

**THE HIGHLAND COUNCIL**

**EDUCATION, CHILDREN AND ADULT SERVICES COMMITTEE**

**21 MAY 2014**

Agenda Item	7.
Report No	ECA/04/14

**Report on the Status of the Care and Learning Service Capital Programme and Various Estate Management Issues.**

**Report by Director of Care and Learning**

**Summary**

This report updates on progress with the 2014/15 Capital Programme and seeks approval for the following:

- Several proposed new projects from approved allocations and other specific approvals;
- To provide additional funding from within the existing approved Capital Programme to meet the movements in the index-linked affordability caps for the Wick Schools and new Inverness Royal Academy projects;
- The preferred site for the proposed 3 to 18 campus in Tain;

The reports also identifies a range of potential priorities for future capital investment in the school estate, the results of the recently completed school building condition surveys and a proposal to bring a report on a revised methodology for calculating primary schools capacities to a future meeting of this Committee. There is also an update on progress with the Sustainable School Estate Review (SSER).

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 ensure that all new school buildings will act as community hubs. We will investigate new and innovative ways to deliver more community access to existing buildings as part of the review of the school estate.

**1. INTRODUCTION**

1.1 Section 2 and Appendix 1 updates on the 2014/15 Capital Programme. It also outlines some proposed new projects that are recommended for approval.

1.2 Section 3 identifies some of the key factors that will influence future priorities for investment in the school estate, provides details on the results of the school building condition surveys (as summarised in Appendix 2), updates on progress with the production of guidance from the Scottish Government in relation to



The Council sets aside £1.0M per annum for Care Homes. In their forward plans NHS intend to direct this funding towards enhanced facilities in North and West Sutherland over financial years 2015/16 to 2018/19, and refurbishment at the Wade Centre over financial years 2014/15 to 2016/17.

## 2.2 Update on Projects – Adult Services

### 2.2.1 Invernevis House

The work is now completed with snagging now in progress. The final account for the contract is awaited.

The most recent estimate for the final cost of the project is shown below.

<b>Phase 1</b>	<b>£000</b>
Project cost after tender and enabling works	187
Final cost	270
<b>Phase 2</b>	<b>£000</b>
Project cost after tender	1,977
Estimated final cost	2,864
<b>Estimated final cost - Phases 1 &amp; 2 (including fees)</b>	<b>3,134</b>

The overspend is as a result of an early delay because of bats, additional essential work being identified, the general difficulty of working in phases within an occupied building and the additional time required to complete the contract as a result. The final figure will be reported to Committee once it is confirmed

### 2.2.2 Ach An Eas

The work is now very largely completed with snagging now taking place. The final account for the contract is awaited.

The most recent estimate for the final cost of the project is shown below.

Phase 1	£000
Project cost after tender and enabling works	285
Total	361
Phase 2	£000
Project cost after tender	1,088
Estimated final cost	1,353
Estimated final cost - Phases 1 & 2 (including fees)	1,714

The overspend is as a result of additional essential work being identified, working around bats, the general difficulty of working in phases within an occupied building, and the additional time required to complete the contract as a result. The final figure will be reported to Committee once it is confirmed.

### 2.2.3 The Wade Centre, Kingussie

A feasibility study has been commissioned to consider refurbishing the centre, including dealing with any fire safety, health and safety and major building items

that need attention. It will also consider any possible improvements to the layout. Reports are awaited on access, energy, and electrical and mechanical systems. Initial discussions have been held with NHS management and consultation will take place with staff and service users as information becomes available.

#### **2.2.4 Nurse-Call System Upgrades.**

Nurse-call systems which have not already been updated are now at the end of their lives and becoming difficult to maintain. Systems will be upgraded in those care homes where this has not already been done. The upgrades will allow greater flexibility for staff to deal with residents' calls and will also allow tele-care equipment to be added to the system more easily.

#### **2.2.5 Contribution to Housing Development, Conon Bridge.**

Members are asked to agree to a contribution of £100k to assist in the development of accommodation for a supported model of provision to house six people with autism and complex needs. It is anticipated that two of the six people identified can be brought back to Highland from placements in other parts of the country which will contribute toward the wider strategic approach to the return of out of area placements.

#### **2.2.6 Caladh Sona, Talmine**

Caladh Sona is an ageing facility that was not originally built for its present purpose and is no longer able to meet current environmental, safety and infection control standards. It is now time to review the needs locally and to plan for the future. It is anticipated that a residential facility will be required but there is also a need to look at all of the other buildings in the vicinity to explore how best to provide services that are sustainable, effective and efficient for the future.

### **2.3 Update on Projects – Children's Services**

#### **2.3.1 Avonlea - New Children's Unit, Wick**

Though the contractor initially believed that completion would be sooner than the contract date of June 20<sup>th</sup>, the date has slipped on a number of occasions and is currently expected at the end of May. Plans are being made for the move from Northcote Street to take place in early June.

#### **2.3.2 Thor House, Thurso.**

A feasibility study to create an additional staff bedroom and to enlarge the assisted bathroom has now been completed. The estimated cost of this project is £56k, including fees. Colleagues from the Development and Infrastructure Service are now preparing more detailed drawings before the project goes out to tender.

#### **2.3.3 Family Contact Centre, Alness**

A feasibility study is being carried out adapting the school house at Alness Academy for use as a family contact centre and base for group work and for individual support sessions with young people. It would be used by a range of children's service staff and provide improved facilities in the locality.

#### **2.3.4 Early Years' Service, Gairloch**

A feasibility study has been commissioned to consider adapting the school

house at Gairloch Primary School for use as an early years centre to replace the existing demountable unit which is in a very poor state of repair.

### **2.3.5 Early Years' Service, Thurso**

A feasibility study has been commissioned to extend the Ormlie Centre to provide more nursery capacity for increasing numbers of children.

## **2.4 Reducing Out-of-Area Placements**

### **2.4.1 Holm School House**

Minor refurbishment works are now complete at the former school house at Holm Primary in Inverness and a young person has been returned from a very high cost placement to live in the property since March 1<sup>st</sup> 2014. The house will serve as a move-through accommodation with a support staff element for young people returning from placements out with the Highland area. The total works cost just over £9,000 to complete and the saving to the Council is expected to be in excess of £150,000 per annum in revenue costs.

### **2.4.2 School Houses at Culloden and on the Black Isle**

Discussions are taking place with a third sector organisation who wish to discontinue their lease of one Council property for another in Highland. This would make a 3 bedroom furnished property on the Black Isle available for the Care and Learning Service to use as a crisis house to provide focused intensive support with a high staff ratio, to children who are not coping in residential care. A survey of the property concluded that it requires no remedial works to meet the Scottish Quality Housing Standard. Capital may be required however should Managers decide the property needs a further bathroom.

Initial costs for internal and external refurbishment of a school house at Culloden Academy are estimated to be around £4000 however there will be additional costs associated with changing a domestic dwelling to an office. There will also be additional costs to integrate appropriate IT equipment into the property. It is hoped that the total works on this property will be below £20,000 to complete.

It is intended that a Business Case be taken to the Asset Management Project Board in June 2014.

### **2.4.3 Residential Unit for Children with Autism**

The Housing Service is developing a feasibility study to determine capital costs for the proposed residential unit for children with autism at Inverness Royal Academy. The concept of the unit was raised at ACS committee in November and agreed subject to capital and revenue considerations. There is currently a line in the Council's capital programme allocated to this project of £800,000, but taking account of the recent tender for the new children's unit in Wick, this would not be sufficient for a specialist unit. The location of the unit on the Inverness Royal Academy site may be altered due to contractual constrictions which do not permit more than one contractor to be onsite at one time.

## **2.5 Fire Safety, Asset Improvement and Other Health & Safety Capital Items**

### **2.5.1 Essential health and safety items for other Health and Social Care services will continue to be the subject of discussion with colleagues in the Property section**

of Development and Infrastructure.

**2.5.2** The Property section are involved in the following projects:

Unit	Project	Status
Care Homes, Day Centres and other premises.	Fire safety work.	Work is in various stages of progress at a number of sites.
The Mackintosh Centre, Mallaig	Improve assisted bathing facilities	Work to start in mid-May.
Merkinch Family Centre, Inverness	Improve entry and reception arrangements	Feasibility study in progress.

