

**THE HIGHLAND COUNCIL**  
**ADULT & CHILDREN'S SERVICES COMMITTEE**

22<sup>nd</sup> May 2013

Agenda Item	<b>6i.</b>
Report No	<b>ACS/43/13</b>

**Report on the Status of the Education, Culture and Sport Capital Programme  
and Various Estate Management Issues**

**Report by Director of Education, Culture and Sport Service**

**Summary**

This report advises the near final outturn expenditure position for the 2012/13 Education Culture and Sport (ECS) Capital programme along with information on the 2013/14 programme.

The report also seeks approval for a range of new projects and informs of progress on several prioritised feasibility studies as well as the Sustainable School Estate Review (SSER). Finally, there are proposals to address various communication issues and several specific matters for which actions are recommended for approval.

This report contributes towards delivering the following outcomes in **Working Together for the Highlands**:

- The Council will work with the Scottish Government to continue to develop an ambitious 10-year capital programme to provide modern schools in the Highlands. We are determined to ensure the completion of the current school buildings programme.
- The Council will continue to seek funding for two new Gaelic Medium Primary Schools.
- The Council will ensure that all new school buildings will act as a community-hub. We will investigate new and innovative ways to deliver more community access to existing buildings as part of the review of the schools estate.

**1. INTRODUCTION**

- 1.1 Section 2 of the report contains details of the near final outturn position with regard to expenditure for the 2012/13 ECS capital programme and explains the reasons for some of the major variances. **Appendix 1** provides a summary of the expenditure for each of the projects and budget headings.
- 1.2 Section 3 identifies the overall budget for 2013/14 and outlines progress with determining priorities for funding from the generic budget headings over the next three years.
- 1.3 Section 4 outlines some proposed new projects and adjustments to previously approved budgets.

- 1.4 Section 5 summarises progress on prioritised feasibility studies, in particular the studies relating to St Clement's and St Duthus Schools (others are listed in Appendix 2).
- 1.5 Section 6 provides an update on the various phases of the Sustainable School Estate Review (SSER).
- 1.6 Section 7 describes further proposals for improving communication and providing information for Members at Ward level.
- 1.7 Section 8 seeks specific approval to replace a coach within the Sutherland School Transport fleet.

## **2.0 2012-13 CAPITAL EXPENDITURE**

2.1 The near final financial year-end outturn position is an under-spend of £4,872,000. The corresponding figure at the end of January as reported to this Committee in March was £5,503,000. The difference between the two figures is primarily due to the following factors:

- Advance works carried out on the Inverness Leisure refurbishment project;
- The installation of temporary classroom accommodation prior to the start of Phase 3 of the refurbishment of Lochaber High School;
- Expenditure on various additional projects funded from generic budget headings (Life Cycle Investment, Roll Pressures and Sustainable School Estate Review).

2.2 **Appendix 1** provides details of the expenditure for each of the projects and generic budget headings within the 2012/13 programme. The reasons for the main variances from the original target figures are as follows:

- Am Fasgadh – a delay of three months was experienced due to planning issues.
- Thurso Swimming Pool – the programme was delayed due to the scope of the project being significantly increased.
- Inverness Royal Academy and Wick High School – the method of procurement for each of these projects has resulted in different expenditure profiles over the life of the projects.
- Fort William Primary Schools – the purchase of the land at Lundavra Road was not concluded in time for the end of the financial year; missives have since been concluded.
- Inverness Primary Schools Extension Phase 2 – the projects at Raigmore and Smithton Primary Schools were delayed due to a review of various issues after taking account of problems experienced on the similar projects at Holm and Lochardil Primary Schools.

## **3.0 CAPITAL PROGRAMME FROM 2013-14 TO 2015-16**

3.1 The gross expenditure budget for 2013/14 will be approximately £30,800,000 which includes the under-spend carried forward from 2012/13. The individual targets for the various projects and budget headings are currently being reviewed and any proposed adjustments will be reported to the next meeting of this Committee on 21<sup>st</sup>

August 2013. Any consequences arising from the review of the Capital programme beyond 2015/16 will also be incorporated.

