
Report to Clackmannanshire Council

Date of Meeting: 11 February 2021

Subject: Learning Estate: Progress Report

Report by: Strategic Director (Place) and Strategic Director (People)

1.0 Purpose

- 1.1. This paper provides an update on the progress of works on the Council's learning estate and sets out immediate next steps for taking forward the strategy that was set out in the paper to Council on 19 December 2019.

2.0 Recommendations

- 2.1. It is recommended that Council :
- 2.1.1. notes the report.

3.0 Considerations

3.1. *ABC Nursery*

- 3.1.1 The statutory consultation paper recommending the permanent closure of ABC Nursery has been drafted and the timeline proposes the consultation will run from January to March 2021, with the final report being presented to People Committee on 26.6.21
- 3.1.2 ELC provision for children who had enrolled at ABC Nursery for session 2020/21 is being provided by Clackmannanshire ELC establishments and Partner Provider Nurseries.

3.2 *Park Primary and Nursery Extension*

- 3.2.1 The Design and Build Contract was signed on 3 December 2020. The provisions in relation to COVID19 within the DBDA are any delay in the completion of the works caused as a direct result of (i) closure and mobilisation of the Site in compliance with Law or SG Policies; (ii) restrictions on the operation of the Site as a direct result of COVID pandemic imposed by Law or SG Police; and (iii) delay in the delivery of materials to Site as a direct result of the COVID pandemic will be a Delay Event which will give the Contractor additional time to complete the Works.

- 3.2.2 In terms of the delivery timetable for this project, this is scheduled to be completed by the 16th of August 2021. Works are progressing well on site. The slab work was completed on the 23rd of December with the timber kit installation started on the 11th of January. Roof trusses are currently in fabrication and windows have already been manufactured.
- 3.2.3 There is understandable concern from the Project Team given the current lock down restrictions affecting the timeline and potential material supply for the project. We are keeping a close focus on this and working with our Hubco partners and appointed contractors.
- 3.2.4 The contractor has confirmed in writing that they have no immediate concerns over supply chain materials and equipment or labour. We are however monitoring this situation given the position with the pandemic and Brexit.
- 3.2.5 Full design work for the roof upgrade of the existing Nursery Building recommenced in December 2020 and is due for final design review by the Councils Property Technical Team in mid- February. In terms of the Scottish water drainage connection issues, survey reports have been concluded on and will inform for further consultation and scheme design agreement with Scottish Water.
- 3.2.6 ELC contingency is being planned to ensure that all children can access ELC provision for August 2021 in the event of construction delay.
- 3.2.7 The Project budget is currently on target with the re-profiled figure agreed at council on the 24th of September 2020.
- 3.3 ***Former CSSS Building at Bedford Place***
- 3.3.1 The Property Team have secured the building perimeter of the building with fencing, suitable access ways and warning signage. Both Building Standards & the Health & Safety Team have inspected the installation and approved it as appropriate for the task of deterring entry to the site. The building has been scaffolded around its external perimeter to allow access for visual inspections and to stabilise sections of the external façade. In addition, dormer sections have been braced and propped with and loose visible masonry tied into the structure where deemed necessary. Weekly external inspections are being undertaken by property maintenance officers from Kelliebank.
- 3.3.2 The Property Team have liaised with the Building Standards and Health and Safety Officers within the Council to assess safe access to the property for inspection purposes. Both have confirmed that access to the building site is restricted to approved personnel only with no lone visits allowed.
- 3.3.3 Both Building Standards and the Health and Safety Officer were satisfied with the actions taken to date by the Property Maintenance Team in the pre-emptive steps carried out to secure the building structure and the management policy and procedures in place to allow safe access.
- 3.3.4 Additional scaffold netting has been fitted to ease concerns at the western elevations next to the adjacent BT Telephone exchange building and at the wagon way on the eastern elevations. BT has been contacted to make them aware of the current management issues with this building. BT are satisfied

with the works undertaken and that the building currently presents no risk to their property. The property Team will keep them informed of ongoing events.

- 3.3.5 In terms of the next steps, we have written a brief for a full options appraisal and structural assessment of the building. This will be included in the impending Learning Estate feasibility and Condition Survey programme. Costs for procurement through East of Scotland Hubco are being sought. This building will be prioritised for review once budget has been identified and the contract has been awarded.
- 3.3.6 A capital bid for upgrade cannot reasonably be considered until all feasibility, structural assessment and Historic Environment Scotland (HES) Building appraisals have been undertaken. NOTE: The building was constructed in 1875 and is a Category "C" Listed Building within a conservation area.
- 3.3.7 Only following this appraisal work we can undertake a full options appraisal and potentially begin any statutory consultation with HES, and the planning authority. Similarly, this work is required before the Council can engage in any statutory consultation required to determine the future of the school establishment for Clackmannanshire Secondary Support Services. Members are reminded that the relocation of the service to The Orchard was done on a temporary basis in response to the urgent requirement to relocate the service whilst the issues in the Bedford Place building were being addressed.