**2.6 Education/Community and Leisure Facilities Capital Programme**

2.6.1 The funding approved for 2014/15 is as listed in the table below (this does not include the amounts carried forward from 2013/14).

Project Name	Approved Budget (£000)
Am Fasgadh (Highland Museum Store)	75
Black Isle Education Centre	1,500
Central Primary	25
Community and Leisure Facilities	500
Cromarty Primary	1,380
Fort William Primary Schools	20,000
Inverness Leisure Facility	2,676
Inverness Royal Academy	1,500
Kingussie High - Extension	73
Life Cycle Investment	3,324
Lochaber High Phase 3	4,450
Portree Hostel	1,600
Raigmore Primary	40
Roll Pressures	1,000
Smithton Primary	11
Thurso Library	850
Wick Schools	17,000
<b>Total</b>	<b>56,004</b>

2.6.2 As previously reported to this Committee there is an investment programme which will result in the creation of a wireless-enabled environment within each school in Highland by April 2015. The funding for phase 1 of this project was approved by this Committee in August 2013 and January 2014. Phase 1 which includes 116 schools is nearing completion and it is anticipated that this phase will be fully operational by the end of May 2014. Thereafter, phase 2 of the project will commence with the remaining schools being surveyed, enabling works carried out (where required), the appropriate wireless network points being installed and the appropriate software licences acquired to enable Council-owned mobile ICT devices to operate securely on the network. On the basis of cost estimates provided by Fujitsu, who will manage

this important project on behalf of the Council, it is recommended that an additional £0.550M is drawn down from the Life Cycle Investment generic budget heading in the current financial year. This sum is over and above the £0.100M already earmarked for ICT investments which will also be directed towards the wireless-enabling project (the product is known as Aruba). This investment will result in dual benefits, namely:

- Schools that are equipped with a wireless network accessible in all areas of the schools are experiencing a transformation in learning and teaching as physical spaces both indoors and outdoors can become exciting new learning environments using new portable devices with applications, tools and technology. This capability is particularly beneficial for pupils with additional needs;
- In future schools can take advantage of new technologies that come along that require internet access, ultimately progressing towards the ability for personal devices to be used in school for learning.

2.6.3 At the request of local Members it is proposed that the old stables building at Viewfield, Nairn be declared surplus and that the building be disposed of in accordance with current Council policy. Part of this process includes establishing any community interest prior to an open market disposal.

### 3.0 THE SCHOOL ESTATE – FUTURE INVESTMENT PRIORITIES

3.1 The Scottish Government provides guidance to local authorities on a number of core facts which are reported on annually. These aim to establish a baseline picture of the current school estate and to provide a way to measure the benefits of long term investment. There are three core facts that are particularly relevant in determining capital investment priorities:

- **Condition** – A methodology incorporating a scored weighting system is used to assess the physical condition of a school and produce an overall rating (A – Good; B – Satisfactory; C – Poor; D – Bad).
- **Sufficiency** – This provides a means to determine if schools are under or over-occupied by looking at the teaching spaces available in conjunction with data on future school roll projections.
- **Suitability** – This measures the extent to which a school building and its grounds are appropriate in providing an environment which supports quality learning and teaching and those other services provided to individual children and to the school community, in terms of practicality, accessibility and convenience; again, an overall rating ranging from A to D is produced.

3.2 In addition, there are a number of other current initiatives and pressures that need to be taken into consideration to ensure that future investment decisions are based on all relevant factors:

- Additional Support Needs – current and future demands need to be assessed;
- Early Learning and Childcare – The implications of any changes in provision have to be assessed in relation to the capacity of current and new facilities and the relationship between nursery and primary school roll projections;

- Gaelic Medium Education – current and future demands need to be assessed;
- School Meals – Again, the implications of any changes in provision in relation to the suitability and usage of existing facilities (e.g. from January 2015, children in primary 1 to 3 across Scotland will have the option of taking a free school meal every day);
- Other Scottish Government or Highland Council initiatives and policies.

3.3 The following paragraphs summarise progress to date in updating the information held on condition and sufficiency and also recommends that further work is carried out to assess some of the issues affecting a number of schools. With regard to suitability, it is recommended that the schools listed are prioritised for re-assessment along with those included in the current phases of the SSER.

### 3.4 Condition

3.4.1 Condition surveys of all schools buildings (with the exception of PPP schools, recently completed new builds and the five primary schools in Fort William that are to be replaced) have been undertaken over the last two years. The results have been benchmarked and validated and the updated scores and ratings are contained within **Appendix 2**. The following table summarises the ratings and compares this with the results reported in the 2013 School Core Facts Return to the Scottish Government (which excludes mothballed schools).

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Secondary Schools</b>				
2014 Return	6	10	13	0
2013 Return	6	13	9	1
<i>Variance</i>	<i>0</i>	<i>-3</i>	<i>+4</i>	<i>-1</i>
<b>Primary Schools</b>				
2014 Return	17	82	77	0
2013 Return	17	56	103	0
<i>Variance</i>	<i>0</i>	<i>+26</i>	<i>-26</i>	<i>0</i>
<b>Special Schools</b>				
2014 Return	1	0	3	0
2013 Return	1	0	1	2
<i>Variance</i>	<i>0</i>	<i>0</i>	<i>+2</i>	<i>-2</i>

3.4.2 The availability of this data, which will be made available on the Highland Council web-site in due course, will help to inform investment decisions on major projects comprising new builds, extensions or refurbishment. This would either be within the SSER process or for individual schools which may sit out-with this process for various reasons (such as location, demographics or size). It will also be used to prioritise investment in elements of the building fabric (mainly roofs, windows and electrical and heating installations) or separate buildings or blocks within a school campus. Scores will be reviewed on a quarterly basis from now on or updated following the completion of major capital works.

### 3.5 Sufficiency



- 3.5.1 One of the recommendations from The Report of the Commission on the Delivery of Rural Education published in April 2013 is that a consistent approach to school capacity modelling should be agreed between the Scottish Government and Local Authorities.
- 3.5.2 All Local Authorities were invited to take part in the subsequent consultative process and Highland Council has contributed to this. Whilst there was recognition that it would be impossible to introduce a wholly prescriptive model for demographic and geographical reasons it was felt that there was sufficient common ground to introduce a standard approach towards determining the capacity of Primary Schools. It was recognised that it would not be possible to undertake a similar exercise in the Secondary School sector until such time that the implications of the implementation of the new national curriculum on the use of spaces within schools were fully understood.
- 3.5.3 The guidance will be designed to increase consistency across the country but it will also be flexible to allow Local Authorities to apply it to suit their existing systems and needs. It is therefore proposed that a separate report on determining Primary School capacities in Highland will be brought to a future meeting of this Committee once the guidance has been published by the Scottish Government. The introduction of a clear and consistent approach will provide a sound basis for addressing broad strategic issues relating to school provision and also when considering placing requests and other issues relating to a specific school session.

### **3.6 Future Priorities**

- 3.6.1 The Estate Strategy Manager is in the process of visiting schools that have particular issues in relation to the range of criteria outlined in Paragraph 3.1. However, a number of primary schools (excluding those included in the current phases of the SSER) have been identified as requiring further consideration. Others may emerge in due course as part of the ongoing review process but it is recommended that the following schools (listed in alphabetical order) are assessed further:

- Balnain Primary School
- Bonar Bridge Primary School
- Broadford Primary School
- Brora Primary School
- Dalneigh Primary School
- Dingwall Primary School
- Grantown Primary School
- Invergarry Primary School
- Kilmuir Primary School
- Kiltearn Primary School
- Lochcarron Primary School
- Merkinch Primary School
- Munloch Primary School
- Newmore Primary School
- Plockton Primary School
- Tarradale Primary School
- Ullapool Primary School

- 3.6.2 It has to be stressed at this stage that there is no guarantee that there will be any capital investment in any of these schools. However, a more detailed examination of the issues affecting each school will help to clarify those schools that are in most immediate need of investment.
- 3.6.3 With regard to Secondary Schools, further analysis requires to be undertaken, in particular with respect to their condition. Due to the larger size of these schools, there is a higher incidence of situations where the condition of individual blocks or buildings on the campus may vary considerably from the overall rating (e.g. new build extensions at Fortrose and Kingussie will improve the overall score for these schools).

