

The Highland Council
Education, Children and Adult Services Committee
25 August 2016

Agenda Item	6.
Report No	ECAS 50/16

Care and Learning Capital Programme – Monitoring Report

Report by Director of Care and Learning

Summary

This report advises on the final monitoring position for the Care and Learning capital programme in 2015/16, and the position for the 2016/17 programme as at 30th June 2016. It also outlines the current status on the major projects that are underway and on future capital investment priorities. There is also an update on the review of Inverness schools and the current position on Alness and Invergordon schools. Finally, the report also incorporates a petition received in relation to the Upper Achintore multi-use games area in Fort William.

1. Capital Monitoring Position

- 1.1 **Appendix 1** outlines the final year-end position for 2015/16. This shows final net expenditure of £65.592m which is in line with the reported position throughout the financial year. When income and the equivalent capital expenditure at Wick Community Campus (which is a revenue project funded by Scottish Government) is taken into account, this represents an investment of almost £100m in the Care and Learning Estate over this period. Major outcomes achieved in the year included three new primary schools opening, two in Fort William and one in Wick, and major refurbishment projects being completed at Lochaber High School and Inverness Leisure.
- 1.2 **Appendix 2** lists the individual project budgets and monitoring for 2016/17 as adjusted to take account of the amounts carried forward from 2015/16. It shows the estimated expenditure for each project and budget heading in the current financial year which results in an estimated total under-spend of approximately £5 million. This has been factored in to the monitoring position for the Council's overall capital programme, which requires slippage of £20m across all projects in 2016/17.

2. Capital Programme Review

- 2.1 Previous reports to this Committee have highlighted some of the particular pressure areas within the capital programme, including the Inverness schools programme as outlined in Section 5. In recognition of a number of pressure areas across Council Services, and the expectations of Members and stakeholders, a corporate review of capital has commenced to present to Members recommendations on how some of these additional demands can be accommodated within the capital programme. Care and Learning Officers are contributing to that review, and are developing Outline Business Cases which it is expected will form the basis of a report to a future Council meeting.

3. Major Projects

3.1 **Appendix 3** summarises the current status of all major projects (i.e. those with a total project cost exceeding £1m) in the Care and Learning capital programme. The appendix compares the key programme dates and the total project cost with the baseline position of the capital programme approved in March 2015. Significant matters to note are identified in the rest of this section.

3.2 **Inverness Royal Academy:** The new school has opened to pupils as per the planned date of 18 August, with the facility now providing modern secondary school capacity for up to 1400 pupils and new community facilities managed by High Life Highland (HLH). While the school has opened on time, there was however significant slippage in the handover date. The original completion date was 13 June though this had been agreed as extended to 18 July. That date was not however met, and subsequent revised dates were also not achieved by the contractor. Formal sign off for full occupancy was only achieved on 17 August, although staff could access the building from 4 August. Delays also meant that a decision was made, in liaison with HLH, not to open their community facilities early July as had been planned. Instead their opening was pushed back to the opening date for the school. Ward Members have been kept up to date as any issues have emerged, and matters have, and continue to be escalated with the contractor at a senior level.

3.3 **Wick Community Campus:** The contractual handover date for the new building, comprising a new Wick High School, Newton Park Primary School and Community Facilities, is 16 September 2016. The Council has however now received a submission from Hub North Scotland advising that this date will not be met. There have also been some other issues regarding the project to bring to Members' attention. Ward Members have been kept briefed on any issues as they have emerged and stakeholders have been advised of the delay.

- A revised programme is being sought from the contractor, and once received will be scrutinised by Council officers to ensure that the revised programme is realistic and achievable. There have been a number of senior level meetings in relation to programme and other concerns relating to the project. As the original programme had been predicated upon the building opening following the October school holidays, slippage from the 16th September contracted completion date, gives significant concern for when the Council could take occupation and successfully move in the schools and community facilities. Once a revised programme has been received, discussions will take place with stakeholders to consider the most suitable arrangements for occupation, with the needs of the schools in question being of utmost importance.
- In addition to programme concerns, matters have been escalated with the contractor in relation to certain aspects of the construction. The Council has been proactive in identifying any such concerns, and formally escalating these to the contractor. The Council continues to make clear its expectations in relation to quality and completion of the facility.

- Finally, local concerns have been expressed by stakeholders in relation to poor viewing of the swimming pool from the spectator seating. This issue has been discussed in some detail with stakeholders, and consideration given to any possible options to address. It is unfortunately the case that due to the physical constraints of the size of the facility and location of pool and seating area, there is no solution which will wholly resolve the viewing issue. Any options identified carried significant cost, and were not considered best value given the limited benefit they provided in relation to the viewing issues. In discussion with Ward Members, it was determined that retaining the existing seating arrangement, which has been constructed, was the most pragmatic position.

3.4 **Caol Joint Campus:** The new building to house Caol Primary School and St. Columba's RC Primary School is programmed to be handed over on 12th September. The position is currently being closely monitored in the lead up to that date to ensure the facility is completed to the Council's expectations and timescales.

3.5 **Grantown Grammar/Craig MacLean Centre, Refurbishment of Swimming Pool:** As reported to the May meeting of this Committee, design work and investigations had revealed that the pool tank structure was in worse condition than was initially anticipated. Authority was given to the Chair of this Committee to approve the final cost of the project when available and that this would be homologated at the next meeting of this Committee. The final cost is £2,175,000 and this was approved by the Chair to allow work to commence on site in early August. The Committee is asked to homologate this decision with two thirds of the funding (£1,450,000) coming from the LCI budget and the remainder (£725,000) from the CLF budget. This will require some acceleration of funding which will be factored in to the review of the Council's overall programme.

