

Agenda Item	8.
Report No	HP/15/23

The Highland Council

Committee: Housing & Property Committee

Date: 10 August 2023

Report Title: Property Capital Monitoring Statement and Progress Update

Report By: Executive Chief Officer Housing & Property

1. Purpose/Executive Summary

- 1.1 This report provides Members with the final capital monitoring statement for the 2022/23 financial year and the reported position for the first quarter of the 2023/24 financial year to the end of June.
- 1.2 The report also updates Members on progress with some of the key capital projects in the General Fund Capital Programme that are managed by Housing and Property, and on the structural building issues at Charleston Academy and Nairn Academy.
- 1.3 Members are reminded that a review of the Council's Capital Programme is underway, that the current Capital Programme was approved at the Council meeting on 9 December 2021, and that a one-year Capital Programme for 2023-24 was approved at the Council meeting on 2 March 2023. Links to the reports from the two meetings can be found at the end of this report under Background Papers.

2. Recommendations

- 2.1 Members are asked to:
 - i. **NOTE** the final position for the 2022/23 financial year.
 - ii. **NOTE** the position at the end of the first quarter of the 2023/24 financial year, and the estimated year-end position.
 - iii. **NOTE** the progress made with the projects referred to in this report, and the actions taken and revised programme dates for the new Nairn Academy building.
 - iv. **NOTE** the actions taken following the structural surveys and assessments carried out during the summer holiday period at Charleston Academy and Nairn Academy, and that a verbal update will be provided at the next meeting of this Committee.

3. Implications

- 3.1 **Resource** - The expenditure on the individual projects and programmes of work is being managed within the overall funding allocations in the revised Capital Programme approved by the Council in December 2021, and the one-year Capital Programme for 2023/24 approved in March 2023.

Paragraph 5.6 explains the actions that have been required to Charleston Academy and Nairn Academy in response to the presence of Reinforced Autoclaved Aerated Concrete (RAAC). As yet the final costs of these works have not been confirmed, but it is anticipated that they can be met within existing budgets.

Risk implications to the budget position and budget assumptions, will be kept under regular review and any identified issues reported to future meetings of this Committee. All risk matters are managed on both individual projects and across programmes of work.

- 3.2 **Legal** - The contents of this report and the annual accounts aim to satisfy the requirement of Sections 6 and 7 of the CIPFA Financial Management Code - 'Monitoring Financial Performance' and 'External Financial Reporting'. Also, the capital investment outlined in the report supports the Council's efforts to meet its statutory obligations to maintain compliance of buildings, manage school roll pressures and complete the delivery of the Early Learning and Childcare expansion programme.
- 3.3 **Community (Equality, Poverty, Rural and Island)** - The report details continuing investment across all geographic areas of the Council's estate. The capital investment programme will make a significant contribution to the economic recovery across Highland communities over the coming years.
- 3.4 **Climate Change/Carbon Clever** - The planned capital investment will help meet Council and Scottish Government objectives in relation to energy efficiency and climate change.
- 3.5 **Health and Safety and Risk** – An important aspect of the works taken forward by property capital investment relates to health and safety and managing risk to ensure Council property assets are safe and effective.
- 3.6 **Gaelic** - The Capital Programme includes substantial investment to support the delivery and expansion of Gaelic Medium Education. This includes a second 2-classroom extension to Bun-Sgoil Ghàidhlig Loch Abar in Fort William that is due to be operational by August 2024. The project has received a funding grant award of up to £900,000 from the Scottish Government.

4. Capital Programme Monitoring 2022/23 and 2023/24

- 4.1 **2022/23 Final Position:** As previously forecast, the year-end outturn position shows a significant underspend compared to the approved budget. The total net budget for 2022/23 was £70.724M and a summary of the final position is included in **Appendix 1**. It identifies actual net expenditure of £39.997M which differs from the estimate of £48.695M reported at the end of December 2022. The difference in these figures is due to the following factors:

- Additional income, including the drawing down of £2.498M of Developer Contributions for the Ness Castle Primary School project.

- Housing (Non HRA) – £1.861M was carried forward into 2023/24 and 2024/25 for Private Sector Housing Grants and Travelling Peoples Sites.
- The remaining balance is mainly due to slippage in expenditure on major capital projects, which will be factored into the budgets for future years as part of the whole life approach to monitoring of expenditure on these projects. It should be noted that design and planning work on all major schools' projects at pre-construction stage is continuing, as detailed in Section 5.

