

Capital Investment Programme Update on Major Projects

Education, Children and Families Committee

21 June 2011

1 Purpose of report

- 1.1 This report provides an update on the major projects within the Children and Families Capital Investment Programme.

2 Main report

- 2.1 There are a significant number of projects within the Children and Families Capital Investment Programme. An update is provided below regarding those projects which have an overall budget of more than £1m. In each case the project is currently forecast to be delivered within the approved budget.

Corstorphine Primary School Extension

- 2.2 This project will see the capacity of the school increased from the current 16 classes to 18 classes through the provision of new class bases. Existing deficiencies in the general purpose and support spaces for the entire school will be resolved; a new dining facility and kitchen provided and, if possible within the existing budget, a new entrance created.
- 2.3 The project is currently at the detailed design stage and discussions with the Planning Department regarding the design of the improvements to the school are continuing with completion of the project expected in early 2013.

Towerbank Primary School Extension

- 2.4 The engineering works to stabilise the private wall which previously abutted the playground, realign Maryfield Road to establish a one way system and unify the playground are now complete. A beech hedge has now been planted which will, when mature, screen the new road from the playground. Fencing has also been completed around the site, and playground landscaping works are progressing to deliver a grassed area and relocate the environmental garden.

- 2.5 The existing works are assessed as 95% complete however, unfortunately, the contractor has gone into receivership and the playground landscaping will require to be delivered by another firm.
- 2.6 The remainder of the project to deliver the eight class extension and a 40:40 place nursery is progressing. The project has been submitted for detailed planning consent with project completion anticipated in February 2013.

Royston Wardieburn Community Centre

- 2.7 This project will see the replacement of the Royston Wardieburn Community Centre with a significantly enhanced new facility on the existing site.
- 2.8 Construction work is progressing well however a four week extension of time has been awarded due to adverse weather conditions towards the end of 2010. The handover of the centre has therefore been revised from 10 October 2011 to 7 November 2011, with the final demolition and clearance being completed by 4 January 2012.

Seaview

- 2.9 The project to deliver a replacement Seaview Respite Centre is now well underway. Extensive consultation and engagement has been undertaken with the staff from the centre and, just as important, the children who stay there to inform the ongoing design development process.
- 2.10 Initial designs have been agreed with a view to submitting a planning application later this year. The current programme would see the new facility opening in the middle of 2013.
- 2.11 Engagement with the local community has continued with consultation having recently been undertaken regarding the wider development opportunities in the vicinity of the former Lismore Primary School where the new facility will be built.

Wave 3 Essential Improvement Works

- 2.12 In December 2008 Council approved the identified essential improvement works for all Wave 3 schools these being defined as those required over a five-year period to either avoid the closure of part or all of a building, to ensure that all statutory obligations are met by the Council or to avoid major disruption to the operation of the school. The implementation of the required works has been ongoing.
- 2.13 The total investment approved by Council was £15.7m however this has been subsequently reduced to £8m as a result of savings which have been identified in the works required to the three secondary schools.
- 2.14 This level of reduction has been possible due to the fact that the construction of the new schools is now being progressed during the five year period and, as a consequence, some work elements could be reduced resulting in a considerable reduction in costs. The variations have been agreed with the respective schools.

James Gillespies High School

- 2.15 Initial designs for the new James Gillespies High School Campus are complete; these have been shared with The Edinburgh Urban Design Panel and also Architecture and Design Scotland and were positively received having been described as 'potentially exemplary'.
- 2.16 The pre-planning consultation process as a Major Application is now underway with a series of formal public and stakeholder meetings having been held together with other community engagement events. The design development process is continuing, taking into consideration feedback from the first stage of the consultation process, prior to sharing the final designs with the school and local community in June in advance of submitting the planning application in July.
- 2.17 The Scottish Government has advised that their support will be provided on a revenue, rather than capital, basis. The details regarding how this model will operate require to be clarified and discussions are ongoing with Scottish Government and Scottish Futures Trust to establish the most appropriate route to deliver the project.
- 2.18 One option for delivery is through a Design Build Finance and Maintain (DBFM) contract through the South East Hub with whom discussions are ongoing. Legal Services have been asked to confirm that this would be a legitimate procurement route for the project which is expected to be the case. This is the procurement route which is preferred by the Scottish Government.
- 2.19 The other option for delivery would be through a Non-Profit Distributing model however the details regarding what this model would entail and how it would operate in practice are still awaited from the Scottish Futures Trust. Until clarification is received, no assessment of this option can be undertaken.
- 2.20 The anticipated completion date for the project is July 2015 however this is heavily contingent on the final delivery model. It is the intention to take a Report to Council later this year regarding the proposed next steps on the project.