4. 2016/17 Programme and Future Investment Priorities

4.1 **Current Position:** Work is progressing on identifying future investment priorities and in carrying out a significant number of feasibility studies as previously reported to this Committee. There will be more clarity on the amount of capital funding available in future years once the outcome of the review of the Council's capital programme as outlined in Section 2 has been completed. Further details will be brought to the next meeting of this Committee but it may prove necessary to start design work on some of the most immediate priorities before then. Although others will emerge as part of the current exercise, the following have previously been identified as being the likely highest priority project for 2017/18 onwards, some of which involve the replacement of ageing modular accommodation.

- Balnain Primary - Extension
- Broadford Primary - Extension/Refurbishment or New Build
- Fortrose Academy – Refurbishment/Replacement of Older Blocks
- Invergarry Primary – Extension/Refurbishment
- Lochcarron Primary – Extension/Refurbishment
- Poolewe Primary – Extension/Refurbishment

- Strathconon Primary– Extension/Refurbishment
- Ullapool Primary – New Nursery Unit

4.2 **Generic Budget Headings:** Again, further details of future priorities for consideration for funding from the various headings (i.e. Community and Leisure Facilities, Adult Services, Children’s Services, School Life Cycle Investment and School Roll Pressures) will be reported to the next meeting of this Committee. However, some immediate priorities are recommended for approval later in this section.

4.3 **Summer Projects in Schools:** As is normally the case, a significant number of projects were carried out over the school summer holidays. Not all of these projects were programmed to be totally completed during this six-week period; some started earlier during term time while others were programme to run on beyond. In some cases, some work was carried out during the summer with further works programmed for the October break.

Of the 32 projects funded from the Care and Learning capital programme which started this year, with a total project cost of approximately £3m, 24 were successfully completed on time. As well as this, there were several projects funded from other sources underway at the same time. For those that were not completed on time, arrangements were put in place to minimise implications arising. Given the nature of these projects, and the volume of work carried out during the limited time available during the holiday period, there are challenges in delivering the summer programme. However, some additional complications were encountered this year, in particular the lack of available contractors to tender for these projects.

With regard to the re-roofing project at Duncan Forbes Primary in Inverness, this unfortunately was not completed prior to the start of the new session as planned. This resulted in the school being closed for the first two days of the session. A review is underway to establish the reasons for the delay.

4.4 **Acharacle Primary School, Playing Field:** As reported to the May meeting of this Committee, the Council has previously agreed to provide a synthetic playing field at the school. The school opened in 2009 and has had limited play space available since then. During this time, Council officials have worked with community representatives and Ward Members to explore the feasibility of providing a larger playing area to meet the needs of the wider community. Also, consideration was given to ways of dealing with relatively poor ground conditions, the cost of which could have proved prohibitive.

A project to extend the adjacent cemetery was completed earlier this year and incorporated earth works over the area of the proposed playing field that were mutually beneficial and reduced the overall cost of each project. The cost attributable to the playing field element of the cemetery project was approximately £140,000. The estimated costs of the two main options for a playing field under consideration, based on a start on site next year, have been updated and are as follows (both exclude the contribution to the cemetery project).

- 60 x 40 m playing area - £400,000

- 90 x 45 m playing area - £600,000

Given the background to this and the longstanding commitment to provide a playing field, approval is now sought to proceed with the larger option. The total project cost will be funded from the Life Cycle Investment budget heading with the majority of the expenditure incurred in 2017/18.

- 4.5 **Roll Pressures:** As reported to previous meetings of this Committee, a revised approach to primary school capacity modelling is now in place which takes account of guidance issued by the Scottish Government in 2014 and reflects improved procedures adopted by Care and Learning and Development and Infrastructure. Also, a programme of suitability surveys is underway which assesses the measure of the extent to which a school building and its grounds provides an environment that supports quality learning and teaching. The combination of these initiatives will help to identify any potential roll pressures in the future. There are several primary schools where it is likely that either temporary or permanent additional accommodation will be required in the coming years, and possibly for the start of the 2017/18 sessions in some cases. Once the updated roll projections for these schools have been compiled, a final decision on the timing and nature of the additional accommodation requirements will be made. Further details will be reported to the next meeting of this Committee for approval, but some design work may have to be initiated before then in order to meet any requirements for August 2017. In the meantime, Members will be advised of any such requirements for primary schools in their respective Wards.
- 4.6 **Gairloch High and Ullapool High Synthetic Playing Fields:** This Committee previously considered reports highlighting the priority for investment at these sites. Following further assessment of works required, approval is sought for the replacement of the surfaces at both of these schools with the funding to be allocated from the Life Cycle Investment budget heading. Work will commence on site at the earliest opportunity, which is expected to be into next year. The extent of any interim remedial works that may be required pending replacement of the surfaces, will be progressed.
- 4.7 **Children's Services:** The Council has seven care homes for children, three of which (Avonlea in Wick, Leault at Abriachan and Oakwood in Dingwall) are all either recently refurbished or new builds and have sprinkler systems installed. The remaining four do not (Ashton Road and The Orchard in Inverness, Staffin and Thor House in Thurso). Fire safety reports have recommended that sprinkler systems be installed in the remaining units to mitigate the effect of any fire and increase the safety of residents and staff. This is particularly important as three of the four remaining units cater for children with disabilities.

