

# Public Document Pack



To: Councillor Boulton, Convener; Councillor Lumsden, Vice Convener; and Councillors Flynn, Graham, Laing, Avril MacKenzie, McLellan, Nicoll and Yuill.

Town House,  
ABERDEEN 5 September 2019

## **CAPITAL PROGRAMME COMMITTEE**

The Members of the **CAPITAL PROGRAMME COMMITTEE** are requested to meet in **Committee Room 2 - Town House** on **THURSDAY, 12 SEPTEMBER 2019 at 2.00 pm.**

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **B U S I N E S S**

#### **NOTIFICATION OF URGENT BUSINESS**

1.1 Notification of Urgent Business

#### **DETERMINATION OF EXEMPT BUSINESS**

2.1 Members are requested to determine that any exempt business be considered with the press and public excluded

#### **DECLARATIONS OF INTEREST**

3.1 Declarations of Interest (Pages 5 - 6)

#### **DEPUTATIONS**

4.1 Deputations where requested

## **MINUTES OF PREVIOUS MEETINGS**

- 5.1 Minute of Previous Meeting of 3 June 2019 (Pages 7 - 14)

## **COMMITTEE BUSINESS PLANNER**

- 6.1 Committee Planner (Pages 15 - 18)

## **NOTICES OF MOTION**

- 7.1 There are no Notices of Motion at this time

## **COMMITTEE BUSINESS**

### **Councils Capital Programme**

- 8.1 Joint Energy from Waste Project - RES/19/363 (Pages 19 - 26)
- 8.2 Fleet Replacement Programme - OPE/19/268 (Pages 27 - 32)
- 8.3 Aberdeen Art Gallery - RES/19/274 (Pages 33 - 38)
- 8.4 Union Terrace Gardens - RES/19/259 (Pages 39 - 46)
- 8.5 Provost Skene House - RES/19/275 (Pages 47 - 52)

### **Education and Early Learning Centres**

- 8.6 Countesswells Primary School - RES/19/364 (Pages 53 - 60)
- 8.7 Milltimber Primary School - RES/19/361 (Pages 61 - 68)
- 8.8 Tillydrone Primary School - RES/19/362 (Pages 69 - 76)
- 8.9 Torry Primary School - RES/19/365 (Pages 77 - 84)
- 8.10 ELC - Northfield/Cummingspark Nursery Update - RES/19/280 (Pages 85 - 92)
- 8.11 ELC - Seaton Nursery Update - RES/19/281 (Pages 93 - 100)

- 8.12 [ELC - Tillydrone Nursery Update - RES/19/278](#) (Pages 101 - 108)
- 8.13 [ELC - Kingsford School - RES/19/342](#) (Pages 109 - 116)
- 8.14 [ELC - Quarryhill School - RES/19/340](#) (Pages 117 - 124)
- 8.15 [ELC - Tullos School - RES/19/344](#) (Pages 125 - 132)
- 8.16 [ELC - Westpark School - RES/19/341](#) (Pages 133 - 140)
- 8.17 [ELC - Woodside School - RES/19/343](#) (Pages 141 - 148)

**EXEMPT / CONFIDENTIAL BUSINESS**

- 9.1 [There are no items of exempt business at this time](#)

EHRIAs related to reports on this agenda can be viewed [here](#)

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## **DECLARATIONS OF INTEREST**

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons .....

*For example, I know the applicant / I am a member of the Board of X / I am employed by... and I will therefore withdraw from the meeting room during any discussion and voting on that item.*

### **OR**

I have considered whether I require to declare an interest in item (x) for the following reasons ..... however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

### **OR**

I declare an interest in item (x) for the following reasons ..... however I consider that a specific exclusion applies as my interest is as a member of xxxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
  - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
  - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

### **OR**

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval

- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

## CAPITAL PROGRAMME COMMITTEE

ABERDEEN, 3 June 2019. Minute of Meeting of the CAPITAL PROGRAMME COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Lumsden, Vice-Convener; and Councillors Allan (as substitute for Councillor Laing), Flynn, Graham, Houghton (as substitute for Councillor Sellar) (from article 4), McLellan, Mason (as substitute for Councillor Sellar) ( for articles 1 to 3), Nicoll and Yuill.