4.2 **2023/24 Position at Q1:** The total net budget for 2023/24 is £65.239M and a summary is included in **Appendix 2**. This comprises gross expenditure of £9.023M to the end of June (12.5% of the gross budget), with £3.418M of income received to date resulting in net expenditure of £5.605M (8.6% of the net budget). The estimated year end outturn position is currently forecast as being an over-spend of £0.900M. The overall position and the conditions in the local construction market are being closely monitored, and a further update will be provided at the next meeting of this Committee in November 2023.

4.3 **Construction Cost Pressures:** Previous reports to meetings of the Council and this Committee have highlighted some of the pressures that have affected the delivery of projects over the last 2-3 years and the potential impact on the capital programme of rising construction cost inflation. This situation has worsened significantly since the beginning of 2022 and the following are the main factors that continue to impact on construction costs.

- General inflation/tender cost indices – rising oil and gas prices; material and labour shortages; the impact of various socio-economic factors and worldwide events; manufacturing and distribution constraints; local, national, and worldwide demand.
- Extraordinary increases in costs of certain materials or products.
- Local supply chain – limited number of sub-contractors in Highland for certain types of work or sizes of project.
- Central belt supply chain – already busy so further inflated cost of working on Highland projects, effectively a higher cost location factor.
- Risk management – contractors, sub-contractors and suppliers are all factoring in additional risk allowances to cover any further increases, particularly for projects with a longer construction period, thus exacerbating the overall position.
- More stringent design and energy performance standards - this includes the adoption of the Passivhaus design principles for new build schools, such as the Tain 3-18 Campus, that are part of the Scottish Government's Learning Estate Investment Programme (LEIP). There is also a requirement to work towards ambitious targets in relation to achieving Net Zero emissions and a reduction in Construction Embedded Carbon.

5. Schools Programme

5.1 **Major Projects Whole Life Reporting:** **Appendix 3** sets out the whole life costs of the major projects along with "RAG" ratings in relation to the main criteria of Cost, Time and Scope. There are 10 school projects in total, with 1 building handed over (Ness Castle Primary School) and 1 at construction stage (Tain Campus), with the remaining 8 projects progressing through the design and planning stages. All these projects have been impacted to some extent by the factors currently affecting the construction industry set out in Paragraph 4.3. Additional funding was approved at the Council meeting in June 2022 to allow the contract for the Tain Campus project to be awarded, and the financial impact on the other projects is being assessed as part of the review of the Council's Capital Programme that is currently underway.

- 5.2 **Learning Estate Investment Programme Phases 1 and 2:** The contract for the new Tain 3-18 Campus building (included in Phase 1 of LEIP) was awarded in August in line with the approval given by Members at the Council meeting in June 2022. Construction work commenced in late September and is due to be completed in December 2024. Design work is progressing on the new school buildings at Broadford Primary School and Nairn Academy, both of which are included in Phase 2 of LEIP. One of the conditions of the funding award is that the buildings must be occupied by the end of 2025. The status of the Nairn Academy project is outlined in Paragraph 5.3.
- 5.3 **Nairn Academy:** The design was developed to the end of Design Stage 3 and the cost plan submitted by the contractor at that point exceeded the increased budget that has been put forward for consideration as part of the capital review process. A review was undertaken of the design proposals, value engineering opportunities were explored, and the ongoing construction market pressures were reassessed. This exercise has brought the project cost plan back within the proposed, new, increased, budget and will help to mitigate cost uncertainty going forward. Due to the time required to complete this exercise, the revised programme now indicates an operational date of August 2026, later than the LEIP Phase 2 target of December 2025. The Scottish Futures Trust (SFT) have been kept in the loop to address the situation and understands the approach being taken; other Local Authorities have experienced similar challenges on their projects. The Council has written to the Scottish Government to formally request an extension to the completion date.
- 5.4 **Other Major Projects:** As well as the projects outlined in Paragraphs 5.2 and 5.3, the Council agreed at its meeting in June 2022 that design and planning work should continue to progress on the major school projects at pre-construction stage that are listed below. The capital funding included in the one-year programme approved in March 2023 will allow the projects to be taken up to tender stage while awaiting the outcome of the review of the Council's Capital Programme.
- Beauly Primary School – New Build
 - Charleston Academy – Extension/Refurbishment
 - Culloden Academy – Extension/Refurbishment
 - Dunvegan Primary School – New Build
 - Park Primary School – New Build
 - St Clement's School – New Build
- 5.5 **Learning Estate Investment Programme Phase 3:** A bid was submitted to the Scottish Government in October 2022 for the following projects: replacement buildings at Beauly, Dunvegan and Park Primary Schools; a replacement building on a new site in Dingwall for St Clement's School; and a building for the new Primary School at the Tornagrain development to the east of Inverness. At the time of writing, it is still not known when an announcement will be made by the Scottish Government.
- 5.6 **Charleston Academy and Nairn Academy – Reinforced Autoclaved Aerated Concrete (RAAC):** The Council has two schools that are known to have buildings that contain RAAC components in their roof and wall construction; these are Charleston Academy and Nairn Academy. The Council has been carrying out regular surveys of these buildings since 2019 in line with relevant guidance and as part of an overall management strategy.