- 3.2 Work is progressing on identifying projects to be funded from the generic budget headings for the next three financial years. The recently completed building condition surveys have highlighted the need for significant investment in a number of schools and the Estate Strategy Manager is in the process of visiting these schools in order to gain a better understanding of the issues.
- 3.3 The initial visit to schools in the Thurso area in February confirmed the need for investment in the building fabric of certain schools, in particular the roofs and windows at Mount Pleasant and Pennyland Primary Schools. It is recommended that design work commences on both of these in advance of bringing firm proposals to the August Committee. The extent and timing of any works will be dependent on other priorities that are identified over the coming months but there is clearly a requirement to consider investment in these properties as a priority.
- 3.4 There was also a meeting at Thurso High School with representatives of the school and Caithness Amateur Athletics Club to discuss a proposal to upgrade the existing running track. This proposal would need to be looked at in the wider context of any potential future requirement to develop either the school or community sports facilities and it is recommended that a feasibility study is undertaken with the outcome reported to a future Committee meeting.
- 3.5 It should be noted that the contract for Phase 3 of the refurbishment of Lochaber High School was awarded earlier this month with work due to be completed by May 2015. This is in line with the previously reported programme and the total cost is within the approved budget of £11,000,000.

#### **4.0 PROPOSED NEW PROJECTS/BUDGET ADJUSTMENTS**

##### **4.1 Acharacle Primary School – multi-use games area**

- 4.1.1 Approval was given at the last meeting of this Committee for a multi-use games area at the school to address the lack of a playing field with a budget of £350,000 from the Life Cycle Investment budget heading. It was also agreed that there would be dialogue with the Head Teacher, Members and other relevant parties to consider the requirements for community use. The costs of a range of physical areas are currently being progressed and will be discussed with local stakeholders in advance of a final recommendation being brought back to this Committee for consideration.

##### **4.2 Aviemore Primary School – play equipment**

- 4.2.1 An existing play area was to be relocated as part of this project. However, the existing play equipment was found to be in poor condition and not suitable for re-use. The cost of installing new equipment is approximately £50,000 and it is proposed that this is funded from the Life Cycle Investment budget heading.

##### **4.3 Culloden Academy – swimming pool changing facilities**

- 4.3.1 The changing rooms serving the swimming pool require to be upgraded to meet the requirements for public access under the Disability Discrimination Act and also for

use by pupils with Additional Support Needs. The cost of the work is estimated at £300,000 and it is proposed that this work is funded from the Life Cycle Investment budget heading.

#### **4.4 Inverness Primary School Extensions Phase 2**

4.4.1 The review of the recently completed projects at Holm and Lochardil Primary Schools has resulted in a revised approach to procuring modular units. The works will be carried out in future by a general building contractor who would be responsible for co-ordinating the overall project. This will result in an increase in the construction costs of similar current and future projects.

4.4.2 A total of £1,800,000 was approved for both projects with £1,200,000 allocated to Raigmore and £600,000 to Smithton. It is proposed that the budget for Smithton is increased to £750,000 to take account of the additional costs due to the revised method of procurement and also a minor increase in the scope of the project, with the additional funding being allocated from the Life Cycle Investment budget heading.

4.4.3 The extent of the work required at Raigmore to replace the existing huts is greater than was originally envisaged. The combined effect of this and the additional costs as outlined above would be to increase the cost of the project from £1,200,000 to £1,700,000. There would also be an opportunity to carry out internal alterations to the main building which would result in a significant improvement to the overall condition of the school, the cost of which is estimated at £350,000. It is therefore recommended that an additional £850,000 is allocated from the Life Cycle Investment budget heading.

#### **4.5 Kingussie High School – improved bus drop off area**

4.5.1 Work is progressing well on the new extension and there is an opportunity to improve the current situation with regard to the bus turning area at the front of the school by reconfiguring the area. The cost of this work would be approximately £100,000 and it is recommended that the additional funding is allocated from the Life Cycle Investment budget heading.

#### **4.6 Knockbreck Primary School – additional capacity**

4.6.1 There is a requirement to install an additional modular classroom unit to deal with an increase in the school roll from August 2013. The scope and cost of this project is currently being determined. However, it is proposed that design work should commence and that an update on the cost of the work will be reported to the next meeting of this Committee. It is proposed that the work is funded from the Roll Pressures generic budget heading.

#### **4.7 Lochardil Primary School – multi-use games area**

4.7.1 There have been on-going problems with the grass playing field which are typical of many of the issues identified in the report to the previous Committee (examples include – a lack of maintenance, poor drainage, intensive use and heavy rainfall). Following a review of the options available, the best solution is considered be the

installation of a single multi-use games area court to part of the existing field in conjunction with drainage works to the remainder of the field.