**The agenda and reports associated with this minute can be found at:-**  
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=621&MId=6963&Ver=4>

**Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.**

### DECLARATIONS OF INTEREST

1. Members were requested to intimate any declarations of interest in respect of the items on the agenda, thereafter the following declarations were intimated:
  - (1) Councillor Mason declared a general interest by virtue of his position as a Member of the Scottish Parliament for North East Scotland;
  - (2) Councillor Yuill declared an interest in item 6.1 (item 5 of the Business Planner) and item 8.1 (Aberdeen Art Gallery) (articles 4 and 5 of this minute) by virtue of his position as a Council appointed Director of Robert Gordon's College and chose to remain in the meeting; ; and
  - (3) Councillor McLellan declared an interest in item 8.5 (Summerhill New Council Housing) (article 9 of this minute) by virtue of his position as an Aberdeen City Council representative on Aberdeen Heat and Power but chose to remain in the meeting as Aberdeen Heat and Power was a body being a company established wholly or mainly for the purpose of providing services to the local authority, and which had entered into a contractual arrangement with the local authority for the supply of goods and/or services to the local authority, as set out in paragraph 5.18(2)(d)(i) and (ii) of the Councillors' Code of Conduct.

**The Committee resolved:-**  
to note the declarations of interest.

### QUEEN'S STREET PRESENTATION

2. The Committee received a presentation from Mr Sandy Beattie, Queen Street Masterplan Manager, Aberdeen City Council.

Mr Beattie highlighted various projects across the City and how they contributed to the transformation of the city and the linkages between the projects to achieve urban living, culture and public realm. Specifically relating to Queen Street, Mr Beattie provided an outline of the current workstreams and the potential phases for the project.

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Mr Beatie answered various questions in relation to the project.

### **The Committee resolved:-**

- (i) to note the content of the presentation;
- (ii) to request the Queen Street Masterplan Manager to provide a Members Briefing so that all Elected Members could see the presentation;
- (iii) to request the Queen Street Masterplan Manager to circulate the presentation to members of the Committee;
- (iv) to request Street Masterplan Manager to make the presentation available to members of the public; and
- (v) to note that the business planner would be updated to include future reporting in relation to Queen Street.

### **MINUTE OF PREVIOUS MEETING OF 19 MARCH 2019**

3. The Committee had before it the minute of its previous meeting of 19 March 2019.

### **The Committee resolved:-**

to approve the minute as a correct record.

### **DECLARATION OF INTEREST**

**At this point in the proceedings, Councillor Houghton replaced Councillor Mason and declared an interest in item 6.1 (item 5 of the business planner) and 8.1 (Aberdeen Art Gallery) (articles 4 and 5 of this minute) by virtue of his position as a Council appointed Director of Robert Gordon's College and chose to remain in the meeting.**

### **COMMITTEE BUSINESS PLANNER**

4. The Committee had before it the business planner as prepared by the Chief Officer Governance.

### **The Committee resolved:-**

to note the content of the business planner.



**CAPITAL PROGRAMME COMMITTEE**

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**ABERDEEN ART GALLERY RES/19/274**

5. The Committee had before it a report by the Director of Resources which provided an update on the progress of the delivery of the Aberdeen Art Gallery leading up to the expected opening in late Autumn 2019.

**The report recommended:**

That the Committee –

- (a) note the current on-going works leading to an opening of the new Art Gallery in late Autumn 2019; and
- (b) instruct the Chief Officer Capital to provide a further update on progress at the next meeting of the Capital Programme Committee in September 2019.

**The Committee resolved:-**

- (i) to note that the Director of Resources would circulate by email information relating to whether there was a fundraising target figure at the outset of the project; and
- (ii) to otherwise approve the recommendations contained in the report.

**PROVOST SKENE'S HOUSE RES/19/275**

6. The Committee had before it a report by the Director of Resources which provided an update on the progress of works to refurbish Provost Skene's House.

**The report recommended:**

That the Committee -

- (a) note the progress achieved in the procurement of Provost Skene's House refurbishment; and
- (b) instruct the Chief Officer Capital to provide a further update on progress at the next meeting of the Capital Programme Committee in September 2019.