5.7 Further guidance was issued by the Institution of Structural Engineers in April 2023 and as a result the Council arranged for surveys and assessments to take place during the current summer holiday period. These were carried out by a firm of Chartered Engineers that have the required expertise and experience to undertake RAAC assessments. The surveys and assessments have resulted in the following course of action.

1. **Phase 1 Works:** The engineer has identified a relatively limited amount of essential works that require to be carried out prior to either some internal rooms being reoccupied, or some external areas being fully accessed. These works are being prioritised for completion during the remainder of the holiday period where possible, and to allow both schools to open as planned for the start of the new session in August.
2. **Phase 2 Works:** These are works that have been recommended by the engineer in order to bring the structures up to the revised standards and reduce risk in the future. The sequence and timing of these works is being finalised, but it is anticipated that they will be carried out during the new school session and over the October holiday period by arrangement with the respective Head Teachers. A contractor has been engaged to carry out the Phase 1 and 2 works at both schools.
3. **Phase 3 Works:** Regular monitoring and inspection will be required as part of the ongoing building maintenance and management strategy.

5.8 Highland Council has been proactive in managing this issue and reacted as soon as practicable in relation to the further guidance that was issued earlier this year. Officers have liaised with Head Teachers during the holiday period to keep them fully up to date and to agree the areas of the buildings that may need to be prioritised in order to minimise any disruption to pupils and staff during the new school session. A briefing was sent to parents at both schools during the holiday period and a verbal update on further progress will be provided at the Committee meeting.

5.9 **School Estate Improvement Programme:** Works are progressing with continued investment through this budget heading to carry out essential improvements to school buildings, including meeting the Council's obligations to address immediate roll pressures and suitability issues, including adaptations for pupils with specific needs. A summary of the projects being taken forward in 2023/24 is included at **Appendix 4**.

6. **Strategic Asset Management Programme**

6.1 **Generally:** Works are progressing with continued investment through the various budget headings to maintain statutory compliance and carry out improvements to the condition of the building fabric and engineering installations in the various properties in the General Fund estate. A summary of the projects being taken forward in 2023/24 is included at **Appendix 5**.

6.2 **Building Condition Surveys:** The programme is progressing with Phase 1 (Council Depots) and Phase 2 (all Secondary Schools within the Lochaber and Badenoch & Strathspey areas) complete. Phase 3 covers all operational assets in the Black Isle and Cromarty Firth areas, and the surveys are underway. The scope of Phase 4 is currently being finalised and the intention is to award the contract later this year, with some surveys to be completed before the end of the financial year and the remainder completed in 2024/25.

7. Housing (Non HRA) Gypsy/Traveller Sites

- 7.1 Housing Services have been successful in securing Scottish Government funding to transform the Gypsy/Traveller site at Longman Park into a 'great place to live and bring up children'. This significant funding will enable land works and the development of new rented accommodation and enhanced site facilities over the next two years. The investment will improve and future proof the services on offer to the tenants at the site, which is rented from Inverness' Common Good Fund. The aim is to bring Longman Park up to the standards which we aspire to provide to all our tenants. The residents have been actively involved in helping to draw up the design plans, thus making sure that their needs and preferences inform the improvements. This close working and active engagement will continue.
- 7.2 The capital budget for Highland Gypsy Traveller sites has been carried forward from previous years to provide the required match funding. This project will help deliver the Council's 'Fairer Highland' commitments and is one of a small number of Scottish demonstrator projects.