Feasibility studies undertaken by colleagues in Development and Infrastructure have indicated that sprinkler systems could be installed at each of the four units without significantly impacting on the services provided as most of the work required will either be carried out in loft areas or in the grounds. Dealt with as a single project with one contractor, budget estimates for the four installations amount to £480,000. Given the increased safety provided and to avoid the difficulty of having some units with sprinkler systems and some without, it is recommended that this project go ahead. It is therefore

recommended that funding is allocated from the Children's Services budget heading, which will require some acceleration of funding to be factored in to the review of the Council's overall programme.

- 4.8 **Adult Services:** As part of the same project referred to in Paragraph 4.7, but funded from the separate capital allocation, it is also proposed to install a sprinkler system at Grant Street in Wick, a small care home for disabled people. The budget estimate for this is £120,000 and it is recommended that this is funded from the Adult Services budget heading.

5. Inverness Schools Review

- 5.1 Members received a substantive report on the Inverness Schools review in May of this year. That report identified a potential investment requirement considerably in excess of the £48m currently provided for within the Care and Learning capital programme.

- 5.2 Since the May report, work has commenced on a corporate review of the capital programme to consider emerging pressures on the capital programme as outlined in Section 2. The requirements for additional accommodation in Inverness will be a major aspect from Care and Learning, and we will be submitting Outline Business Cases as part of that process, seeking additional funding to support the Inverness schools programme.

- 5.3 Pending the outcome of the capital programme review, expected to be considered by the Council in October, work is progressing on the review of Inverness Primary Schools, as detailed below.

- **Bun-sgoil Ghàidhlig Inbhir Nis (BSGI):** Previous reports have highlighted the future of BSGI as being a key part of the review, with one possible option being a new larger Gaelic school to resolve pressures at the current BSGI as well as increasing capacity for English medium within that part of the City. Arrangements are being made to commence informal consultation with BSGI parents to commence a review of future options in relation to BSGI.
- **Cauldeen Primary School, Additional Support Needs Annexe:** The establishment of this annexe to meet demand for specialist provision has previously been reported as a priority to this Committee. Approval is now sought to proceed with this project at a total project cost of £4m with the funding to be allocated from the SSER – Inverness Schools.
- **Merkinch Primary School/Early Years/Community Facilities:** Work is continuing to scope options for early years and childcare services and other community facilities in Merkinch. Further details will be brought to the next meeting of this Committee.
- **Early Years and Childcare:** There have been recent discussions with Scottish Futures Trust to discuss the potential implications for Highland of the Scottish Government proposals to expand funded early years provision to 1140 hours. These discussions, being replicated across all 32 Local Authorities, will feed into the Scottish Government Spending Review this autumn, in turn leading to funding notifications to Councils (presumed to be part of the pre-christmas grant settlement notification). At this stage there are no indications of the potential scale of funding

that might be expected. In the meantime, any new projects currently being worked on will have to take account of the additional accommodation requirements which will obviously result in an increased budget being required in some cases.

- **School Roll Forecasting:** A separate report on this agenda sets out an internal audit report on school rolls. As Inverness City Ward Members will be aware, improvements have already been progressed in the process for school roll forecasting, and closer liaison with colleagues in the Planning team, to ensure that school roll forecasts are as robust and up to date as they can be, and that Care and Learning are engaged at an early stage on implications arising from housing developments. Updated school roll forecasts due to be published later in 2016 will be based upon an updated methodology being developed by Care & Learning and Planning officers, and will inform future decisions in relation to City schools.

5.4 Several briefing sessions have been held with Inverness Ward Members to date, and these have generally been well received. It is intended to continue this approach, recognising the benefits of detailed informal discussion on what is a large scale and complex programme of activity. The next stage is to carry out workshops with all Head Teachers from Inverness City schools during the first term of the new session. Further briefing sessions with Members will be arranged once these have been taken place and the updated roll projections start to become available. It is anticipated that the sessions will take place early in October in time for the outcomes to be incorporated into a report to the next meeting of this Committee.

5.5 It is worth reiterating that while the initial focus has been on primary schools, work to analyse the pressures affecting secondary schools will start later this year.

5.6 Given the scale and scope of the programme on Inverness schools, additional dedicated resources will be required within the Estates Team to support this activity. Further details are provided in Section 9.

6. Alness and Invergordon Schools

6.1 A replacement Alness Academy was announced in January 2016 by Scottish Government as being part of Phase 4 of their Scotland's Schools for the Future (SSF) funding programme. The Scottish Government proposal was a direct replacement of the Secondary School, on the existing school site. Scottish Government has set a target date for delivery of schools within phase 4 of March 2020.

6.2 Since that announcement, discussions have been ongoing with Scottish Futures Trust (SFT), the Scottish Government agency co-ordinating the SSF programme, about funding, procurement and delivery arrangements for the project. The Council has received formal conditions associated with the SSF programme, and expects to receive a formal funding offer within weeks. Engagement with the school on the design briefing process for the school has commenced, and a first local stakeholder meeting has been scheduled for 24 August.