- 4.7.2 It is proposed that this should be taken forward as a pilot project to establish the best solution from the various systems that are available and to examine the various procurement options in order to ensure that the maximum benefits can be achieved for this and any similar project in the future. It is therefore recommended that a maximum budget of £250,000 is allocated from the Life Cycle Investment budget heading for this project.

#### **4.8 St Brides Primary School – synthetic surface play area**

- 4.8.1 Work to improve the grass playing field has been carried out in recent years and has failed to address the problems. It is therefore proposed that a synthetic surface is installed to provide the school with adequate facilities with a maximum budget of £100,000 allocated from the Life Cycle Investment budget heading.

### **5.0 PRIORITISED FEASIBILITY STUDIES**

- 5.1 Due to the number of feasibility studies that are being undertaken at this time, and also taking account of the resources that are available, it has been necessary to prioritise the most urgently required studies, as detailed in **Appendix 2**. Several studies have recently been completed and some new projects have been approved as a result. Further information on the on-going feasibility studies at St Clement's and St Duthus Schools is included below.

- 5.2 It should be noted at this stage that these studies are being carried out to identify the extent of possible future investment. Any proposals to carry out work will be dependent on the availability of funding in future years and will take account of other competing priorities. The results of the building condition surveys of all schools will also have to be considered once they are available.

- 5.3 **St Clement's School** - the position reported to the last meeting of this Committee has changed in that works to upgrade the toilets and changing facilities in the existing building are being progressed with a view to carrying out this work during the school summer holiday period. Further options for providing additional accommodation to address remaining condition and capacity issues are being explored and a meeting with the Parent Council and Ward Members has been arranged for 27<sup>th</sup> May 2013.

- 5.4 **St. Duthus School** - pre-application planning advice has been received and this has identified several matters that require further consideration as part of the process to provide additional accommodation on the existing campus. These are currently being assessed and once an outcome has been achieved then there will be further consultation with local Ward Members by the end of May.

### **6.0 SUSTAINABLE SCHOOL ESTATE REVIEW**

#### **6.1 Wick High School and Primary Schools**

- 6.1.1 The formal Stage 1 submission has been approved by the Depute Chief Executive/ Director of Housing and Property, the Director of Education Culture and Sport and

the Director of Finance along with the New Project Request for the new Primary School that will share the same campus. This is in accordance with the internal governance arrangements previously approved by this Committee.

6.1.2 The new Primary School to the north of the River Wick is the subject of a separate report to this Committee.

6.1.3 At this stage the Wick Schools project is on target with the new school and community provision scheduled to open in August 2015.

## **6.2 Tain Royal Academy Associated School Grouping (ASG)**

6.2.1 An option appraisal has been commissioned to identify a site for the proposed 3 to 18 campus in Tain that will replace the existing Tain Royal Academy (plus community facilities), Craighill Primary School, Knockbreck Primary School and St. Duthus School. It is anticipated that the recommendations arising from this exercise will be reported to the November Committee.

## **6.3 Alness Academy and Invergordon Academy ASG's**

6.3.1 It is proposed that, in light of the significant implications of these proposals for future educational/community provision in Easter Ross, there is extensive dialogue with the local community. This dialogue will commence in early June 2013 and will include the following:

- A mail-shot to every household with both ASGs;
- On-line questionnaire
- Dialogue meetings with pupils and youth groups
- Dialogue meetings with Parent Councils and Community Councils
- Social Media – Blog, Twitter and Facebook

6.3.2 The outcomes from the public dialogue will be summarised in a report for consideration by the September Committee.

## **6.4 Inverness and Nairn ASG's**

6.4.1 The initial fact-finding exercise co-ordinated by the Council's SSER partner Caledonian Economics Limited is now complete. The implications of this exercise are extensive and will require further consideration prior to undertaking wider consultation during the summer months.

## **6.5 Portree and Plockton ASG's**

6.5.1 The initial report is nearing completion and will be available to local Ward Members by the end of May 2013.

## **6.6 Building Condition Surveys**

6.6.1 The surveys of school buildings have been completed, with the exception of the schools on the Small Isles. The results are in the process of being validated and the outcome will be reported to the August Committee, after which they will be uploaded onto the Council website.

## 7.0 COMMUNICATION ISSUES

- 7.1 In order to keep Members informed of progress, and to address some of the concerns regarding on-going communication, the Head of Resources and Estate Strategy Manager have undertaken to attend a business meeting in each Ward at least once during the remainder of 2013.
- 7.2 In order to improve the management and monitoring of Member requests relating to the ECS Estate, a new process for tracking property-related queries will be established from August 2013. The new process will involve a tracking system co-ordinated locally by Ward Managers in conjunction with the ECS Estates team. Details of the new process are currently being produced in consultation with the Corporate Manager and the final operational details will be communicated to all Members by the end of June 2013. The effectiveness of this system will be monitored on an on-going basis thereafter.