3.4 ***Bowmar Centre***

- 3.4.1 A Project Request Client Brief was submitted to East of Scotland Hubco on the 4th of December to register an application to procure a contract through the existing Hubco frameworks. A full supporting package was also forwarded including recent structural assessments and roof condition surveys carried out in June 2020.
- 3.4.2 In December 2020, the Scottish Government confirmed that the funding grant can be drawn down if a contract has been established before the 31st of March and the works committed. We are confident that a contract will be agreed in the coming weeks to meet this deadline.
- 3.4.3 Works to the Bowmar would be anticipated to start no earlier than April with cognisance taken to the fact the building will be used for the elections as a polling place in early May 2021.
- 3.4.4 The proposed digital hub will form part of the approach being developed under the City Region Deal Digital Hubs project. Liaison between Education team and CRD lead will take place in the spring to further develop the concept and design.

3.5 ***Options Appraisals and Condition Surveys***

- 3.5.1 A Project Request Client Brief was submitted to East of Scotland Hubco on the 4th of December to register an application to procure a contract through the existing Hubco frameworks. This comprehensive review will assess current school requirements, future requirements; assess local planning and development opportunity council wide. Integral to this assessment will be a full revised condition and structural assessment of our current school portfolio.

3.5.2 A full briefing document along with Condition Survey assessment criteria has been developed and this contract requirement will be incorporated into any contract.

3.5.3 The Condition survey works will be undertaken in 2 phases. Initial findings are likely to be presented to the Council towards the end of the summer 2021 with the final conclusions being presented in the summer of 2022 following the conclusion of the structural survey investigation programme. Survey works for establishments requiring options appraisals will be prioritised for early attention within this timescale.

3.5.4 This is a significant piece of work which will enable the Council to be in a better position to bid for both internal and external funding within a context of an overall over-arching corporate strategic asset management approach, utilising existing buildings and maximising the potential of our Assets.

3.6 ***Completed Works – Tullibody South/Craigbank & Menstrie Nursery***

3.6.1 Phase 4 of the Tullibody South Campus project is 97% complete and this includes the final external areas and the Multi Use Games Area (MUGA). The final drainage approval and connection works to School Road have now been agreed with Scottish Water and drainage work is scheduled to be completed by the end of February 2021. This will enable the final contractual and legal handover to be completed. All other external areas will be completed in the coming weeks including remaining landscape works, tree planting, turf to the mound and general tidy with the existing the Coat of Arms to be placed in its final position during these works. The site compound will be removed also.

3.6.2 Early Years Nursery works at Menstrie and Craigbank Primary campuses have been completed pending final defects being concluded. These are scheduled to be completed in the coming weeks.

3.7 ***Learning Estate Investment Programme Submission***

3.7.1 In October 2020, officers submitted a bid to the Scottish Government's Learning Estate Investment Programme (LEIP), with respect to a proposed Alloa South Campus. Scottish Government officials alongside SFT, COSLA officers and representatives from ADES Resources and Directors of Finance assessed all the submissions at an assessment workshop on the 5th November 2020, using a standard set of criteria.

3.7.2 The Alloa South Campus bid was not selected to go forward as part of the Scottish Government's investment programme at this stage. The view of the panel was that there was insufficient information enable the project to be assessed against the set criteria for Condition or Growth.

3.7.3 The panel felt that the concept of the project was very interesting and aligned with the aims of the Scottish Government's Learning Estate Strategy. Scottish Government officials have indicated a willingness to work with the Council on the strategic direction of it's learning estate and discussing which projects might be suitable for consideration for Scottish Government support within any future phases of the programme.

4.0 Sustainability Implications

4.1. There are no specific sustainability issues under consideration in this paper.

5.0 Resource Implications

5.1 Financial Details

5.2 The full financial implications of the recommendations are set out in the report. Yes

5.3 Finance have been consulted and have agreed the financial implications set out in the report . Yes

5.4 Staffing

5.5 There are no additional human resources required.

6.0 Exempt Reports

6.1 Is this report exempt? (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations? Yes No

9.0 Legality

- 9.1 The Act 2010 requires an education authority to undertake a consultation before it implements a relevant proposal which it has formulated. The 2010 Act sets out what proposals are relevant proposals and require consultation.
- 9.2 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

- 10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

None

11.0 Background Papers

- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

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