- 6.3 A condition of funding from Scottish Government is that the Alness Academy replacement is delivered using the Scottish Government/SFT 'Hub' delivery model. This will see the Council contracting with Hub North Scotland Ltd (HNSL) for the delivery of the new school, with the potential that the project is structured on a Design, Build, Finance, Maintain (DBFM) basis whereby the project is revenue financed and the Council enters into a 25 year contract with HNSL for provision of the school. This is the financing and procurement model being used for the new Wick Campus project. Final decision on whether the project is a DBFM, or a more traditional capital financed Design and Build, will be subject to further discussions with the Scottish Futures Trust.
- 6.4 The Hub and DBFM contract delivery model has a number of key milestone phases, as follows:-
- a) New Project Request – this is a document to be produced by the Council including the project brief, setting out the Council's requirements, and the Council's affordability cap for the project (capital and revenue). This document requires Member approval, before then submitted to HNSL.
 - b) Stage 1 submission – a response from HNSL to the Council which will confirm whether or not the Hub can deliver the project specified within the brief, within Council's affordability cap.
 - c) A Stage 2 submission - from HNSL, following completion of contract negotiations, providing their final costs for the project.

For each milestone stage, there will be a Key Stage Review (KSR) undertaken by SFT before the project can move forward to the next stage. The Council's own internal governance will also apply, with decision sought from Members at each stage. At the end of stage 2, a formal contract between HNSL and the Council will then be signed.

- 6.5 There are 2 other projects within the North Council Territory that also sit within the SSF Phase 4 funding, these are Lossiemouth High School (Moray Council) and Inverurie Academy (Aberdeen-shire Council). SFT have been in discussion with Highland, Moray and Aberdeen-shire about the 3 projects being progressed on a collaborative basis, given all will be delivered by HNSL. There is a clear direction being given by SFT to pursue a collaborative approach, and there are potentially significant financial and other benefits from such an approach. Discussions at Director and Head of Service level have taken place across the 3 Councils, and in principle agreement has been reached on the basis on which these projects could progress on a collaborative basis. The key features of a collaborative approach would be:-
- A single procurement for the 3 school projects bundled together;
 - A joint project team to progress delivery of the 3 projects;
 - A cross-Council programme board with senior officer representation, to provide governance;
 - A 'group funding' approach, with funding re-allocated between Councils to deliver the most cost effective approach, and on the basis no Council is worse off.

- 6.6 SFT are placing a significant emphasis on a collaborative approach for these 3 North projects, and it is considered that by embracing such an approach the Council will also be better placed in bidding for funds in future funding phases. It is recommended that the Council proceeds on the collaborative basis to realise the benefits that a collaborative approach could bring:-
- Significant financial savings in; design fees, advisor costs, internal council costs, Hubco costs and construction costs. Estimated as £4.8m across the 3 projects.
 - Potential additional operational cost savings over the 25 year duration of DBFM contracts estimated as £10.6m across the 3 projects.
 - Improved knowledge sharing and joint working across the Councils.
- 6.7 In relation to risks and issues relating to the collaborative approach, there will be a significant degree of delegation to the joint procurement team, to progress delivery of the new school. The Council will however retain complete authority over the specification of its requirements in relation to the new school, and defining the revenue and capital affordability caps relating to the project. The Council will have officers being part of the joint project team, and the Council's Head of Resources and Head of Property would sit on the North Council's Programme Board along with representatives from the 2 other Councils and SFT. It is considered that there can be suitable mitigations in place to manage any additional risk arising from the collaborative approach, and that the potential benefits as outlined in paragraph 6.6 clearly justify the collaborative basis.
- 6.8 A detailed programme for delivery of the 3 projects is being developed, with the aim of delivering the new Academy replacement by the target date of March 2020. It is expected that a further report will come back to this Committee in October of this year, seeking formal agreement to a 'New Project Request (NPR)' as described at paragraph 6.4.
- 6.9 Scottish Government funding is based only on direct replacement of the Alness Academy. In discussion with Ward Members and stakeholders, there will be opportunity to consider any further refinement to project scope before the NPR is submitted. No consideration is being given to Primary provision at this stage within the scope of this particular project, as this does not meet the criteria or conditions of the funding offer, and would also require an extensive statutory consultation process were any changes to be recommended. Consideration will be given within the project briefing, such that the site layout and design could provide flexibility in the future, recognising that Alness primaries do require investment to address condition and suitability. Any refinements to scope which don't meet SFT criteria will be unlikely to attract funding, with the full cost therefore being met by the Council.
- 6.10 Funding for potential Easter Ross school projects had been incorporated within the 'SSER – Future Projects' line within the Care and Learning capital programme, pending clarification around potential Scottish Government support. With the Alness Academy Replacement project now confirmed within the SSF phase 4 programme, a specific project line within the capital programme will be established, coming from the 'SSER - future projects' funding line. Project budget will be established at the NPR stage, to be

reported to this Committee in October.

- 6.11 The SSER - Future Projects funding line is also where any future investment in Alness Primary Schools and Invergordon Schools would be considered from. As previously reported to Committee, in parallel with the activity outlined in this report relating to Alness Academy, work continues in relation to feasibility studies on these other school projects, with the intention that there will be reports back to Committee for consideration later this year.
- 6.12 Pending development of, and consideration of the NPR by this Committee at its next meeting, the Council is continuing with preliminary activity including: commissioning of work packages for developing the project brief, architectural, structural engineering, services engineering and cost planning input, and undertaking site surveys. The commissioning of these work packages is essential to maintain project momentum and with an ambitious target completion date of March 2020. These costs will be met from within the Alness Academy project budget.
- 6.13 While work is now in progress in relation to planning for delivery of the replacement school, the Council is still taking action to address the highest priority maintenance and investment requirements in the existing site, to allow it to continue until the replacement is available. Ward Members and the stakeholder group referred to above will be kept up to date on works in the existing school, as well as on the replacement school project.