## **4.0 INDEX-LINKED AFFORDABILITY CAPS**

### **4.1 Inverness Royal Academy**

- 4.1.1 At the Adult & Children Services Committee in January 2013 an affordability cap of £31.031M was agreed for the replacement Inverness Royal Academy building, at a baseline of Q2 2011 prices. Under the Northern Territory Partnering Agreement the affordability cap figure is linked to the Building Cost Information Service (BCIS) indices up to the calendar quarter in which the formal Stage 2 pricing report is submitted by Hub North Scotland Limited. The movement in the BCIS indices published on 30/04/14 from Q1 2011 to Q2 2014 is 11.66% reflecting the extent to which the construction industry is recovering from the recession period. As a result, the original affordability cap has to be inflated by this percentage figure resulting in an additional £3.618M being added to the approved cap figure. In addition, one of the Planning conditions attached to the project was flood-risk mitigation which resulted in the building being constructed on a platform some 150mm above the surrounding ground levels. This abnormal cost was not known at the time that the Stage 1 pricing submission was approved. Another abnormal cost not known at that time relates to the provision of interim arrangements using Liquefied Petroleum Gas (LPG) until the appropriate mains gas supply is available in 2019. This will result in increased costs as a result of the interim gas storage capacity required. As a result, it is proposed that an additional £0.650M is added to the revised affordability cap, thereby resulting in a final total affordability cap figure of £35.299M for this project. This represents an increase of £4.268M on the original cap figure which was £31.031M. It should be noted that 11.66% of this increase is attributable to construction industry inflation.

### **4.2 Wick Community Campus**

- 4.2.1 The new Wick Community Campus replaces the existing Wick High School, Pulteneytown Academy Primary School, South Primary School, the existing community swimming pool building and provides alternative community library provision. The Stage 1 approved affordability cap figure for the new Secondary School and community facilities was £27.200M at Q1 2011. The corresponding figure for the Campus Primary School was £11.474M at Q4 2012. As indicated above the affordability cap is index-linked to movement in BCIS indices between the base-line quarter and the quarter in which the Stage 2 pricing report is formally submitted. The movement in the BCIS indices from Q1 2011 to Q2 2014 is 13.70% and the movement in BCIS indices from Q4 2012 to Q2 2014 is 11.16%. As a result the original total affordability cap totalling £38.674M has to be increased by an

additional £5.007M, resulting in a revised total affordability cap totalling £43.681M for the Campus project.

4.2.2 It should be noted however that the Scottish Government, via the Scottish Futures Trust, will provide an increased contribution totalling £2.736M towards the above index-linked increases. In summary therefore the net impact of the movement in indices and abnormal costs is as follows:

- Inverness Royal Academy - £4.268M
- Wick Community Campus - £5.007M
- Reduced by Scottish Government contribution - £2.736M
- Overall net impact of indexation and abnormal costs on the Council is increased net expenditure totalling £6.539M spread over 3 financial years from financial year 2014/15.

4.2.3 It should be noted that the above affordability caps do not take into account any location factor in relation to the Wick Schools project. This issue is resulting in significant financial challenges as the initial tender returns for the Wick Schools' projects reflect the impact of current market conditions and a demonstrable location factor. This issue has resulted in the Campus project being delayed by a further 3 months with the handover date now programmed to be June 2016. Council officials are in discussion with HNSL, Miller Construction and Scottish Futures Trust re these issues.

### 4.3 The New Primary School North of the River in Wick

4.3.1 The approved affordability cap for the new Primary School was £14.50M at Q1 2013. The movement in the BCIS indices from Q1 2013 to Q2 2014 was 2.05%. As a result the original affordability cap figure has to be increased resulting in an additional £0.297M being added to the original approved cap figure. This increase results in a revised affordability cap totalling £14.797M. There is no Scottish Government contribution towards this increase as this project is **not within** the Schools for the Future programme.

### 4.4 Summary

4.4.1 The additional funding required for the revised affordability caps for the Schools for the Future projects, the abnormal costs relating to the Inverness Royal Academy project and indexation on the North of the River Primary School in Wick will be met from within the approved Care & Learning Capital programme over the next 3 financial years. These amounts will be drawn down from the approved generic budget headings. This may require a reprioritisation of the Capital programme if these costs exceed the current provision for these projects.

4.4.2 The increased Scottish Government funding will be provided from within the Schools for the Future programme.

4.4.3 These revised affordability caps, which were always anticipated per the Northern Territory Partnering Agreement, will be provided to HNSL to ensure that their tendered costs can come within the Council's revised affordability caps. If for any reason any of the above projects cannot be delivered within the revised affordability caps then further reports will be brought back to this Committee. It should be noted that the absence of a location factor within the revised affordability caps for the

Wick Campus project remains a concern. In the interim, Members are asked to agree that the affordability caps for the Schools for the Future projects are revised to the following levels;

- Wick Community Campus - £43.681M
- Inverness Royal Academy - £35.299M

4.4.4 Legal advice is currently being sought on whether or not the Council can peg these affordability caps at the Q2 2014 BCIS index level in order to avoid further inflationary increases being applied to the caps as a result of further delays in the submission of the Stage 2 pricing report from HNSL.

## 5.0 PREFERRED SITE FOR PROPOSED 3 TO 18 CAMPUS IN TAIN

5.1 The Adult & Children Services Committee in November 2012 agreed the following recommendations in relation to future educational and community provision in Tain:

- That an option appraisal exercise be carried out within 12 months to identify the appropriate site for a 3 to 18 campus;
- That, thereafter, at a date to be determined by this Committee a statutory consultation be carried out to create a 3 to 18 campus in Tain comprising the existing Tain Royal Academy, Craighill Primary School and Knockbreck Primary School;
- That the new 3 to 18 campus should include the appropriate Additional Support Needs (ASN) accommodation.

5.2 The site selection for the proposed 3 to 18 campus will be informed by the following factors;

- The Local Plan for Tain;
- The topography of the sites;
- Construction and land acquisition costs;
- The physical capacity of the sites;
- Proximity to the residential areas from which pupils will travel to the new school;
- Traffic impact and assessment arrangements;
- Safer routes to schools
- A completed site selection matrix which will provide a weighted score against pre-determined criteria for each of the site options under consideration

5.3 The sites under consideration are:

- Existing Tain Royal Academy
- Existing Craighill Primary School (plus acquisition of some adjacent land)
- Existing Knockbreck Primary School
- Croft Arthur
- Kirksheaf Road
- Duthac House

Local Members have been fully briefed on the site selection process to date. Summary commentary on these sites is contained within **Appendix 3** which

recommends that the sites at Knockbreck PS, Croft Arthur and Duthac House should not be considered further beyond this stage as these sites could not accommodate the campus configuration required. **It should be emphasised that the site layouts contained within Appendix 3 are solely for the purposes of testing whether or not the campus configuration required could be physically accommodated within the area available. It should also be emphasised that the campus configurations presented for each option are for illustrative purposes only at this stage.**

5.4 The recommended process to engage with the local community on the proposed site for the new campus is as follows:

- Education, Adult & Children Committee May 2014 – seek Member approval to consult with local communities on the basis of the recommendations contained within this report. This will include feedback via the Highland Council web-site;
- Engagement and dialogue with local communities for four weeks thereafter to seek feedback and comments on the preferred site. This will include public drop-in sessions during the second half of June where the local community will have the opportunity to review the site options under consideration;
- Education, Adult & Children Committee August 2014 – submit recommended preferred site informed by the scored selection matrix document and taking account of the views of local communities and the timescale for the statutory consultation on the proposed 3 to 18 campus in Tain.

5.5 In the intervening period further work will be progressed to develop the site options under consideration in relation to campus configurations relative to the physical areas available, traffic impact assessments, safe routes to school and the Capital investment required for each of the site options under consideration. This information will be made available on the Council web-site and for the public drop-in days to ensure that the views of the local communities can be taken into account.