Designation: Executive Chief Officer, Housing and Property

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Background Papers: Report to Council meeting on 9 December 2021 - Medium Term Financial Plan - Capital Strategy and Capital Programme to 2036/37

https://www.highland.gov.uk/download/meetings/id/79295/9_medium_term_financial_plan_-_capital_strategy_and_capital_programme_to_203637

Report to Council meeting on 2 March 2023 - Revenue and capital budgets 2023/24 and medium-term financial outlook

https://www.highland.gov.uk/download/meetings/id/81258/item_3_revenue_and_capital_budgets_202324_and_medium-term_financial_outlook

Appendices: Appendix 1: Monitoring of Capital Expenditure to 31 March 2023
Appendix 2: Monitoring of Capital Expenditure to 30 June 2023
Appendix 3: Capital Major Project Whole Life Reporting – 2023/24 Q1
Appendix 4: School Estate Improvement Programme – 2023/24 Projects
Appendix 5: Strategic Asset Management Programme – 2023/24 Projects

MONITORING OF CAPITAL EXPENDITURE - TO 31ST MARCH 2023

SERVICE: PROPERTY & HOUSING

Project Description	BUDGET	ACTUALS			VARIANCE			COMMENTS
	2022/23 Budget (incl. carry forward from prior year)	2022/23 Actual Expenditure	2022/23 Actual Income	2022/23 Actual Net Year to Date	2022/23 Variance Outturn v Budget	2022/23 Acceleration/ (Slippage)	2022/23 Overspend/ (Underpend)	
	£000	£000	£000	£000	£000	£000	£000	COMMENTS
COMMUNITY AND LEISURE FACILITIES								
Community and Leisure Facilities	929	258	0	258	(671)	(671)	0	Various projects; priorities being reviewed with HLH.
Inverness Leisure Centre & Aquadome	125	0	0	0	(125)	(125)	0	Some essential works underway.
Other Properties (Comm & Leisure)	66	47	0	47	(19)	(19)	0	Various projects.
Dornoch Academy - Multi Use Games Area	0	41	0	41	41	41	0	Project complete.
UHI Campus - Synthetic Sports Pitch	0	59	(59)	0	0	0	0	Project at tender stage.
Eden Court Theatre Redevelopment	827	0	0	0	(827)	(827)	0	Project to be reprocured.
SCHOOLS								
Alness Academy	776	493	0	493	(283)	(283)	0	Project complete; final payment due in 23/24.
Beaully Primary	919	584	0	584	(335)	(335)	0	Design in progress.
Broadford Primary - LEIP Phase 2	91	621	0	621	530	530	0	Design in progress.
Charleston Academy	4,063	134	0	134	(3,929)	(3,929)	0	Design in progress.
Culloden Academy	2,901	2,110	0	2,110	(791)	(791)	0	Design in progress.
Dunvegan Primary	1,082	572	0	572	(510)	(510)	0	Design in progress.
Inverness High School	246	94	0	94	(152)	(152)	0	Project complete.
Lochaber High Flood Damage	(765)	28	0	28	793	793	0	Project complete.
Merkinch Primary	242	203	0	203	(39)	(39)	0	Project complete.
Nairn Academy - LEIP Phase 2	1,784	1,347	0	1,347	(437)	(437)	0	Design in progress.
Ness Castle Primary	5,877	6,184	(2,498)	3,686	(2,191)	(2,191)	0	Project complete; developer contributions drawn down.
Park Primary - Fire Reinstatement	(1,575)	286	0	286	1,861	1,861	0	Project complete.
Park Primary	1,988	165	0	165	(1,823)	(1,823)	0	Design in progress.
St Clement's	304	32	0	32	(272)	(272)	0	Design in progress.
Tain 3 to 18 Campus - LEIP Phase 1	4,493	5,619	0	5,619	1,126	1,126	0	Construction work underway.
The Bridge School	1,143	1,155	0	1,155	12	12	0	Purchase of building complete.
Early Learning and Childcare/School Estate Improvement Programme	22,906	8,722	(1)	8,721	(14,185)	(14,185)	0	Various projects; more projects now legally committed and design work progressing on others.
Remote Schools - Housing Accommodation	250	332	0	332	82	82	0	Design in progress.
E&L Residential Properties	83	0	0	0	(83)	(83)	0	Various projects.
HEALTH & SOCIAL CARE PROGRAMME								
Adult Services (NHS)	4,769	909	(339)	570	(4,199)	(4,199)	0	North Coast Care Facility to change to revenue model and therefore capital budget not required.
Children's Services/Out of Authority	650	65	0	65	(585)	(585)	0	Various projects; priorities being reviewed with Service.
STRATEGIC ASSET MANAGEMENT								
Engineering Compliance	1,293	2,947	(7)	2,940	1,647	1,647	0	Works ongoing and accelerated.
Catering & FM Compliance	922	343	0	343	(579)	(579)	0	Works ongoing with project slippage from 22/23 carrying into 23/24.
Property Structures and Fabric	3,112	4,114	0	4,114	1,002	1,002	0	Works ongoing and accelerated.
Property Security	80	656	0	656	576	576	0	Works ongoing and accelerated.
Property Surveys	687	417	0	417	(270)	(270)	0	Surveys ongoing. Phase 1 & 2 complete. Phase 3 awarded and will continue in 23/24.
Council Property Estate Annual Improvements	1,875	519	0	519	(1,356)	(1,356)	0	Works ongoing with project slippage from 22/23 carrying into 23/24.
Water Management	398	34	0	34	(364)	(364)	0	Works ongoing with project slippage from 22/23 carrying into 23/24.
Fire Safety	(147)	637	0	637	784	784	0	Works ongoing and accelerated.
Asbestos Removal	114	91	0	91	(23)	(23)	0	Works ongoing with project slippage from 22/23 carrying into 23/24.
Energy Management	2,005	1,079	0	1,079	(926)	(926)	0	Works ongoing with project slippage from 22/23 carrying into 23/24.
Depots - Health & Safety	1,132	123	0	123	(1,009)	(1,009)	0	Works ongoing with project slippage from 22/23 carrying into 23/24.
Office Rationalisation	1,459	147	(25)	122	(1,337)	(1,337)	0	Property asset rationalisation projects ongoing.
HOUSING (NON HRA)								
Private Sector Housing Grants	3,079	1,846	(87)	1,759	(1,320)	(1,320)	0	Includes commitments made that will carry in to 23/24.
Travelling People Sites	541	273	(273)	0	(541)	(541)	0	Longman TPS match funding not required until 24/25.
OVERALL TOTAL	70,724	43,286	(3,289)	39,997	(30,727)	(30,727)	0	