7. Petition - Upper Achintore Multi Use Games Area (MUGA)

- 7.1 A petition has been received by the Council in relation to the above and has been deemed competent for consideration by the Assistant Chief Executive in line with the Council's procedures. The petition (a summary of which is shown as **appendix 4**) has several hundred signatures submitted on-line and in writing.
- 7.2 The MUGA in question is located in the grounds of the former Upper Achintore Primary School, Fort William. The school itself closed in October 2015 following the opening of the new Lundavra Primary School, though the MUGA has remained in use and with public access since that time. Repairs to the surface were conducted in 2015 to the area where vandals had tried unsuccessfully to remove large sections of carpet along with installation of drainage to divert runoff from adjacent housing away from the pitch, fence repairs, and replacement of wooden board surrounds.
- 7.3 Due to the age of the MUGA, the condition has continued to deteriorate, and in June of 2016 following discussions with Ward Members, a decision was taken to prevent access to the pitch and to erect keep-out signage forbidding use due to health and safety concerns, pending a decision on actions to take with regard to the pitch. It is assumed that the petition has been submitted as a result of this closure and concern over the long-term future of the area.
- 7.4 The new Lundavra Primary School opened in October 2015, and has two MUGA courts with line marking for football, tennis and netball. Lundavra Primary is located less than half a mile from the Upper Achintore Primary site.

- 7.5 The Council underwent an extensive informal and then Statutory Consultation in relation to the closure of Upper Achintore Primary and the building of the new Lundavra Primary school. Through that process, and through subsequent stakeholder meetings, there has been regular discussion with community representatives about the future of the school site and the MUGA. To date no formal decision in relation to the future use of the site has been taken.
- 7.6 Since the temporary closure of the MUGA in June 2016, the local community has voiced concern about the closure through the petition, and also through a recent survey and report by Voluntary Action Lochaber (VAL) titled 'Upper Achintore Playpark Consultation'. There have been further discussions with the community and options have been explored to consider the most cost effective solution to bring the pitch back into use in the interim, pending formal consideration of the long term use of the overall site.
- 7.7 Given that any formal decision on the future use of the site may be some time away, and that any proposed future use or development may take several years, it is proposed that the removal of the synthetic carpet, and preparation of the underlying macadam surface for use by the community represents the most cost effective means of bringing the surface back into use at this time. The approximate cost of such works is estimated as £10,000, and is exclusive of maintenance and ongoing housekeeping requirements. The VAL survey and report indicates a group of local residents have volunteered to be part of a Management Team for the pitch.
- 7.8 Longer-term, the status of the area will be influenced by decision to be made on the future of the former Upper Achintore Primary School site. It may be the case that the site is considered for use for housing development in future, and consideration would then have to be given as to whether the existing MUGA could, or should, be retained, bearing in mind retention may limit the scale of any housing development and potentially the scale of any receipt if the site was to be marketed. There is however the potential that for any future development, provision of play space could be a requirement and could result in a new fit-for-purpose play area and/or MUGA.
- 7.9 Following a statutory consultation, it was agreed in 2010 that Fort William Primary School and Upper Achintore Primary School would amalgamate on a new site and that both of the existing school sites would be disposed of in accordance with Council policy. As a result, while ongoing maintenance of the site remains a Care and Learning responsibility until the future use of the site is determined, it is a matter for the Resources Committee, following engagement with Ward Members, to determine the future of the site. Care and Learning would be part of any discussions leading to future decisions.
- 7.10 It is recommended that this Committee approve the works necessary to bring the MUGA back into temporary use on the basis that a Management Committee of local stakeholders would oversee use of the pitch and conduct housekeeping. Thereafter, there will be further discussions with Ward Members and the local community, in relation to future options for the Upper Achintore School site, including the MUGA, with recommendations coming back to the relevant Committee.

8. School Statutory Consultations

8.1 The following table provides an update on current activity relating to School Statutory Consultations.

Dalwhinnie Primary School	Final report on agenda for consideration at this Committee meeting.
Strontian Primary School	Final report on agenda for consideration at this Committee meeting.
Achfary Primary School	It is anticipated a final report will be considered by the October Committee.
Kinbrace Primary School	The consultation period closes 24 August, with a final report expected to come to Committee in January 2017.
Black Isle Education Centre	The consultation period closes 24 August, with a final report expected to come to Committee in January 2017.

8.2 There are two remaining mothballed primary schools, the status of which is due for review. These are Torridon and Uig. Following completion of the consultation activity described above, informal discussions with Ward Members and stakeholders would commence in relation to these primary schools.

9. Resources

9.1 **Care and Learning Estates Team:** Members have been provided with regular updates on actions being taken to review and address resources within the Estates Team. Following further review, and recognising the scale of the capital programme, and in particular the considerable activity taking place in relation to the Inverness Schools programme, and the Easter Ross new school projects, additional resources within the team are proposed as follows:

- An additional Principal Estates Officer post
- An additional Estates Officer post
- An additional Project Co-ordinator post
- A new Project Administrator post

9.2 It is also proposed to change the status of one of the existing Estates Officer posts from fixed term to permanent. The additional posts will be funded from the existing capital programme with the costs allocated to the relevant projects. These additional resources will allow for improved support for delivery of the capital programme, and the potential to maintain project programme and avoid potential costs and other implications that can arise from delays.

10. Implications

10.1 **Resource:** As set out in this report and appendices, and Section 9 in particular.