5.6 Members are reminded that a statutory consultation relating to proposed changes in education provision that involve school closures must be carried out within three years of the new provision being available. At this stage the ECS Capital programme is fully committed until autumn 2016. It is important however to identify during this calendar (2014) which major SSER project will be undertaken from autumn 2016 due to the extensive lead-in time associated with statutory consultation, building design, obtaining the relevant statutory building approvals and construction. For this reason a decision on the timing of the statutory consultation on the proposed 3 to 18 campus in Tain should be made within the coming months following discussions with the Chair and Vice Chair of this Committee.

## **6.0 SUSTAINABLE SCHOOL ESTATE REVIEW**

### **6.1 Wick Schools**

6.1.1 These projects are entering a critical phase. Construction work on the new Primary School to replace the existing Hillhead and North Primary Schools, which will be wholly funded by Council borrowing, has begun and it is anticipated that the school will be handed over to the Council in July 2015. As a result, thereafter 320-plus

Primary-age pupils will be educated in a school building which scores A/A per the Scottish Government's School Estate classification.

6.1.2 The Wick Community Campus is included with the Scottish Government' Schools for the Future programme. There are two implications of this:

- The project will receive a funding contribution from the Scottish Government and
- As a result the project will be progressed as a Design Build Finance and Maintain (DBFM) contract

6.1.3 It will be necessary to enter into an Enabling Works contract in advance of the main DBFM contract being concluded to allow the school to be handed over within the revised programme date of June 2016 (the reasons for this delay are provided in paragraph 4.4 above) . Formal approval of the DBFM contract will be sought at the Highland Council meeting on the 28<sup>th</sup> June 2014. Subject to that deadline being met and the Council agreeing the contract terms, the main contract should commence some time thereafter.

## **6.2 Easter Ross**

6.2.1 Future educational provision within the 3 Associated School Groupings (ASGs) within Easter Ross is reaching the stage where statutory consultations are being considered. The 3 ASGs in question are Alness Academy, Invergordon Academy and Tain Royal Academy.

6.2.2 As outlined in section 5 above the Council is in the process of consulting with the local community re a site for the proposed 3 to 18 campus in Tain. This proposal, subject to this Committee's approval, will be the subject of a local consultation over the next 4 weeks and thereafter the final proposal will be brought back to this Committee for final approval in August 2014.

6.2.3 That report will also contain a recommendation on the proposed timescale for the formal statutory consultation on the creation of a 3 to 18 campus in Tain to replace the existing Tain Royal Academy, Craighill Primary School, Knockbreck Primary School and St Duthus Special School.

6.2.4 The final phase of the information gathering and informal public dialogue stages for Alness Academy and Invergordon Academy ASGs will be concluded with the completion of a socio-economic study which will be completed during mid-May. Thereafter, the proposals for a formal statutory consultation will be finalised. The timing of this statutory consultative process will be determined in discussion with the Chair and Vice Chair of this Committee.

## **6.3 Inverness and the A96 Corridor**

6.3.1 The finalisation of the Inverness and A96 corridor report has been delayed awaiting the outcome of the Scottish Government's updated guidance on school capacity calculations. Although the Government's guidance has not yet been formally published there is sufficient information contained within the near final consultative draft publication to allow the capacity figures for the Inverness Primary Schools to be updated. The main issue in relation to Inverness schools in particular is how to manage pupil roll growth in the most effective and cost efficient manner possible.

6.3.2 In addition to concerns about Primary School capacities there are also accommodation pressures in relation to Gaelic Medium education and identifying sufficient appropriate accommodation for pupils with Additional Support Needs. A preliminary report for discussion with local Members will be available during June this year.

#### **6.4 Skye and Lochalsh**

6.4.1 The review is progressing well with a separate report to this Committee containing proposals for future educational provision in north-west Skye. There will be further proposals relating to the Staffin and Kilmuir Primary School catchment areas being brought to the August Committee. Out-with the Isle of Skye dialogue is on-going with local Members and communities served by the Plockton High School ASG. It is anticipated that initial proposals for statutory consultation will emerge during this coming autumn.

## **7.0 RECOMMENDATIONS**

### **7.1 The Committee is asked to:**

- Note the status of the 2014/15 Capital Programme as detailed in Section 2 and of the major projects listed in Appendix 1;
- Agree to the proposal to contribute £100,000 from the Adult Services budget to a housing development in Conon Bridge;
- Agree that an additional £550,000 is drawn from the 2014/15 Life Cycle Investment budget heading for stage 2 of the project to create a wireless environment in each Highland School;
- Agree that the old stables building at Viewfield, Nairn, be declared surplus and disposed of in accordance with current Council policy;
- Note the results of the condition surveys of school buildings as listed in Appendix 2;
- Note that a report will be brought to a future meeting of this Committee outlining the implications for Highland Primary Schools once the Scottish Government has published guidance on determining Primary School capacities;
- Approve the recommended approach as highlighted in Section 3.6 with regard to identifying future capital investment priorities in the school estate;
- Agree that the affordability cap for the Wick Community Campus be increased to £43.681M to reflect the movement in the Building Cost Information Service (BCIS) index per the Northern Territory Partnering Agreement for the delivery of the Schools for the Future programme;
- Agree that the affordability cap for the replacement Inverness Royal Academy be increased to £35.299M to reflect the movement in the BCIS index and also to fund abnormal costs relating to flood mitigation and mains gas supply which were not known at the time the original affordability cap was agreed;
- Note that the Wick Community Campus project handover date has been delayed by a further 3 months as a result of on-going attempts to close the gap between the tendered costs and the affordability cap;
- Agree that the sites at Craighill Primary School, the existing Tain Royal Academy campus and Kirksheaf Road, Tain be considered for the proposed 3 to 18 campus in Tain and that there is engagement with the local community to inform the site selection process;
- Note progress to date with the various phases of the SSER that are currently underway.

Designation: Director of Care and Learning

Date: 13<sup>th</sup> May 2014

Authors: Ron MacKenzie, Head of Support Services, Care and Learning  
Robert Campbell, Estate Strategy Manager, Care and Learning  
Mike Dolan, Project Manager, Care and Learning

### **Background Papers**

**Appendix 1** – Status of Major Capital Projects

**Appendix 2** – School Building Condition Ratings and Scores

**Appendix 3** – Background Information on Preferred Site for Tain 3 to 18 Campus



**APPENDIX 1 - STATUS OF MAJOR CAPITAL PROJECTS AS AT 13/05/2014**

Project	Progress Report	Start Date		Completion Date		Total Project Cost		
		Programmed	Actual/ Estimated	Programmed	Actual/ Estimated	Approved	Estimated Final	
<b>AT POST-CONTRACT STAGE</b>								
1	Lochaber High Phase 3	Phase 3 works on programme to complete by April 2015. Phase 4 works due to be completed by July 2015.	June 2013	June 2013	June 2015	July 2015	£11,000,000	£16,000,000
2	New Gaelic Primary School, Fort William	Contract awarded. Contractor now progressing design.	May 2014	Mar 2014	July 2015	June 2015	£35,000,000	£35,000,000
3	New Primary School, Lundavra Road, Fort William	Contract awarded. Contractor now progressing design.	January 2014	Mar 2014	April 2015	July 2015		
4	New Primary School/Community Centre, Caol Joint Campus	Contract awarded. Contractor now progressing design.	October 2013	Mar 2014	July 2015	Aug 2016		
5	Central Primary - Kitchen/Dining, Nursery and Doorways	Contractor on site 31/03/14	September 2013	March 2014	January 2014	October 2014	£1,500,000	£1,500,000
6	Milton of Leys Primary - Extension	Construction works progressing	March 2014	April 2014	first 2 bays - August 2014 3rd bay October 2014	All 3 bays complete August 2014	£650,000	£650,000
<b>AT DESIGN STAGE</b>								
7	Invergordon Leisure Centre - Extension/Internal Alterations	Tenders being evaluated	July 2013	June 2014	November 2013	October 2014	£750,000	
8	Mount Pleasant Primary - Roof and Window Replacements	Preparation for Tender Issue 15/05/14	June 2014	July 2014	August 2014	October 2014	£800,000	
9	Pennyland Primary - Roof and Window Replacements	Preparation for Tender Issue 15/05/14	June 2014	July 2014	August 2014	October 2014	£700,000	
10	St Clements School - New Annexe	Progressing planning and building warrant submissions	July 2014	August 2014	August 2014	October 2014	£1,200,000	
11	St Duthus School - Replacement Accommodation	Progressing planning and building warrant submissions	July 2014	August 2014	August 2014	October 2014	£2,000,000	

