jun-16
TOTAL non-SEMP	829	605	124	179	150	45	0	0			
TOTAL ALL PROJECTS	49,707	6,506	7,543	7,854	6,873	14,378	17,815	3,154			