- 10.2 **Legal:** There are no particular legal implications to highlight.
- 10.3 **Equalities:** The report seeks formal approval for a new annexe at Cauldeen Primary School. The capital programme is utilised to improve access and meet specific needs as part of ongoing investment.
- 10.4 **Climate Change/Carbon Clever:** All major projects aim to improve the carbon emissions associated with the existing provision, where this is feasible
- 10.5 **Risk:** Risk assessment and ongoing monitoring is undertaken as part of capital project management. The enhanced capital monitoring in relation to major projects improves risk management arrangements and visibility to members of the current position for these projects.
- 10.6 **Gaelic:** This report advises on the current position with regard to the new Portree Gaelic Primary School project. This report also updates on the review into Gaelic Medium provision within Inverness to address existing capacity issues at BSGI.
- 10.7 **Rural:** Capital investment is directed to both rural and urban Care and Learning facilities. In relation to school statutory consultations, rural factors are taken account of as required by legislation.

Recommendations

Members are asked to:

- i. Note the final monitoring position for 2015/16, the overall level of investment during that period and the major outcomes achieved as Paragraph 1.1;
- ii. Note the monitoring position for 2016/17 as at the end of June 2016 as Paragraph 1.2;
- iii. Note the position with regard to the review of the Council's overall capital programme as Paragraph 2.1;
- iv. Note the updates provided in relation to major projects, and the issues and actions in relation to Inverness Royal Academy and Wick Community Campus at Section 3;
- v. Homologate the decision to award the contract for the refurbishment of the Grantown Swimming Pool as Paragraph 3.5;
- vi. Note the current position with regard to identifying future investment priorities and allocating funding from generic budget headings as Paragraphs 4.1 and 4.2.
- vii. Note the outcome of the projects carried out in schools over the summer holiday period as Paragraph 4.3;
- viii. Agree that funding is allocated from the Life Cycle Investment budget heading for a synthetic playing field at Acharacle Primary School as Paragraph 4.4;
- ix. Note the position with regard to potential roll pressures in primary schools and agree that design work commence where necessary prior to formal approval at the next meeting of this Committee as Paragraph 4.5;
- x. Agree that funding is allocated from the Life Cycle Investment budget heading for the replacement of the synthetic surfaces at Gairloch High School and Ullapool High School as Paragraph 4.6;
- xi. Agree that funding is allocated from the Children's Services budget heading for the installation of sprinkler systems in three properties as Paragraph 4.7;
- xii. Agree that funding is allocated from the Adult Services budget heading for the installation of a sprinkler system in one property as Paragraph 4.8;
- xiii. Note the current position and identified actions in relation to the review of Inverness schools and agree that funding is allocated from the SSER Inverness Schools budget heading for the new annexe at Cauldeen Primary School as Section 5.
- xiv. Note progress in relation to the Alness Academy replacement and the planned collaborative approach with Moray and Aberdeen-shire Councils as Section 6;
- xv. Agree to establish a specific project line for Alness Academy from within the SSER Future Projects funding line with the required budget to be reported to the next meeting of this Committee as Paragraph 6.10;
- xvi. Consider the petition received in relation to Upper Achintore MUGA and agree the proposed short-term works to bring the pitch back into use and note the steps proposed for consideration of long-term uses of the site as Section 7;
- xvii. Note the current position on the school statutory consultations that are currently underway as Section 8;
- xviii. Agree to the changes to the structure of the Care and Learning Estates team as Section 9.

Designation: Director of Care and Learning

Date: 18th August 2016

Authors: Brian Porter, Head of Resources
Robert Campbell, Estate Strategy Manager