MONITORING OF CAPITAL EXPENDITURE - TO 30TH JUNE 2023 (Q1 2023/24)

SERVICE: PROPERTY & HOUSING

Project Description	BUDGET	ACTUALS			FORECASTS			VARIANCE			COMMENTS
	2023/24 Capital Budget	2023/24 Actual Expenditure	2023/24 Actual Income	2023/24 Actual Net Year to Date	2023/24 Forecast Expenditure	2023/24 Forecast Income	2023/24 Forecast Outturn	2023/24 Variance Forecast Outturn v Budget	2023/24 Acceleration/ (Slippage)	2023/24 Overspend/ (Under-spend)	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
COMMUNITY AND LEISURE FACILITIES											
Inverness Leisure Centre & Aquadome	350	0	0	0	350	0	350	0	0	0	
UHI Inverness Campus Sports Pitch	0	11	59	70	1,203	(1,203)	0	0	0	0	Self-funding project subject to full package of funding being identified.
Dornoch Academy MUGA	0	6	0	6	6	(6)	0	0	0	0	Self-funding project.
HLH Properties - Life Cycle Investment	375	0	0	0	541	(166)	375	0	0	0	Includes funding from LTA for Bellfield Park tennis courts.
Other Properties (Comm & Leisure) - Life Cycle Investment	33	0	0	0	33	0	33	0	0	0	
Community & Leisure General	0	1	0	1	1	0	1	1	1	0	
SCHOOLS											
Major Projects											
Charleston Academy	500	30	0	30	500	0	500	0	0	0	
Culloden Academy	2,500	243	0	243	2,500	0	2,500	0	0	0	
Ness Castle Primary Phase 1	750	58	0	58	1,182	0	1,182	432	432	0	Balance c/f from 22/23 and budget for playing fields
Ainess Academy	0	212	0	212	343	0	343	343	343	0	Project completed - final payments c/f from 22/23
Merkinch Primary School	0	1	0	1	80	0	80	80	80	0	Project completed - final payments c/f from 22/23
LEIP Projects											
Tain 3-18 Campus - Phase 1	28,000	4,243	(800)	3,443	28,000	0	28,000	0	0	0	Actual figure to date includes SG Gaelic Funding that will be carried forward and recognised as income in the final year of the project.
Nairn Academy - Phase 2	2,600	103	(20)	83	2,620	(20)	2,600	0	0	0	
Broadford Primary - Phase 2	700	9	(599)	(590)	700	0	700	0	0	0	Actual figure to date includes SG Gaelic Funding that will be carried forward and recognised as income in the final year of the project.
Beauly Primary - Phase 3 (Awaiting Scottish Govt Decision)	650	17	0	17	650	0	650	0	0	0	
Dunvegan Primary - Phase 3 (Awaiting Scottish Govt Decision)	650	12	0	12	650	0	650	0	0	0	
Park Primary - Phase 3 (Awaiting Scottish Govt Decision)	1,000	6	0	6	1,000	0	1,000	0	0	0	
St Clements - Phase 3 (Awaiting Scottish Govt Decision)	750	21	0	21	750	0	750	0	0	0	
Estate Management											
School Estate Improvements / ELC	12,914	2,007	(910)	1,097	13,824	(910)	12,914	0	0	0	Includes SG Free School Meals Funding.
Remote Schools Housing Accommodation	200	2	0	2	200	0	200	0	0	0	
E&L Residential Properties	83	0	0	0	83	0	83	0	0	0	
HEALTH & SOCIAL CARE PROGRAMME											
Adult Services (NHS)	750	7	(4)	3	750	0	750	0	0	0	
Children's Services/Out of Authority	100	1	0	1	100	0	100	0	0	0	
PROPERTY ESTATE ASSET MANAGEMENT											