## APPENDIX 1 - STATUS OF MAJOR CAPITAL PROJECTS AS AT 13/05/2014

Project	Progress Report	Start Date		Completion Date		Total Project Cost	
		Programmed	Actual/ Estimated	Programmed	Actual/ Estimated	Approved	Estimated Final
12	Thurso Library - Refurbishment	Design work progressing.	March 2014	July 2014	December 2014	March 2015	£1,200,000
13	Inverness Leisure - Refurbishment	Out to tender	June 2013	July 2014	January 2014	April 2015	£3,500,000
14	Thurso Swimming Pool - Extension and Refurbishment	Progressing to tender stage.	January 2013	August 2014	December 2013	April 2015	£2,000,000
15	Cromarty Primary - Extension and Refurbishment	Planning submitted, out to tender	July 2013	July 2014	May 2014	May 2015	£2,000,000
16	Hillhead/North Wick - New Primary School	Stage H - Hubco Working on Value Engineering	May 2014	June 2014	June 2015	Feb 2016	
17	Portree Hostel	Working through Stage C Design	January 2015	May 2015	December 2015	June 2016	£3,500,000
18	Wick Community Campus	Stage H - Hubco Working on Value Engineering	September 2012	July 2014	July 2014	September 2016	
19	Inverness Royal Academy	Stage H - Hubco Working on Value Engineering	May 2014	June 2014	May 2016	March 2017	
20	New Gaelic Primary School - Portree	Working through Stage C Design	July 2016	June 2016	July 2017	November 2017	£8,750,000
21	Spean Bridge - Classroom Unit	Progressing planning application	TBC	TBC	TBC	TBC	£500,000

No.	Property Name	Benchmarked Score	Rating	Comments/Planned Capital Works
1E	Acharacle Primary School	Not surveyed	A	New Building
1E	Aviemore Primary School	Not surveyed	A	New Building
1E	Ben Wyvis Primary School	Not surveyed	A	New Building
1E	Bun-sgoil Ghàidhlig Inbhir Nis	Not surveyed	A	PPP Building
1E	Cawdor Primary School	Not surveyed	A	PPP Building
1E	Culbokie Primary School	Not surveyed	A	PPP Building
1E	Inshes Primary School	Not surveyed	A	PPP Building
1E	Kinlochleven Primary	Not surveyed	A	PPP Building
1E	Lochaline Primary School	Not surveyed	A	New Building
1E	Milton of Leys Primary School	Not surveyed	A	New Building
1E	Resolis Primary School	Not surveyed	A	PPP Building
1E	Spean Bridge Primary School	Not surveyed	A	PPP Building
1E	Strathdearn Primary School	Not surveyed	A	PPP Building
14	Farr Primary School (Inverness)	86.53	A	
15	Aldourie Primary School	86.35	A	
16	Croy Primary School	85.06	A	
17	St Brides Primary School	84.79	B	
18	Milton Primary School	79.61	B	
19	Strathpeffer Primary School	78.00	B	
20	Roy Bridge Primary School	75.82	B	
21	Glenurquhart Primary School	74.49	B	
22	North Kessock Primary School	73.43	B	
23	Kinmylies Primary School	73.26	B	
24	MacDiarmid Primary School	73.22	B	
25	Kinlochbervie Primary School	73.13	B	
26	Ullapool Primary School	71.76	B	
27	Poolewe Primary School	71.59	B	
28	Millbank Primary School	71.56	B	
29	Eigg Primary School	71.34	B	
30	Reay Primary School	70.77	B	
31	Glencoe Primary School	70.65	B	
32	Castletown Primary School	70.62	B	
33	Cannich Bridge Primary School	70.59	B	
34	Gledfield Primary School	70.49	B	
35	Halkirk Primary School	70.24	B	
36	Tomnacross Primary School	70.17	B	
37	Kilmuir Primary School	70.15	B	
38	Crossroads Primary School	69.82	B	
39	Auldearn Primary School	69.15	B	
40	Kingussie Primary School	69.03	B	
41	Lochinver Primary School	68.84	B	
42	Holm Primary School	68.57	B	
43	Portree Primary School	68.04	B	
44	Teanassie Primary School	67.82	B	
45	Dunbeath Primary School	67.74	B	
46	Kirkhill Primary School	67.50	B	
47	Bualnaluib Primary School	67.40	B	
48	Carrbridge Primary School	67.33	B	
49	Raigmore Primary School	67.27	B	
50	Achiltibuie Primary School	67.24	B	
51	Pennyland Primary School	67.02	B	Re-Roofing/Replacement Windows
52	Ballachulish Primary School	66.67	B	
53	North Primary School	66.58	B	Replacement School
54	Inver Primary School	66.50	B	
55	Glenelg Primary School	66.40	B	
56	Smithton Primary School	66.23	B	
57	Ardersier Primary School	65.76	B	
58	Balloch Primary School	65.62	B	

No.	Property Name	Benchmarked Score	Rating	Comments/Planned Capital Works
59	Elgol Primary School	65.48	B	
60	Inverie Primary School	65.46	B	
61	Kyleakin Primary School	65.40	B	
62	Muirtown Primary School	65.32	B	
63	Avoch Primary School	65.25	B	
64	Badcaul Primary School	65.04	B	
65	Raasay Primary School	64.91	B	
66	Keiss Primary School	64.85	B	
67	Carbost Primary School	64.84	B	
68	Grantown Primary School	64.83	B	
69	Ardgour Primary School	64.68	B	
70	Gairloch Primary School	64.64	B	
71	Lochardil Primary School	64.61	B	
72	Newtonmore Primary School	64.13	B	
73	Staffin Primary School	64.09	B	
74	Dalneigh Primary School	63.97	B	
75	Auchtertyre Primary School	63.77	B	
76	Duncan Forbes Primary School	63.55	B	Nursery Accommodation/Toilets
77	Rogart Primary School	63.42	B	
78	Cauldeen Primary School	63.23	B	
79	Thrumster Primary School	63.19	B	
80	Balnain Primary School	63.14	B	
81	Bishop Eden Primary School	62.84	B	
82	Invergarry Primary School	62.80	B	
83	Watten Primary School	62.71	B	
84	Gergask Primary School	62.66	B	
85	Durness Primary School	62.14	B	
86	Dalwhinnie Primary School	62.13	B	Mothballed
87	Stoer Primary School	61.80	B	
88	Shieldaig Primary School	61.71	B	
89	Kyle Primary School	61.70	B	
90	Abernethy Primary School	61.53	B	
91	Canisbay Primary School	61.44	B	
92	Banavie Primary School	61.42	B	
93	Arisaig Primary School	61.29	B	
94	Dingwall Primary School	61.14	B	
95	Bower Primary School	61.11	B	
96	Stratherrick Primary School	61.08	B	Internal Alterations
97	Pulteneytown Primary School	60.98	B	Replacement School
98	Duror Primary School	60.75	B	
99	Knockbreck Primary School (Skye)	60.45	B	
100	Alvie Primary School	60.18	B	Toilet Block Extension
101	Mount Pleasant Primary School	59.94	C	Re-Roofing/Replacement Windows
102	Kilchoan Primary School	59.94	C	
103	Muck Primary School	59.79	C	
104	Marybank Primary School	59.79	C	
105	Strathconon Primary School	59.77	C	
106	Bridgend Primary School	59.68	C	
107	Hillhead Primary School	59.60	C	Replacement School
108	Strathgarve Primary School	59.46	C	
109	Inverasdale Primary School	59.43	C	Mothballed
110	Scourie Primary School	59.38	C	Conversion of House
111	Ferintosh Primary School	59.38	C	
112	Scoraig Primary School	59.34	C	
113	Sleat Primary School	59.32	C	
114	Kilchuimen Primary School	59.26	C	
115	Cradlehall Primary School	59.20	C	