## 8.0 OTHER MATTERS

- 8.1 **Sutherland School Transport** – approval is sought to purchase a second-hand coach up to a maximum of £50,000. This coach will be procured by the Fleet Manager and will return the fleet to full strength. It is proposed that this will be funded from the generic Life Cycle Investment budget heading.

## 9.0 RECOMMENDATIONS

9.1 The Committee is asked to:

- Note the near final outturn expenditure position for the 2012/13 Capital programme as detailed in Section 2 and **Appendix 1**;
- Note the status of the Capital programme from 2013/14 to 2015/16 as detailed in Section 3 and approve the recommended actions in relation to the Thurso schools;
- Approve the proposed new projects as detailed in Section 4;
- Note the status of the prioritised feasibility studies as detailed in Section 5 and **Appendix 2**;
- Note the status of the Sustainable School Estate Review as detailed in Section 6;
- Note the proposed measures to improve communication with Ward Members as detailed in Section 7;
- Approve the recommendation to purchase a replacement coach for the Sutherland School Transport fleet as paragraph 8.1.

Signature: Hugh Fraser

Designation: Director of Education, Culture and Sport

Date: 14<sup>th</sup> May 2013

Joint Authors: Ron MacKenzie, Head of Support Services  
Robert Campbell, Estate Strategy Manager

### **Background Papers**

**Appendix 1** – 2012/13 Capital Programme Monitoring Statement to 31<sup>st</sup> March 2013

**Appendix 2** – Prioritised Feasibility Studies



## MONITORING OF CAPITAL EXPENDITURE - 2012/13 OUTTURN

## SERVICE: EDUCATION, CULTURE &amp; SPORT

Project Description	BUDGET			ACTUAL			VARIANCE
	A	B	C	D	E		F
	Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	+/- To Date to Outturn £(000)	Col E minus Col. C £(000)
<b>COMMUNITY LEARNING AND LEISURE</b>							
<b>Community and Leisure Facilities</b>							
Am Fasgadh (Highland Folk Museum)	1,467	0	1,467	406	406	0	(1,061)
Community and Leisure Facilities	47	0	47	47	47	0	0
Culduthel Park	8	0	8	4	4	0	(4)
Culloden Pitches	3	0	3	2	2	0	(1)
Dornoch Sports Hall	0	0	0	1	1	0	1
Fraser Park - Refurbishment of Pavilion	178	0	178	170	170	0	(8)
Highland Archive and Registration Centre	23	0	23	20	20	0	(3)
Invergordon Leisure	79	79	0	0	0	0	0
Inverness Leisure Facility	162	0	162	145	145	0	(17)
Kilchuimen Multi Use Games Area	4	0	4	6	6	0	2
Leisure Facilities	533	0	533	499	499	0	(34)
Lochaber Leisure Centre	40	0	40	35	35	0	(5)
Muck Community Hall	2	0	2	0	0	0	(2)
Regional Sports Facilities, Caithness	270	0	270	0	0	0	(270)
Slackbuie Park	21	0	21	18	18	0	(3)
Thurso Swimming Pool	476	129	347	0	0	0	(347)
<b>EDUCATION</b>							
<b>Secondary Schools Programme</b>							
Golspie High - Re-Roofing/Replacement Windows	1,175	0	1,175	1,116	1,116	0	(59)
Grantown Grammar - Extension	50	0	50	3	3	0	(47)
Inverness Royal Academy	873	0	873	54	54	0	(819)