Engineering Compliance	834	250	(222)	28	1,056	(222)	834	0	0	0	Includes SG funding for Co2 Monitors c/f from 22/23.
Catering & FM Compliance	500	275	0	275	500	0	500	0	0	0	
Property Structures and Fabric	3,500	606	0	606	3,500	0	3,500	0	0	0	
Property Security	400	109	0	109	400	0	400	0	0	0	
Property Surveys	450	9	0	9	450	0	450	0	0	0	
Council Property Estate Annual Improvements	1,100	1	0	1	1,100	0	1,100	0	0	0	
Water Management	200	8	0	8	200	0	200	0	0	0	
Fire Safety	300	344	0	344	344	0	344	44	44	0	
Asbestos Removal	50	1	0	1	50	0	50	0	0	0	
Energy Management	1,500	58	0	58	1,500	0	1,500	0	0	0	
Depots - Health & Safety	350	16	0	16	350	0	350	0	0	0	
Office Rationalisation	300	31	0	31	300	0	300	0	0	0	
Portree Office Demonstrator Project	100	22	(800)	(778)	1,000	(900)	100	0	0	0	Includes SG funding and contribution from HIE.
HOUSING (NON HRA)											
Private Sector Housing Grants	2,750	218	(12)	206	2,750	0	2,750	0	0	0	
Travelling People Sites - Longman Park Redevelopment	0	81	12	93	3,148	(3,148)	0	0	0	0	
Travelling People Sites - General	0	4	(122)	(118)	122	(122)	0	0	0	0	
OVERALL TOTAL	65,239	9,023	(3,418)	5,605	72,836	(6,697)	66,139	900	900	0	

CAPITAL MAJOR PROJECT WHOLE LIFE REPORTING - 2023/24 Q1

SERVICE: PROPERTY & HOUSING

Project Description	WHOLE LIFE BUDGET			ACTUALS TO DATE - 2023/24 Q1			FORECAST TO END OF PROJECT			PROJECT ASSESSMENT			COMMENTS
	LIFE BUDGET EXPENDITURE	LIFE BUDGET INCOME	LIFE BUDGET NET	ACTUAL EXPENDITURE TO DATE	ACTUAL INCOME TO DATE	ACTUAL NET TO DATE	FORECAST EXPENDITURE	FORECAST INCOME	FORECAST NET	COST	TIMING	SCOPE	
	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Eden Court Highlands Theatre Redevelopment	13,385	-11,154	2,231				13,385	-11,154	2,231	R	TBC	TBC	Project still in its infancy. Rising costs noted as a potential risk for now given ongoing uncertainty in economy.
Ness Castle Primary	14,868	-2,084	12,784	14,343	-2,498	11,845	15,468	-2,498	12,970	G	R	G	New building operational in February 2023. Phase 2 works to progress.
Tain 3-18 Campus	69,400	-800	68,600	12,487	-800	11,687	69,400	-800	68,600	G	G	G	Construction work underway; to be complete in December 2024
Broadford Primary	14,193	-599	13,594	747	-604	143	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
Nairn Academy	42,165	-25	42,140	1,732	-20	1,712	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
Beaully Primary School	12,000		12,000	685		685	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
Charleston Academy	16,011	-164	15,847	435		435	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
Culloden Academy	19,218	-1,001	18,217	5,744		5,744	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
Dunvegan Primary School	12,250	-250	12,000	813	-250	563	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
Park Primary School	13,000		13,000	183		183	TBC	TBC	TBC	R	TBC	TBC	Design in progress.
St Clements School	13,000		13,000	115		115	TBC	TBC	TBC	R	TBC	TBC	Design in progress.