**The Committee resolved:-**

- (i) to note that the Chief Officer Corporate Landlord would circulate by email information relating to any damp issues associated with the building;
- (ii) to note that the Director of Resources would circulate by email a breakdown of the different work packages and associated costs;
- (iii) to note that the Chief Officer City Growth would circulate by email a response in relation to when any items were purchased and associated storage costs for the Hall of Heroes; and
- (iv) to otherwise approve the recommendations contained in the report.

## **CAPITAL PROGRAMME COMMITTEE**

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### **THE EVENT COMPLEX ABERDEEN (TECA) RES/19/277**

7. The Committee had before it a report by the Director of Resources which provided an update on the progress of The Event Complex Aberdeen (TECA) project which included milestones achieved to date, next steps and summarised continuing risks associated with the project.

**The report recommended:**

That the Committee –

- (a) note the milestones achieved to date for the project and those that remain, to ensure a successful opening later in the year;
- (b) note the financial position for the project; and
- (c) instruct the Chief Officer Capital to provide a further update on progress at the next meeting of the Capital Programme Committee in September 2019.

**The Committee resolved:-**

to approve the recommendations contained in the report.

### **UNION TERRACE GARDENS RES/19/259**

8. The Committee had before it a report by the Director of Resources which provided an update on the progress of the delivery of the Union Terrace Gardens project which was anticipated to be completed in summer 2021.

**The report recommended:**

That the Committee -

- (a) note the progress achieved in the procurement of Union Terrace Gardens redevelopment; and
- (b) instruct the Chief Officer Capital to provide a further update on progress at the next meeting of the Capital Programme Committee in September 2019.

**The Committee resolved:-**

- (i) to note that the Director of Resources would circulate by email a response in relation to whether a margin had been built into the contract to cover increased building costs; and
- (ii) to otherwise approve the recommendations contained in the report.

### **SUMMERHILL NEW COUNCIL HOUSING RES/19/276**

9. The Committee had before it a report by the Director of Resources which provided an update on progress of the Summerhill new build Council housing project.

## **CAPITAL PROGRAMME COMMITTEE**

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### **The report recommended:**

That the Committee –

- (a) note the progress achieved in the procurement of the Summerhill new build Council housing project; and
- (b) instruct the Chief Officer Capital to provide a further update on progress at the next meeting of the Capital Programme Committee in September 2019.

### **The Committee resolved:-**

- (i) to note that the Chief Officer Capital would provide details of the project to all Elected Members;
- (ii) to note that the Director of Resources would prepare a briefing note to highlight all sites and options being considered to ensure delivery of the 2000 new build houses by 2022 and would circulate this to all Elected Members; and
- (iii) to otherwise approve the recommendations contained in the report.

### **ELC NORTHFIELD CUMMINGSPARK NURSERY RES/19/280**

**10.** The Committee had before it a report by the Director of Resources which provided an update on the progress of Northfield Cummingspark Nursery which would help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives and to meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### **The report recommended:**

That the Committee note that the project formed part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of Works.

### **The Committee resolved:-**

- (i) in relation to concerns raised regarding the location of the site, specifically that it was potentially unsuitable for development, to note that the Chief Officer Capital would liaise with colleagues and look at the information available for the site and provide a response at the earliest opportunity to the Committee; and
- (ii) to otherwise approve the recommendation contained in the report.

### **ELC SEATON NURSERY RES/19/281**

**11.** The Committee had before it a report by the Director of Resources which provided an update in relation to Seaton Nursery which would help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives and to meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

## **CAPITAL PROGRAMME COMMITTEE**

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**The report recommended:**

That the Committee note that the project formed part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of Works.

**The Committee resolved:-**

to approve the recommendation contained in the report.

### **ELC TILLYDRONE NURSERY RES/19/278**

**12.** The Committee had before it a report by the Director of Resources which provided an update in relation to the progress of Tillydrone Nursery which would help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives and to meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

**The report recommended:**

That the Committee note that the project formed part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of Works.

**The Committee resolved:-**

- (i) to note the updated figure of £2.23m in relation to the allocated budget from the Capital Grant for the project; and
- (ii) to otherwise approve the recommendation contained in the report.

### **ANNUAL COMMITTEE EFFECTIVENESS REPORT GOV/19/246**

**13.** The Committee had before it a report by the Chief Officer Governance which presented the Capital Programme Committee Annual Effectiveness Report.

**The report recommended:**

That the Committee note the content of the annual report.