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Project Description	BUDGET			ACTUAL			VARIANCE
	A	B	C	D	E		F
	Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	+/- To Date to Outturn £(000)	Col E minus Col. C £(000)
Kingussie High - Extension	1,576	0	1,576	1,743	1,743	0	167
Kingussie High - Rail Footbridge	8	0	8	2	2	0	(6)
Lochaber High - Refurbishment Phase 1	33	0	33	24	24	0	(9)
Lochaber High - Refurbishment Phase 2	58	0	58	69	69	0	11
Lochaber High - Refurbishment Phase 3	780	0	780	1,021	1,021	0	241
Nairn Academy - Extension	64	0	64	0	0	0	(64)
Plockton High - Extension	735	0	735	863	863	0	128
Technical Room Dust Extraction Programme	44	0	44	27	27	0	(17)
Ullapool High - New Hostel	88	0	88	92	92	0	4
Wick High - New School	1,010	0	1,010	164	164	0	(846)
<b>Primary Schools Programme</b>							
Acharacle Primary - New School	120	0	120	226	226	0	106
Aldourie Primary - Extension/Refurbishment	275	0	275	273	273	0	(2)
Aviemore Primary - New School	3,852	630	3,222	3,582	3,582	0	360
Ben Wyvis Primary - New School	5,468	0	5,468	5,393	5,393	0	(75)
Caol/Fort William RC/Lochyside RC Primary - New Joint Campus	556	0	556	136	136	0	(420)
Central Primary Refurbishment	20	0	20	16	16	0	(4)
Cromarty Primary - Extension/Refurbishment	160	0	160	160	160	0	0
Farr Primary (Inverness) - Extension	29	0	29	37	37	0	8
Fort William Gaelic School	304	0	304	32	32	0	(272)
Fort William/Upper Achintore Primary - New School	957	0	957	242	242	0	(715)
Glenurquhart Primary - Gaelic Medium Unit	0	0	0			0	0
Hillhead/North - New Primary School	92	0	92	94	94	0	2
Holm Primary - Childcare Unit	501	0	501	407	407	0	(94)
Lochaline Primary - New School	709	0	709	668	668	0	(41)
Lochardil Primary - Additional Accommodation	757	0	757	816	816	0	59

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Project Description	BUDGET			ACTUAL			VARIANCE
	A	B	C	D	E		F
	Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	+/- To Date to Outturn £(000)	Col E minus Col. C £(000)
Milton of Leys Primary - New School	234	0	234	220	220	0	(14)
Portree Gaelic Primary	5	0	5	25	25	0	20
Pulteneytown AcademySouth - New Primary School	89	0	89	108	108	0	19
Raigmore Primary - Replacement Accommodation	1,153	0	1,153	81	81	0	(1,072)
Roybridge PS MUGA	43	43	0	0	0	0	0
Smithton Primary - Additional Accommodation	576	0	576	41	41	0	(535)
<b>Estate Management</b>							
ASN & Early Years	90	0	90	69	69	0	(21)
Black Isle Education Centre - Replacement	22	0	22	0	0	0	(22)
Catering, Cleaning and Facilities Management	446	0	446	646	646	0	200
Fire Safety	12	0	12	35	35	0	23
Former Achintore School	155	0	155	190	190	0	35
Grass Pitches	10	0	10	34	34	0	24
Health and Safety	152	0	152	178	178	0	26
ICT Investment	237	0	237	557	557	0	320
Life Cycle Investment	1,282	0	1,282	1,685	1,685	0	403
Major Fabric Improvement Programme	158	0	158	164	164	0	6
Office Accommodation	150	0	150	110	110	0	(40)
Retentions	0	0	0	6	6	0	6
Roll Pressures	1,000	0	1,000	1,058	1,058	0	58
Sustainable School Estate Review	836	0	836	729	729	0	(107)
Thermostatic Mixing Valves	97	0	97	0	0	0	(97)
Water Sensors	13	12	1	8	8	0	7
Vehicles	190	25	165	210	210	0	45
<b>OVERALL TOTAL</b>	<b>30,557</b>	<b>918</b>	<b>29,639</b>	<b>24,763</b>	<b>24,763</b>	<b>0</b>	<b>(4,872)</b>

**APPENDIX 2 - PRIORITISED FEASIBILITY STUDIES**

	<b>Project</b>	<b>Comments</b>
1	Balnain Primary - Review of Accommodation	Feasibility study complete; to be considered against other priorities after completion of capital review
2	Beaully Primary - Review of Accommodation	Discussions ongoing with Planning; proposal will be brought to a future Committee meeting
3	Broadford Primary - Review of Accommodation	Study in progress; proposal will be brought to a future Committee meeting
4	Bun-sgoil Ghàidhlig Inbhir Nis – Additional Accommodation	Study in progress; proposal will be brought to a future Committee meeting
5	Dunvegan Primary - Review of Accommodation	Study in progress; proposal will be brought to a future Committee meeting
6	Inverness High - Replacement Windows	Agreement reached with Historic Scotland on replacement rather than refurbishment; pilot project to be carried out; proposal will be brought to a future Committee meeting
7	Millbank Primary - Review of ASN and Pre-School Accommodation	Study in progress; proposal will be brought to a future Committee meeting