No.	Property Name	Benchmarked Score	Rating	Comments/Planned Capital Works
116	Loch Duich Primary School	59.19	C	
117	Achfary Primary School	59.17	C	Mothballed
118	Inverlochy Primary School	59.16	C	
119	Mallaig Primary School	59.10	C	
120	Tarradale Primary School	59.06	C	
121	Rosebank Primary School	58.97	C	
122	Edinbane Primary School	58.87	C	
123	Torrison Primary School	58.82	C	Mothballed
124	Deshar Primary School	58.78	C	
125	Munlochy Primary School	58.75	C	
126	Brora Primary School	58.72	C	
127	Struan Primary School	58.69	C	
128	Drakies Primary School	58.46	C	
129	Ardross Primary School	58.31	C	
130	Golspie Primary School	58.28	C	
131	Melvich Primary School	58.07	C	
132	Crown Primary School	58.01	C	
133	Mulbuie Primary School	57.93	C	
134	Strontian Primary School	57.93	C	
135	Miller Academy Primary School	57.73	C	
136	Altnaharra Primary School	57.71	C	
137	St Josephs RC Primary School	57.34	C	
138	Lybster Primary School	57.28	C	
139	Cromarty Primary School	57.23	C	Extension/Refurbishment
140	Kinlochewe Primary School	57.23	C	
141	Dornoch Primary	57.17	C	
142	Hilton of Cadboll Primary School	57.15	C	
143	Lady Lovat Primary School	57.09	C	
144	Helmsdale Primary School	56.91	C	
145	Plockton Primary School	56.85	C	Improvements to Main Building
146	Farr Primary (Bettyhill)	56.76	C	
147	Foyers Primary School	56.60	C	
148	Rosehall Primary School	56.56	C	
149	Kinbrace Primary School	56.55	C	Mothballed
150	Hilton Primary School	56.54	C	
151	Tongue Primary School	56.25	C	
152	Kiltearn Primary School	56.00	C	
153	South Primary School	55.92	C	Replacement School
154	Coulhill Primary School	55.92	C	
155	Edderton Primary School	55.85	C	
156	Applecross Primary School	55.82	C	
157	Central Primary School	55.73	C	Refurbishment
158	Dunvegan Primary School	55.69	C	
159	Newmore Primary School	55.60	C	
160	Beaully Primary School	55.57	C	Replacement School
161	Rum Primary School	55.54	C	
162	Hill of Fearn Primary School	55.37	C	
163	Daviot Primary School	55.26	C	
164	Tarbat Old Primary School	55.16	C	
165	Park Primary School	55.11	C	
166	Broadford Primary School	55.10	C	
167	Lairg Primary School	55.02	C	
168	Tore Primary School	55.01	C	
169	Obsdale Primary School	54.81	C	
170	Merkinch Primary School	54.77	C	
171	Dochgarroch Primary School	54.40	C	
172	Uig Primary School	52.87	C	Mothballed

No.	Property Name	Benchmarked Score	Rating	Comments/Planned Capital Works
173	South Lodge Primary School	52.84	C	
174	Lochcarron Primary School	52.62	C	
175	Canna Primary School	50.38	C	Mothballed
176	Bonar Bridge Primary School	48.89	C	
177	Knockbreck Primary School (Tain)	48.77	C	New Classroom Unit
178	Craighill Primary School	48.30	C	
	Caol Primary School	Not surveyed	C	Replacement School
	Fort William Primary School	Not surveyed	C	Replacement School
	Fort William RC Primary School	Not surveyed	C	Replacement School
	Lochyside RC Primary School	Not surveyed	C	Replacement School
	Upper Achintore Primary School	Not surveyed	C	Replacement School

No.	Property Name	Benchmarked Score	Rating	Comments/Planned Capital Works
1E	Ardnamurchan High School	Not surveyed	A	PPP Building
1E	Dingwall Academy	Not surveyed	A	PPP Building
1E	Glenurquhart High School	Not surveyed	A	PPP Building
1E	Kinlochleven High School	Not surveyed	A	PPP Building
1E	Millburn Academy	Not surveyed	A	PPP Building
1E	Portree High School	Not surveyed	A	PPP Building
7	Kinlochbervie High School	76.66	B	
8	Ullapool High School	75.46	B	
9	Grantown Grammar School	75.22	B	
10	Gairloch High School	72.19	B	
11	Plockton High School	66.28	B	
12	Dornoch Academy	65.24	B	
13	Lochaber High School	63.88	B	Final Phase of Redevelopment of Campus
14	Kilchuimen Academy	61.84	B	
15	Kingussie High School	61.83	B	
16	Mallaig High School	61.44	B	
17	Tain Royal Academy	59.44	C	
18	Fortrose Academy	58.93	C	
19	Golspie High School	58.84	C	
20	Thurso High School	58.36	C	
21	Farr High School	58.33	C	
22	Invergordon Academy	57.74	C	
23	Culloden Academy	57.63	C	
24	Charleston Academy	56.44	C	
25	Nairn Academy	56.33	C	
26	Inverness Royal Academy	55.67	C	Replacement School
27	Wick High School	55.31	C	Replacement School
28	Alness Academy	55.18	C	
29	Inverness High School	52.69	C	Refurbishment

No.	Property Name	Benchmarked Score	Rating	Comments/Planned Capital Works
1	Drummond School	Not surveyed	A	PPP School
2	St Clements School	56.53	C	New Annexe
3	Black Isle Education Centre	55.81	C	Funding Approved - To Be Reviewed
4	St Duthus School	52.34	C	Replacement School