**The Committee resolved:-**

- (i) to request the clerk to check the figures for Councillors in attendance as observers and update the report as appropriate; and
- (ii) to otherwise approve the recommendation contained in the report.

- **MARIE BOULTON, Convener**

**CAPITAL PROGRAMME COMMITTEE**  
3 June 2019

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**CAPITAL PROGRAMME COMMITTEE BUSINESS PLANNER**

The Business Planner details the reports which have been instructed by the Sub Committee as well as reports which the Functions expect to be submitting for the calendar year.

Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
		<b>12 September 2019</b>						
Joint Energy from Waste Project Contract Award	Council on 4 March 2019 agreed (xvii) to instruct the Chief Officer Capital to report back on a six monthly basis with a progress report to the Capital Programme Committee, with the first report being the meeting on 12 Septemebr 2019.	a report is on the agenda	Linda Ovens	Capital	Resources	Remit 1.1		
Fleet Replacement Programme	To provide an update to Committee on the fleet replacement programme.	a report is on the agenda	William Whyte	Operations and Protective Services	Operations	Remit 1.1		
Updated Loirston Development Framework 2019 – Supplementary Guidance in support of the Local Development Plan 2017	This report outlines the updated Loirston Development Framework 2019, prepared as a strategy for the future development of land identified in the Aberdeen Local Development Plan (ALDP) 2017 as OP59, OP60 and OP61.		Rebecca Kerr	Strategic Place Planning	Place	Remit 2	R	4
Countesswells Primary School	To report on the progress of the delivery of Countesswells Primary School	a report is on the agenda	Bill Watson	Capital	Resources	Remit 1.1		
Milltimber Primary School	To report on the progress of the delivery of Milltimber Primary School	a report is on the agenda	Neil Esslemont	Capital	Resources	Remit 1.1		
Tillydrone Primary School	To report on the progress of the delivery of Tillydrone Primary School	a report is on the agenda	Neil Esslemont	Capital	Resources	Remit 1.1		
Torry Primary School	To report on the progress of the delivery of Torry Primary School	a report is on the agenda	Bill Watson	Capital	Resources	Remit 1.1		
ELC - Northfield/Cummingspark Nursery	To provide an update on the progress of Northfield/Cummingspark Nursery	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
ELC - Seaton Nursery	To provide an update on the progress of Seaton Nursery	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
ELC - Tillydrone Nursery	To provide an update on the progress of Tillydrone Nursery	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
ELC - Duthie Park	to update the committee on the progress of Duthie Park. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.		Colin Kemp	Capital	Resources	Remit 1.1	D	Considerations are still ongoing in relation to this site.
ELC - Tullos School	to update the committee on the progress of Tullos School. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		

ELC East Torry Nursery	to update the committee on the progress of East Torry Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.		Colin Kemp	Capital	Resources	Remit 1.1	R	Following a review of demand and capacities, current and future, across the city by the Early Learning Team a number of recommendations were made to the ELC Project Board on the 07 June 2019. This highlighted a number of areas were over provided and other areas needed additional capacity The Project Board reviewed the projects using the new demand and capacity data and took the decision to halt some projects.
ELC - Westpark School	to update the committee on the progress of Westpark School. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
ELC - Kingsford School	to update the committee on the progress of East Torry Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
ELC - Quarryhill School	to update the committee on the progress of Quarryhill School. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.	a report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
ELC - Middlefield Community Hub	to update the committee on the progress of the Middlefield Community Hub. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.		Colin Kemp	Capital	Resources	Remit 1.1	R	Following a review of demand and capacities, current and future, across the city by the Early Learning Team a number of recommendations were made to the ELC Project Board on the 07 June 2019. This highlighted a number of areas were over provided and other areas needed additional capacity The Project Board reviewed the projects using the new demand and capacity data and took the decision to halt some projects.
ELC - Northfield Community Centre	to update the committee on the progress of Northfield Community Centre. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.		Colin Kemp	Capital	Resources	Remit 1.1	R	Following a review of demand and capacities, current and future, across the city by the Early Learning Team a number of recommendations were made to the ELC Project Board on the 07 June 2019. This highlighted a number of areas were over provided and other areas needed additional capacity The Project Board reviewed the projects using the new demand and capacity data and took the decision to halt some projects.