Portobello High School

- 2.21 Planning permission for the project to deliver a new Portobello High School was granted by the Development Management Sub Committee in February 2011.
- 2.22 The construction procurement process generated an extremely positive response from the construction industry with 22 initial submissions being received for the construction works, an unprecedented level of interest for this type of project.
- 2.23 All submissions have now been considered in detail and 6 contractors have been short-listed to whom the final tender documentation has now been issued – Bovis, Balfour Beatty, Graham Construction, BAM Construction, Laing O'Rourke and Morrison. All are well known companies with strong track

records and we are confident the successful contractor will help us to achieve a very high quality building and local environment. After the tenders are received and evaluated a final recommendation will be taken to Committee in August.

- 2.24 Construction work is due to start on site in November 2011 and the original works schedule has a completion date that would see the new school opening in January 2014. The school have indicated they would be keen to see the school open for the start of the new school session in August 2013. We have set this as a target for the contractors and asked them to indicate in their tender returns whether they believe this earlier date is achievable. We should be in a position to confirm this later this year.
- 2.25 There are a number of works that will need to be carried out before the contractors can start on site and these are being scheduled for the end of this summer. These will include an archaeological investigation on 10% of the park area which is one of the planning conditions together with the removal of a disused power cable which runs across the park site.
- 2.26 Members may recollect the Council position regarding the issue of common good which was reported to Council in December 2008. At this meeting it was advised that Senior Counsel were of the view that “the Council do not require the prior consent or authorisation of the Court under Section 75(2) of the Local Government (Scotland) Act 1973 to the proposed appropriation by them of part of the Park at Portobello for the construction of the proposed new Portobello High School”.
- 2.27 The threat of legal challenge to this position has existed since that time. Although no such action has been taken to date, in the event that it was, the Council position would be robustly defended.

Boroughmuir High School

- 2.28 In December 2010 the Scottish Government confirmed that the replacement of Boroughmuir High School would be supported under the School Building Programme.
- 2.29 One option is a significant refurbishment of the existing building together with a substantial element of new build works on the existing site. The feasibility study which was undertaken several years ago has been updated to consider any planning and technical constraints on the existing listed building and the site and to establish the possible uses of the internal spaces therein and external areas. Costing information will now be updated and the off-site decant issues considered.
- 2.30 The other option would be for a new build however this is obviously entirely dependent on the availability of a suitable alternative site. Consideration of alternative site options is at an advanced stage and, in the event that suitable alternative site(s) are potentially available, the associated costs can then be considered. Were a move to a new site to be considered this would require full statutory consultation with the school community.

- 2.31 The Strategic Educational Design Brief has been progressed with the school and is nearing completion. The purpose is to establish the educational vision for the school before consideration is given to the physical aspects of any design. This process has previously been applied very successfully in the projects to replace both Portobello and James Gillespies High Schools and has been recognised as being very innovative.
- 2.32 Once all available options have been identified and considered a report will be taken to Council regarding the recommended way forward for the project and the associated funding implications and implementation options which will be the same as for James Gillespies. It is anticipated that this report will be taken to Council in September 2011.

3 Financial Implications

- 3.1 The details of the Capital Investment Programme covering the period between 2011/12 to 2014/15 were reported to Council on 10 February 2011.
- 3.2 At this time, the total direct investment in the Children and Families Department Estate between 2011 and 2015 was £107.217m with a further investment of £21.648m planned as part of the overall Asset Management Works funding which is managed by City Development.
- 3.3 These totals will be subject to change once the final outturn position for the 2010/11 financial year has been established and any adjustments necessary are made to reflect actual expenditure incurred during 2010/11 compared with the forecast position which prevailed when the Report to Council in February was prepared.

4 Equalities Impact

- 4.1 There are no implications arising directly from this report; any necessary equalities impact assessment will have been taken into consideration for any individual projects within the Capital Investment Programme.

5 Environmental Impact

- 5.1 There are no implications arising directly from this report; any necessary environmental impact assessment will have been taken into consideration for any individual projects within the Capital Investment Programme.

6 Recommendations

- 6.1 Committee is asked to note the contents of this report.

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Appendices	None
Contact/tel/Email	Billy MacIntyre/ 469 3366/ billy.macintyre@edinburgh.gov.uk
Wards affected	All
Single Outcome Agreement	Not applicable
Background Papers	Capital Investment Programme 2011/12 to 2014/15 Final Update Report – City of Edinburgh Council 20 February 2011