# SSER Tain – Overview Document

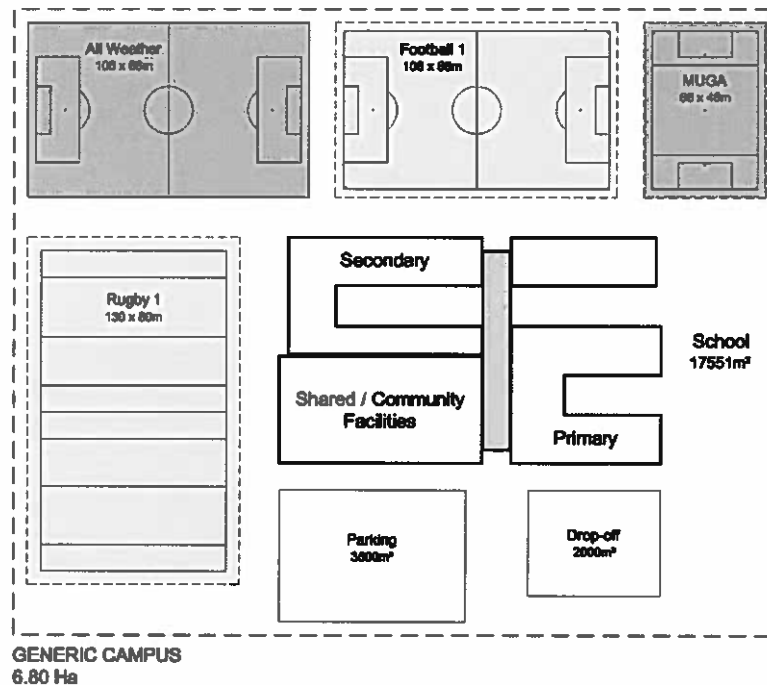


keppie

# Options List

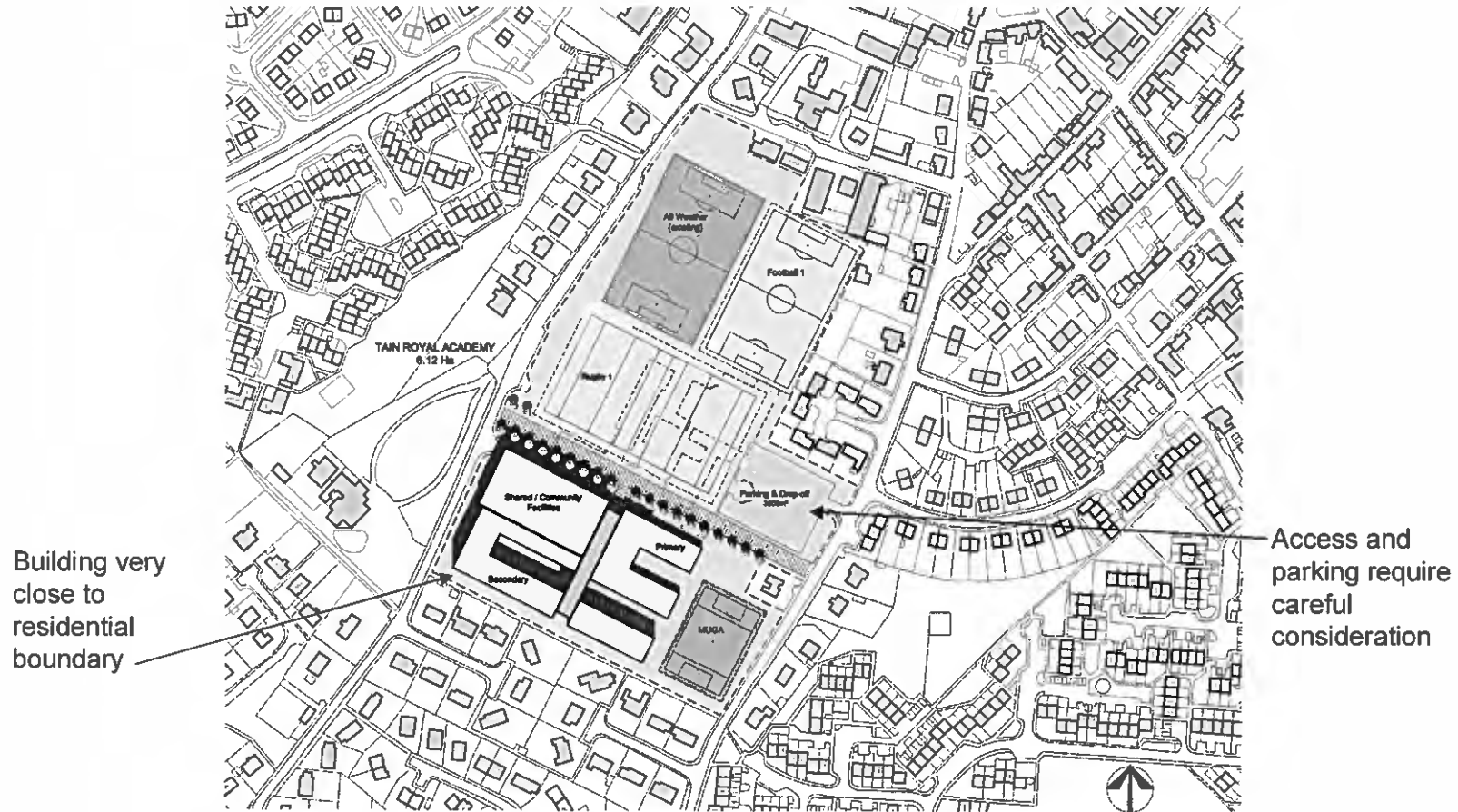
- Option 1a – Tain Royal Academy site (without decant)
- Option 1b – Tain Royal Academy site (with decant)
- Option 2 – Craighill Terrace site
- Option 3 – Kirksheaf Road site
- Option 4 – St Duthus School site
- Option 5 – Knockbrek School site
- Option 6 – Croft Arthur

# Exemplar Layout

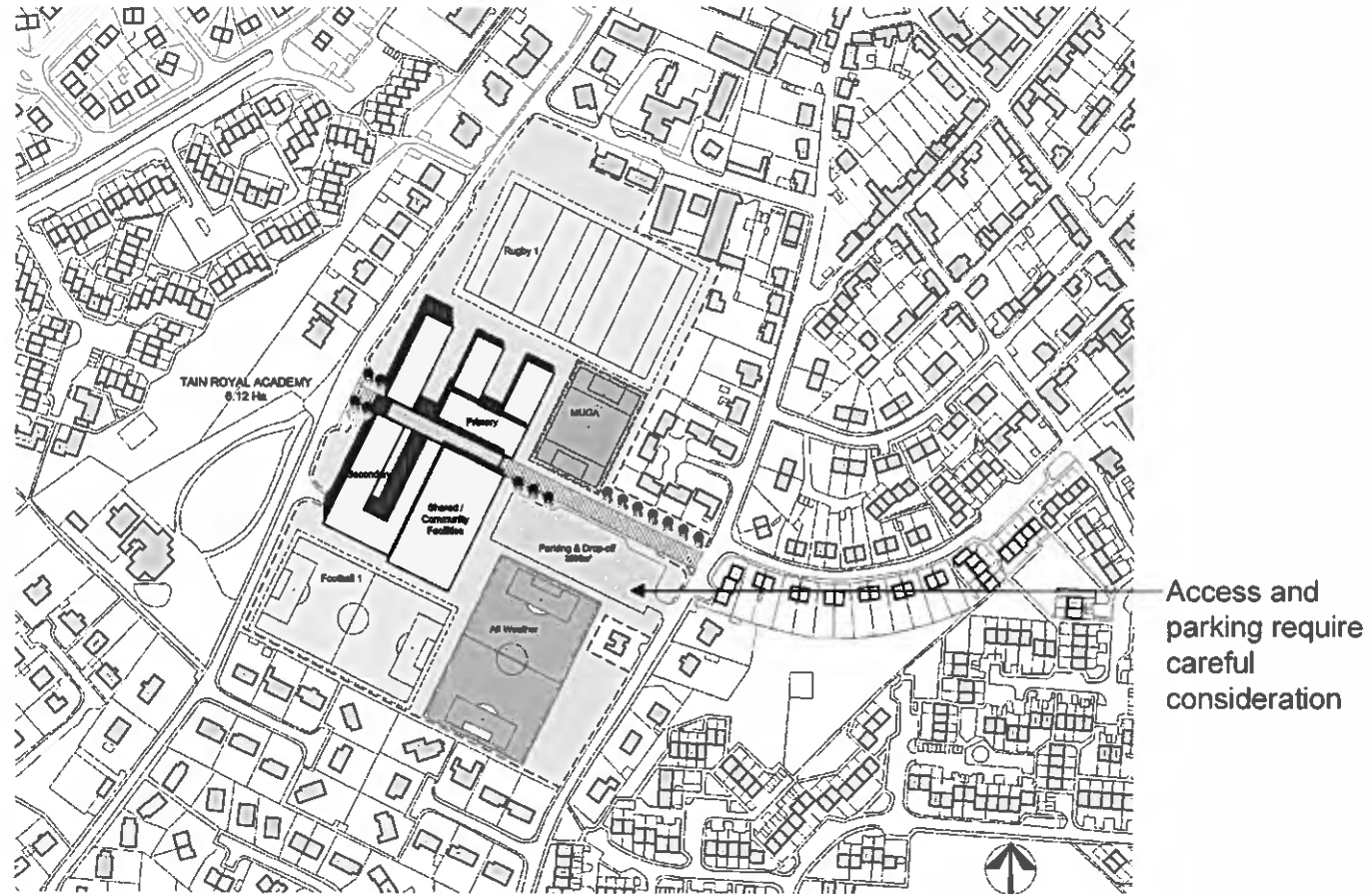


- 3 – 18 Campus composition:
- **SECONDARY SCHOOL**
- Maximum Roll Projection = 750 pupils
- Area (based on SFT Metric) = 10,589m<sup>2</sup>
- **PRIMARY SCHOOL (incl. Nursery)**
- Maximum Roll Projection = 400 pupils
- Streams = Two
- Classrooms = 16
- Area (based on THC Accommodation Schedule) = 4,162m<sup>2</sup>
- **ASN**
- Area = 800m<sup>2</sup> (more detailed briefing required)
- **COMMUNITY USE**
- Area = 2000m<sup>2</sup>
- **TOTAL = 17,521m<sup>2</sup>**
- **EXTERNAL SPACES**
- (Based on SportScotland guidance)
- All Weather Pitch – 100 x 60m (106 x 66m with run-off)
- Football Pitch Size 1 – 100 x 60m (106 x 66m with run-off)
- Rugby Pitch Size 1 – 120 x 70m (130 x 80m with run-off)
- MUGA – 60 x 40m (+ 3m run-off)
- **PARKING** - 156 spaces – approx. 3500m<sup>2</sup>
- Bus Turning and Drop Off