ELC - Woodside School	to update the committee on the progress of Woodside School. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Scottish Governments commitment to expand funded early learning and childcare from 600 hours to 1140 hours by 2020.	A report is on the agenda	Colin Kemp	Capital	Resources	Remit 1.1		
Aberdeen Art Gallery	<b>Capital Programme Committee 3 June 2019</b> to instruct the Chief Officer Capital to provide a further update on progress at the next Capital Committee in September 2019.	A report is on the agenda	John Wilson	Capital	Resources	Remit 1.1		
Union Terrace Gardens	<b>Capital Programme Committee 3 June 2019</b> to instruct the Chief Officer Capital to provide a further update on progress at the next Capital Committee in September 2019.	A report is on the agenda	Tara Gavan	Capital	Resources	Remit 1.1		
Provost Skene House	<b>Capital Programme Committee 3 June 2019</b> to instruct the Chief Officer Capital to provide a further update on progress at the next Capital Committee in September 2019.	A report is on the agenda	Colin Doig	Capital	Resources	Remit 1.1		
Summerhill Housing Development	<b>Capital Programme Committee 3 June 2019</b> to instruct the Chief Officer Capital to provide a further update on progress at the next Capital Committee in September 2019.		John Wilson	Capital	Resources	Remit 1.1	D	An update on the Summerhill Housing Development will be presented to the next committee. This is to allow officers to report on specific milestones and to have all housing project reports presented at the same meeting.
TECA	<b>Capital Programme Committee 3 June 2019</b> to instruct the Chief Officer Capital to provide a further update on progress at the next Capital Committee in September 2019.		Andrew Win	Capital	Resources	Remit 1.1	D	An update on the TECA development will be presented to the next committee. The report will provide a post occupancy evaluation of the venue following Offshore Europe in early September and will inform committee on the handover of the two onsite hotels.
<b>14 November 2019</b>								
South College Street	To report on the progress of the delivery of the South College Street Corridor Improvement Project.	It is proposed that a report would be submitted to the City Growth and Resources Committee in September and thereafter a report will be submitted to this Committee.	Alan McKay	Capital	Resources	Remit 1.1		
Torry Heat Network	To report on the progress of the delivery of the Torry Heat Network Project.	This is likely to be delayed until January 2020	Bill Watson	Capital	Resources	Remit 1.1		
Wellheads Housing Development	To provide an update to Committee in relation to the Wellheads Housing Development		John Wilson	Capital	Resources	Remit 1.1		
Queen Street Project	To report on the progress of the delivery of the Queen Street Project.		Sandy Beattie	Strategic Place Planning	Place	Remit 1.1		
<b>22 January 2020</b>								
<b>25 March 2020</b>								
Energy From Waste	To report on the progress of the delivery of the Energy from Waste Project.		John Wilson	Capital	Resources	Remit 1.1		
<b>TBC</b>								

<p>Review of Community Facilities in Garthdee - NOM Cllrs Yuill and Townson</p>	<p>Council 15/03/17 referred the terms of the motion to Communities, Housing and Infrastructure Committee. " In light of the Administration's commitment to build 2,000 houses by 2022, to instruct the Interim Director of Communities, Housing and Infrastructure to bring forward to the earliest committee a further report on the feasibility of the Council investing in Council housing on the site of the Kaimhill Outdoor Sports Centre".</p>	<p><b>Capital Programme Committee 12/09/18</b> The Committe agreed to separate the issues into two entries.  The second report will be to address the use of the former outdoor centre for council houses. This will be addressed in the detailed proposals for 200 houses in due course.</p>	<p>Stephen Booth</p>	<p>Corporate Landlord/ Early Intervention and Community Empowerment</p>	<p>Resources/ Customer</p>	<p>Remit 1.1</p>		
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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Ness Energy Project Progress Report
<b>REPORT NUMBER</b>	Res/19/363
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Linda Ovens
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the Committee on progress made with regards to the procurement/construction/operation of the Energy from Waste Facility at East Tullos Industrial Estate, as instructed by Council on 4 March 2019.