Appendix 1: Final Capital Monitoring Statement, 2015/16

Appendix 2: Capital Monitoring Statement, June 2016

Appendix 3: Whole Life Monitoring of Major Projects, June 2016

Appendix 4: Petition, Upper Achintore

Care and Learning- Capital monitoring 2015-16- P12- March

Appendix 1

Area	Budget heading	Initial Full Year Budget	Adjusted Full Year Budget	Year End Final	Year End Variance	Acceleration/ (Slippage)	Over/ (Under) Spend
Community and Leisure Facilities	Am Fasgadh (Highland Folk Museum)	19	19	19	(0)	(0)	0
	Dornoch Sports Centre	100	100	12	(88)	(88)	0
	Invergordon Leisure Centre	99	99	134	35	(0)	35
	Inverness Leisure Phase 1	730	760	984	224	224	0
	Thurso Library	633	836	1,013	177	50	127
	Thurso Swimming Pool	854	1,804	916	(888)	(888)	0
	Minor - Community and Leisure Facilities	1,160	1,130	912	(218)	(218)	0
	CLL Total	3,595	4,748	3,990	(758)	(920)	162
Secondary School Programme	Inverness High School	475	475	296	(179)	(179)	0
	Inverness Royal Academy	18,506	18,506	19,291	785	785	0
	Lochaber High School Phase 3 & 4	2,301	2,301	2,459	158	158	0
	Portree High School Hostel	1,409	3,409	3,323	(86)	(86)	0
	Tain 3-18 Campus	1,250	1,250	103	(1,147)	(1,147)	0
	Wick Community Campus	1,605	1,605	266	(1,339)	(1,339)	0
	Minor - Secondary School Programme	65	65	21	(44)	(44)	0
	Secondary Total	25,611	27,611	25,760	(1,851)	(1,851)	0
Primary School Programme	Cromarty Primary - Extension/Refurbishment	1,655	1,655	1,997	342	(0)	342
	Fort William - Caol Joint Campus	6,598	6,598	7,733	1,135	1,135	0
	Fort William - New Gaelic Primary	1,685	1,685	1,588	(97)	(97)	0
	Fort William - Lundavra Primary	3,937	3,937	3,973	36	36	0
	Portree - New Gaelic Primary	408	408	415	7	7	0
	Wick - New Noss Primary	10,354	10,354	8,721	(1,633)	(1,633)	0
	Minor - Primary School Programme	125	125	152	27	0	27
Primary Total	24,762	24,762	24,579	(183)	(552)	369	
Special School Programme	St Clements/St Duthus - Modular Accommodation	1,847	1,847	2,495	648	198	450
	Special Total	1,847	1,847	2,495	648	198	450
Health & Social Care Programme	Adult Services (NHS)	1,177	1,119	617	(502)	(502)	0
	Alternatives to Out-of-Auth ChildPlace	902	902	276	(626)	(626)	0
	Children's Services Investment	427	412	349	(63)	(63)	0
	Residential Unit Wick	153	153	40	(113)	0	(113)
	H&SC Total	2,659	2,586	1,283	(1,303)	(1,190)	(113)
Estate Management	C&YP Act - Early Learning & Childcare	1,002	1,002	1,346	344	344	0
	C&YP Act - Additional 2 Year Olds	2,350	1,350	0	(1,350)	(1,350)	0
	Estate Strategy - Life Cycle Investment	751	576	3,431	2,855	2,855	0
	Estate Strategy - Roll Pressure	789	789	1,258	469	469	0
	Free School Meals	1,746	746	202	(544)	(544)	0
	ICT Investment	1,283	1,283	593	(690)	(690)	0
	Radon Remedial Works	33	33	66	33	0	33
	SSER - Inverness Schools	500	500	547	47	47	0
	SSER - Remaining Phases of Review	107	107	54	(53)	(53)	0
	Income from Sales of Vehicles	0	0	(10)	(10)	(10)	0
	Estate Management Total	8,561	6,386	7,485	1,099	1,067	33
	C&L contribution to corporate slippage target	0	(5,188)	0	5,188	5,188	0
Overall Totals	67,035	62,752	65,592	2,840	1,939	901	

Care and Learning- Capital monitoring 2016-17 P03 June

Appendix 2

Area	Budget heading	Initial Full Year Budget	Adjusted Full Year Budget	P03 Year to Date Actuals	Year End Forecast	Acceleration/ (Slippage)	Over/ (Under) Spend	
Community and Leisure Facilities	Dornoch Sports Centre	2,088	2,088	18	488	(1,600)	0	
	Grantown Swimming Pool	0	0	0	1,408	1,408	0	
	Invergordon Leisure Centre	(35)	(35)	0	5	0	40	
	Inverness Leisure Phase 1	(149)	(149)	22	96	245	0	
	Thurso Library	(77)	(77)	33	63	0	140	
	Thurso Swimming Pool	1,178	1,178	(194)	1,478	0	300	
	Minor - Community and Leisure Facilities	218	218	(181)	218	0	0	
	CLL Total	3,223	3,223	(302)	3,756	53	480	
Secondary School Programme	Inverness High School	2,179	2,179	43	2,179	0	0	
	Inverness Royal Academy	6,465	6,465	764	5,215	(1,250)	(0)	
	Lochaber High School Phase 3 & 4	342	342	26	342	0	0	
	Portree High School Hostel	2,086	2,086	272	506	(1,930)	350	
	Tain 3-18 Campus	8,497	8,497	63	2,497	(6,000)	0	
	Wick Community Campus	1,839	1,839	68	1,839	0	0	
	Minor - Secondary School Programme	44	44	10	44	0	0	
		Secondary Total	21,451	21,451	1,246	12,621	(9,180)	350
Primary School Programme	Cromarty Primary - Extension/Refurbishment	(292)	(292)	269	458	0	750	
	Fort William - Caol Joint Campus	3,584	3,584	1,206	4,084	0	500	
	Fort William - New Gaelic Primary	267	267	4	267	0	0	
	Fort William - Lundavra Primary	201	201	13	201	0	0	
	Portree - New Gaelic Primary	2,027	2,027	53	2,027	0	0	
	Wick - New Noss Primary	1,883	1,883	80	1,633	(250)	0	
	Minor - Primary School Programme	(27)	(27)	12	73	0	100	
		Primary Total	7,643	7,643	1,638	8,743	(250)	1,350
Special School Programme	St Clements/St Duthus - Modular Accommodation	(398)	(398)	2	52	0	450	
	Black Isle Education Centre - Replacement	250	250	0	0	(250)	0	
		Special Total	(148)	(148)	2	52	(250)	450
Health & Social Care Programme	Adult Services (NHS)	2,002	2,002	129	2,002	0	0	
	Alternatives to Out-of-Auth ChildPlace	626	626	10	626	0	0	
	Children's Services Investment	263	263	7	263	0	0	
	Minor Works and Equipment Replacement	105	105	0	105	0	0	
	Residential Unit Wick	113	113	3	0	0	(113)	
		H&SC Total	3,108	3,108	150	2,995	0	(113)
Estate Management	C&YP Act - Early Learning & Childcare	506	506	28	506	0	0	
	C&YP Act - Additional 2 Year Olds	3,700	3,700	0	1,700	(2,000)	0	
	Estate Strategy - Life Cycle Investment	(1,130)	(1,130)	91	3,347	4,477	0	
	Estate Strategy - Roll Pressure	531	531	93	1,531	1,000	0	
	Free School Meals	3,294	3,294	57	2,294	(1,000)	0	
	ICT Investment	1,690	1,690	94	1,690	0	0	
	Radon Remedial Works	(33)	(33)	21	50	0	83	
	SSER - Inverness Schools	2,453	2,453	41	2,453	0	0	
	SSER - Remaining Phases of Review	203	203	8	203	0	0	
	SSER - North West Skye	500	500	0	50	(450)	0	
		Estate Management Total	11,715	11,715	434	13,824	2,027	83
		C&L contribution to corporate slippage target	(5,000)	(5,000)	0	0	5,000	0
		Overall Totals	41,992	41,992	3,168	41,992	(2,600)	2,600