Appendix 4: School Estate Improvement Programme, 2023/24 Projects

	Property	Project Works
	Projects at Design Stage	
1	Applecross Primary	Nursery Unit
2	Ardgour Primary	ASN Alterations
3	Aviemore Primary	Nursery Alterations
4	Balloch Primary	Multi-Use Games Area
5	Balloch Primary	Nursery Alterations
6	Banavie Primary	Nursery Alterations
7	Brora Primary	ASN Alterations
8	Bun-Sgoil Ghàidhlig Loch Abar	Classroom Extension Phase 2
9	Bun-Sgoil Shlèite	Internal Alterations
10	Carrbridge Primary	Classroom Unit
11	Cradlehall Primary	Nursery Alterations
12	Croy Primary	Nursery Alterations
13	Dingwall Croileagan	Nursery Alterations
14	Dingwall Primary	Internal Alterations
15	Dingwall Primary	Multi-Use Games Area
16	Dingwall Primary	Nursery Alterations
17	Dingwall Primary	Possible Extension
18	Golspie Primary	Nursery Alterations
19	Holm Primary	External Improvements
20	Invergarry Primary	Kitchen/Dining Alterations
21	Invergordon Academy	Conversion of Former House
22	Invergordon Academy	Toilet Refurbishment and Expansion
23	Kilchuimen Academy/Primary	Resurfacing of Multi-Use Games Area
24	Kilmuir Primary	Toilet Refurbishment
25	Kiltearn Primary	Nursery Unit

26	Kinmylies Primary	Nursery Annexe
27	Kyle Primary	ASN Alterations
28	Mallaig High	Resurfacing of Synthetic Pitch
29	Miller Academy Primary	Demolition of Redundant Building
30	Milton Primary	Internal Alterations
31	Milton of Leys Primary	Resurfacing of Synthetic Pitch
32	Muirtown Primary	Toilet Refurbishment
33	Newmore Primary	Conversion of Former House
34	Plockton Primary	Security Fencing
35	Plockton Primary	Toilet Refurbishment
36	Rogart Primary	Nursery Alterations
37	Rum Primary	Internal Alterations
38	Scourie Primary	Nursery Alterations
39	St. Bride's Primary	Nursery Alterations
40	Staffin Primary	ASN Alterations
41	Teanassie Primary	Internal Alterations
42	Thurso High	Demolition of Block A
43	Watten Primary	ASN Alterations
44	Wick High	Conversion of Avonlea Building
	Projects at Construction Stage	
45	Beaully Primary	Demolition of Classroom Block
46	Grantown Primary	Refurbishment of Main Building and Annexe
47	Kingussie Primary	Classroom Refurbishment
48	Nairn Academy	Improvements to Playing Field
49	South Lodge Primary	ASN Alterations
50	Strathconon Primary	Refurbishment of Main Building/Conversion of Former House
51	Thurso High	Modular Classroom Accommodation