### 2. RECOMMENDATION(S)

It is recommended that the Committee:-

- 2.1 Note the milestones achieved to date for the project and those that remain, to ensure successful operation of the facility; and
- 2.2 Note the financial position for the project; and
- 2.3 Instruct the Chief Officer - Capital to provide a further update on progress at the next Capital Programme Committee in February 2020

### 3. BACKGROUND

- 3.1 Following an instruction from the Zero Waste Management Sub-committee in 2013, Aberdeen City Council officers approached public authorities in the north of Scotland to determine if it would be possible to develop a joint EfW project.
- 3.2 Aberdeenshire Council and Moray Council both indicated willingness to consider this option. Each council jointly and separately concluded that of the

practical solutions available, the local and regional interests will best be served by collaboration on a joint EfW Facility, to be built in Aberdeen. The main factors influencing the decision were the balance of cost and risk for developing an EfW Facility in the region managed by the three councils against the export of waste to EfW facilities elsewhere, most likely in Europe.

- 3.3. The business case originally developed by Aberdeen City Council in 2013 and revised in 2015 demonstrated that whilst the net cost of export was likely to be slightly less in early years of operation, the medium and long-term costs were substantially higher. In addition, reliance on unknown and unsecured markets for export of waste was a significant risk to the three councils which may result in them not being able to fulfil their statutory duties to collect waste from households in the region.
- 3.4. In the last quarter of 2015, the Councils each approved the Stage 1 Inter Authority Agreement (IAA1) which allowed work to continue between the three Councils to develop the joint solution.
- 3.5. IAA1 enabled the Councils to establish the project's governance arrangements, appoint a part time project director and interim project manager supported by external legal, financial and legal support and work together as a team to develop the detail of an appropriate solution.
- 3.6. In early October 2016, Aberdeen City Council granted Planning Permission for a 150,000 tonnes per annum (tpa) Energy from Waste Facility at East Tullos Industrial Estate Aberdeen.
- 3.7. Later in October 2016, the Councils approved the Stage 2 Inter Authority Agreement (IAA2) to allow progress of the procurement stage of the project.
- 3.8. In February 2017, the Councils launched the formal procurement exercise seeking to identify a preferred bidder who could build and operate the proposed EfW Facility by issuing an Official Journal of the European Union (OJEU) Notice.
- 3.9. A competitive dialogue multi staged procurement exercise was undertaken, initially identifying four bidders who were invited to participate in dialogue with the Councils.
- 3.10. In March 2018, following evaluation of detailed tenders, two of those bidders were shortlisted for further dialogue leading to the submission of final tenders on 13 December 2018.
- 3.11. The Councils identified the preferred bidder that offered the Most Economically Advantageous Tender; in January 2019. The preferred bidder being a consortium group led by Acciona Industrial and Acciona Servicios Urbanos.
- 3.12. In accordance with IAA2, the Councils then sought Council approval to award the Project Agreement to this preferred bidder.

- 3.13. On 4 March 2019, the Council approved the award of the Ness Energy Project Residual Waste Treatment contract (the “Project Agreement”) for the implementation of the Project with the preferred bidder and the next Inter Authority Agreement (IAA3) for the governance arrangements between the Councils for the project during the works and services phases. Similar approvals were given by Moray Council and Aberdeenshire Council on 4 March and 7 March respectively.
- 3.14. The Council approval included an instruction to the Chief Officer - Capital to report back on a six-monthly basis with a progress report to the Capital Programme Committee, with the first report date being the meeting on 12 September 2019.

### **Update since March 2019**

- 3.15 In accordance with the delegation approved by Council in March 2019, on 8 August 2019, the Project Board agreed that the amendments to the Project Agreement made since Council approval of the draft Project Agreement in March 2019 were minor amendments which (i) were necessary to contractualise the preferred bidder’s method statements; or (ii) were permitted under procurement law. Subsequently, the Project Board approved the amendments made since Council approval of the draft Project Agreement in March 2019 and agreed that an officer of Aberdeen City Council should sign the Contract in accordance with Aberdeen City Councils Powers Delegated to Officers (approved 4 March 2019).
- 3.16 The Contract was signed with the Acciona consortium by Aberdeen City Council’s Director of Resources on behalf of the Councils on 9 August 2019. The Contract year will run from 8 August 2019 meaning the construction phase is to be complete and services have commenced by 8 August 2022.
- 3.17 Acciona is now securing the remainder of the supply chain, working towards submitting the Environmental Permit for the Facility and discharging outstanding Planning Conditions that will enable it to commence work on site prior to 10 October 2019 (when the existing planning permission expires).
- 3.18 In accordance with IAA3, the Council will continue to recruit the Project Management team approved in March. Until these posts are filled, the Procurement Project Manager will act as the Council’s Authority’s Representative with support from existing financial, legal and administrative staff.