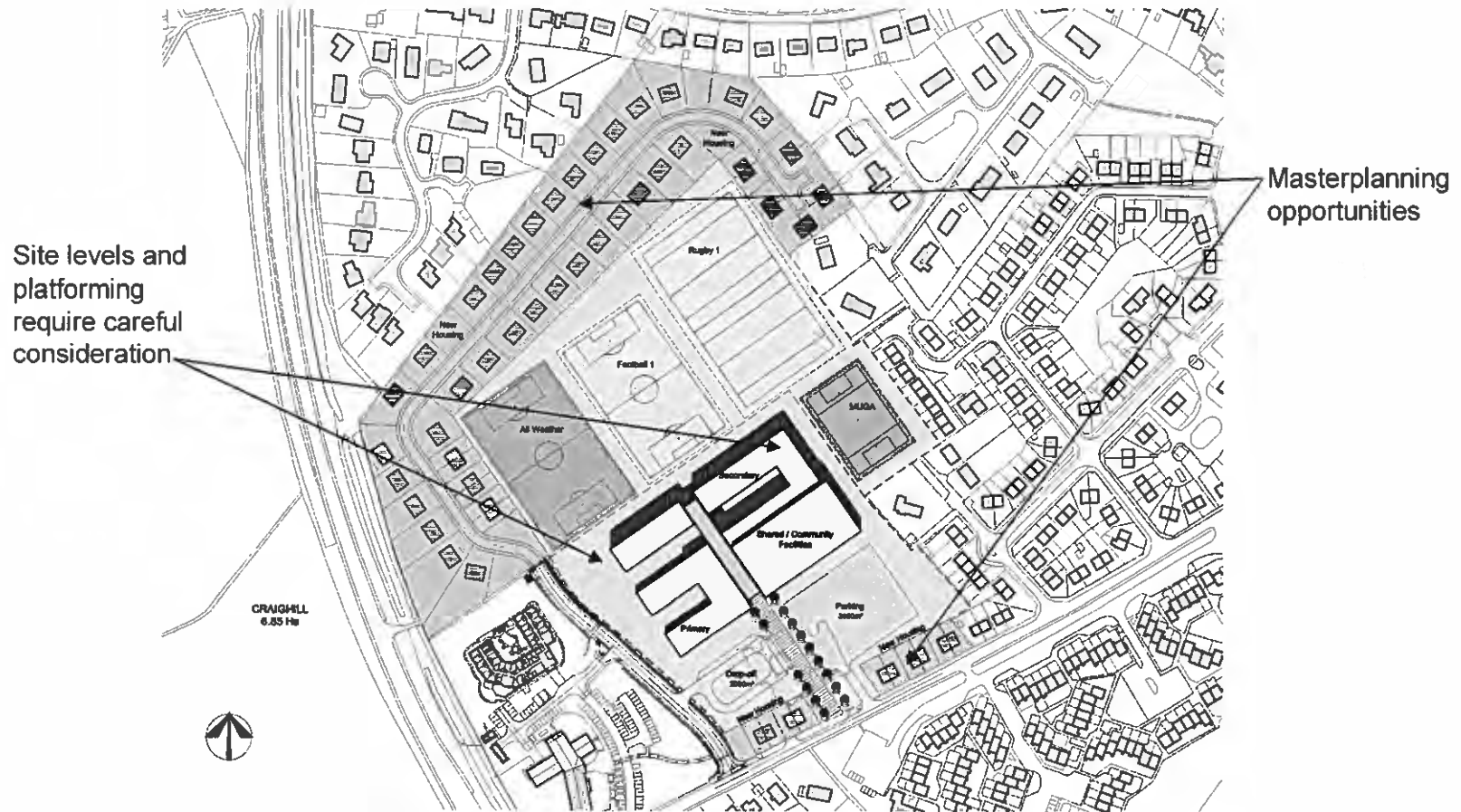
# Option 1a – Tain Royal Academy (without decant)



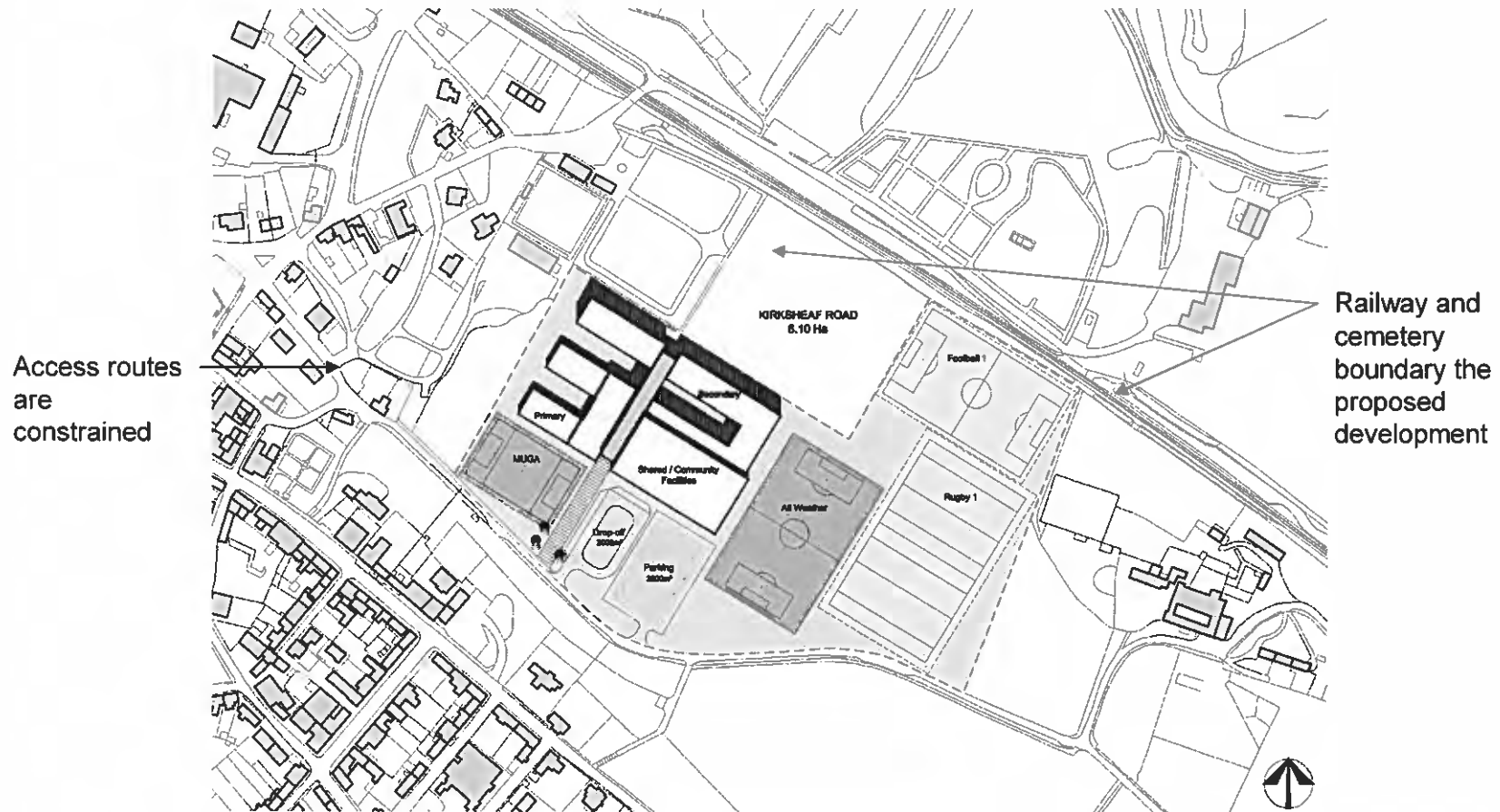
# Option 1b – Tain Royal Academy (with decant)



# Option 2 – Craighill Terrace



## Option 3 – Kirksheaf Road



# Option 4 – St Duthus School

Insufficient capacity





# Option 5 – Knockbreck School

Insufficient capacity



# Option 6 – Croft Arthur

Insufficient capacity