Project Name	APPROVED BUDGET-COUNCIL MARCH 2015	CURRENT APPROVED TOTAL PROJECT BUDGET	TOTAL PROJECT SPEND TO DATE	FORECAST TOTAL PROJECT SPEND	FORECAST END OF PROJECT VARIANCE	PROJECT COMPLETION DATES		
	£000	£000	£000	£000	£000	PLANNED AT MARCH 2015	PREVIOUS ESTIMATE ECAS COMMITTEE MAY 2016	CURRENT ESTIMATE
Community & Leisure Facilities								
Dornoch Sports Centre	3,000	3,000	30	3,000	-	Mar-17	TBC	Mar-18
Grantown Pool - Refurbishment	N/A	2,175	119	2,175	-	N/A	TBC	Apr-17
Inverness Leisure Phase 1	3,500	3,730	3,701	3,980	250	Jul-15	Jul-15	Jul-15
Inverness Leisure Phase 2	3,000	3,000	0	2,750	-250	Mar-19	Mar-20	Mar-20
Thurso Library	1,200	1,453	1,563	1,603	150	Sep-15	Sep-15	Sep-15
Thurso Swimming Pool	2,100	2,700	1,168	3,000	300	Jan-16	May-16	Sep-16
Secondary Schools Programme								
Inverness High School	10,000	10,000	364	10,000	-	Aug-18	Mar-19	Mar-19
Inverness Royal Academy	39,010	39,010	31,309	39,010	-	Jun-17	Jun-17	Jun-17
Lochaber High School Phase 3 & 4	15,935	16,185	15,619	16,185	-	Sep-15	Oct-15	Oct-15
Elgin Residence, Portree	4,020	4,020	4,136	4,620	600	Dec-15	Mar-16	May-16
Tain 3-18 Campus	45,000	45,000	166	45,000	-	Jul-19	Jul-20	Jul-20
Wick Community Campus	5,350	5,350	3,015	5,350	-	Apr-17	Apr-17	Apr-17
Primary Schools Programme								
Beaully - New Primary School	10,000	10,000	0	10,000	-	Aug-19	Aug-20	Aug-20
Cromarty Primary - Extension/Refurbishment	2,750	2,750	3,311	3,500	750	Dec-15	May-16	May-16
Fort William - Caol Joint Campus	15,690	15,940	13,262	16,690	750	Dec-16	Feb-17	Feb-17
Fort William - New Gaelic Primary	8,000	7,750	7,737	7,900	150	Jun-15	Jun-15	Jun-15
Fort William - Lundavra Primary	12,000	12,000	11,812	12,350	350	Oct-15	Oct-15	Oct-15
North West Skye - New Primary School	10,000	10,000	0	10,000	-	Aug-18	TBC	TBC
Portree - New Gaelic Primary	9,285	10,800	1,073	10,800	-	Jul-17	TBC	Dec-17
Wick - New Noss Primary	16,650	16,650	14,847	16,650	-	Oct-16	Feb-17	Feb-17
Special Schools Programme								
Black Isle Education Centre - Replacement	2,000	2,000	0	2,000	-	Mar-18	TBC	TBC
St Clements/St Duthus - Modular Accommod.	4,580	4,580	4,979	5,030	450	Aug-15	Aug-15	Aug-15
Health & Social Care Programme								
Caladh Sona Care Home - Replacement	1,500	1,500	0	1,500	-	N/A	TBC	TBC
Residential Unit for Children with Autism	2,000	2,000	0	2,000	-	Mar-18	Mar-20	Mar-20
Wade Centre, Kingussie - Refurbishment	1,015	1,300	472	1,300	-	N/A	Dec-16	Dec-16
Estate Management								
ICT Investment	3,798	3,798	2,827	3,798	-	Mar-17	Mar-17	Mar-17
TOTAL	231,383	236,691	121,510	240,191	3,500			

change.org

BUSINESS SUPPORT HQ

29 JUN 2016

RECEIVED

Recipient: **William Gilfinnan, Thomas MacLennan, Brian Murphy, Bren Gormley, Andrew Baxter, and Kate Forbes**

Letter: **Greetings,**

Keep The Upper Achintore Astro OPEN

Last year the community in Upper Achintore was assured that the council will take on the responsibility of the Astro and the cost to up keep it. Please do not go back on your commitment.

The Astro pitch is used frequently by all ages of children and allows children to develop their physical skills, social skills and well being by being outside. Giving them the space to run around play, Football, Shinty and many other imaginative games that they come up with. With little other area for children to play in Upper Achintore the astro is vital to the children's well being.

Please reconsider your decision to closed this well used facility.