Appendix 5: Strategic Asset Management Programme, 2023/24 Projects

	Property	Project Works
	Fire Safety	
1	Family Resource Centre	Upgrade Fire Alarm and Detection System
2	Inverness Crematorium	Upgrade Fire Alarm and Detection System
3	Business Gateway Office	Upgrade Fire Alarm and Detection System
4	TEC Services Depot	Upgrade Fire Alarm and Detection System
5	Nairn Museum	Upgrade Fire Alarm and Detection System
6	Dingwall Roads Depot	Upgrade Fire Alarm and Detection System
7	Queens Park Stadium	Upgrade Fire Alarm and Detection System
8	Tigh Na Sgìre	Upgrade Fire Alarm and Detection System
9	St Clements School	Upgrade Fire Alarm and Detection System
10	Howard Doris Centre	Upgrade Fire Alarm and Detection System
11	Ullapool Roads Depot	Upgrade Fire Alarm and Detection System
12	Cromarty Courthouse	Upgrade Fire Alarm and Detection System
13	Lochinver Harbour	Upgrade Fire Alarm and Detection System
14	The Meadows	Upgrade Fire Alarm and Detection System
15	Ardachu Waste Transfer Station	Upgrade Fire Alarm and Detection System
16	Portree Depot	Upgrade Fire Alarm and Detection System
17	Various Sites	Future Fire Risk Assessment Works
	Water Management	
18	Gairloch High School	Replacement of domestic water services
19	Kilmuir Primary School	Water Safety Upgrade Works
20	Elgin Hostel	New Sprinkler Tank
21	Highland Wide	Water Risk Assessments
	Engineering Compliance	
22	Pennyland Primary School	Full rewire
23	Rosebank Primary School	Full rewire

24	Brora Depot	Switchgear Upgrade
25	Lochardil Primary School	Upgrade of Electrical System
26	Tarradale Primary School	Boiler Replacement
27	Inverness High School	Replacement heating to 1970's wing
28	Kilmuir Primary School	Replacement boiler
29	Highland Folk Museum	New air handling unit
30	Aviemore Primary School	Heating system works
31	Various Sites	BMS Control Upgrades – Highland Wide
32	Various Sites	Underground heating pipework replacements
33	Inverness Botanic Gardens	Replacement of failed below ground pipework
	Structure and Fabric	
34	Averon Centre	Fabric fire safety works
35	Arisaig Primary School	Septic tank replacement
36	Acharacle Primary School	Replacement of storm damaged roof
37	Charleston Academy	Roof replacement
38	Dingwall Town Hall	Roof replacement
39	Esplanade Shelter Thurso	Demolition of building
40	Tarradale Primary School	Roof replacement
41	Dalneigh Primary School	Roof Replacement and associated works – Phase 2
42	Kingussie High School	New roof, kitchen and ventilation works
43	Obsdale Primary School	Window/Door Replacements
44	Invergordon Academy	Roof Refurbishment
45	Plockton High School - Hostel	Roof/Cladding replacement
46	South Lodge Primary School	Roof Replacements and associated works Phase 1
47	Thurso High School	Screen
48	Bridgend Primary School	Toilet upgrade
49	Kingussie Primary School	Roof replacement
50	Plockton High School	Roof replacement
51	Scourie Primary School	Roof replacement

52	Highland Wide Properties	Various Sites - Component Failure
Security		
53	Highland Wide - Security Improvements	Highland Wide - Security Improvements - Various Sites
54	Bridgend Primary School	Secure entrance provision
Catering & FM Compliance		
Facilities Management Equipment		
55	Cleaning	New laptops & tablets
56	Cleaning	Robotic equipment
57	FM	Storage Containers
58	FM	Grounds maintenance equipment (mowers, gritting, line marking)
Catering Equipment		
59	Schools	Cashless catering upgrade for secondary schools – Highland Wide
60	Culloden Academy	Healthy bar upgrade
Energy Works		
61	Cromarty Primary School	New air source heat pump
62	Dingwall Leisure Centre	Biomass works
63	Dingwall Town Hall	Boiler replacement
64	Invergordon Leisure Centre	New plant room
65	Inverness Library	New air handling unit
66	Kingussie High School	New energy centre
67	Thurso High School	Science block ventilation works
68	Helmsdale Primary School	Replacement heating
69	Energy Works	Vlan & Building Management Systems – Essential upgrade works
70	Energy Works	LED Lighting
Property Surveys		
71	Condition Surveys Phase 3	Depots, Workshops, Some Public Conveniences & Secondary Schools
Asbestos		
72	Highland Wide	Removals across the Estate

Depots

73	Portree Depot	Roof and cladding replacement & M&E upgrade works
74	Highland Wide	Essential fabric and services safety works

Property Estate Annual Improvements

75	Lochaber Rugby Club	New sewer
76	Canal Park Rugby Club	Installation of grease trap
77	Duthac House	Demolition of dilapidated extension
78	Pennyland Primary School	Roof refurbishment works

Property Rationalisation

79	Thurso Burgh Chambers	Relocation of Service Point
80	Nairn Courthouse	Relocation of Nairn Finance Office
81	Merkinch Family Centre	Potential relocation of staff
82	Portree Demonstrator Project	Redevelopment of Tigh Na Sgìre Office Building