## **4. FINANCIAL IMPLICATIONS**

- 4.1 In March 2019, the three Councils approved a budget for the Works Price which included allowances for items such as:
- movement in the foreign exchange rate between Submission of Final Tenders and Financial Close which would impact on the Works Price;
  - Brexit consequences – tariffs, border delay, labour access;
  - Increased grid connection costs; and
  - other unforeseen costs.

4.2 The total Works Price of the contract at Financial Close, which incorporates pound sterling:euro exchange rates, was £156,099,860. Under the terms of IAA3 between the Councils, Aberdeen City Council will fund 38.09% of the Works Price.

## 5. LEGAL IMPLICATIONS

5.1 The Project has access to technical and financial external support via the existing contracts with Ramboll (technical) and PricewaterhouseCoopers (financial). A new contract needs to be entered into under the existing legal services framework for legal support and insurance support and this is currently being considered.

## 6. MANAGEMENT OF RISK

A detailed risk register will be developed for IAA3 following a similar format to that developed and maintained for IAA2.

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
<b>Financial</b>	Increased Capital Cost	M	Project contingency budget is available to cover such events and is considered to be set at an appropriate level.
	Delay in construction programme	L	Compensation events are built into the Contract and there is a requirement to take waste at the Planned date regardless of whether facility is ready.
<b>Legal</b>	Expiry of Planning Permission	M	Mitigation measures are in place with regards to discharging pre commencement conditions (revised risk of M), gaining a building warrant and commencing works prior to the 10 <sup>th</sup> October. Weekly meetings are being held with ACC Planning Authority to ensure officers are engaged.
<b>Employee</b>	None		

<b>Customer</b>	None		
<b>Environment</b>	Environmental Permit	L	The Contractor will be submitting the environmental permit before the end of August 2019. The likelihood of rejection is considered to be low at this stage following review of the draft documents
<b>Technology</b>	None		
<b>Reputational</b>	Expiry of Planning Permission	H	Given the public interest in this project, losing planning for the project would be a huge reputational issue. See above.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<i>These policies allow the council to mitigate the actions of the 2021 ban on biodegradable waste to landfill (Waste (Scotland) Regulations 2012) with a known and regulated cost, avoiding the unknown and changeable costs involved in shipping and selling RDF. Ability to recover value from the Council's waste.</i>
<b>Prosperous Place</b>	<i>This will act as an enabler for the Torry Heat Network, working to help those households in fuel poverty.</i>

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	None
<b>Organisational Design</b>	None
<b>Governance</b>	None
<b>Workforce</b>	None
<b>Process Design</b>	None
<b>Technology</b>	None

<b>Partnerships and Alliances</b>	This is an exemplary project that demonstrates partnership working between Aberdeen City, Aberdeenshire and Moray.
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## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	<i>Full EHRIA not required. Evidence submitted to Equalities Team.</i>
<b>Data Protection Impact Assessment</b>	<i>Screening questions completed – not required</i>
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<i>Not applicable (Strategic decision making predated this duty).</i>

## 9. BACKGROUND PAPERS

RES/19/197- Council, 4 March 2019 Joint Energy from Waste Project Contract Award (and IAA3)

CHI/16/320 – Communities Housing and Infrastructure, 24 January 2017  
Progress Report for Torry Phase 1 District Heating Network

CHI/16/257 – Council, 24 October 2016  
Inter Authority Agreement on Energy from Waste (IAA2)

CHI/15/337 – Council, 16 December 2015  
Energy from Waste Inter Authority Agreement (IAA1)

H&E/14/023 – Housing & Environment, 11 March 2014  
Revision of the Aberdeen City Waste Strategy

## 10. APPENDICES (if applicable)

None

## 11. REPORT AUTHOR CONTACT DETAILS

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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Fleet Replacement Programme
<b>REPORT NUMBER</b>	OPE/19/268
<b>DIRECTOR</b>	Rob Polkinghorne
<b>CHIEF OFFICER</b>	Mark Reilly
<b>REPORT AUTHOR</b>	William Whyte
<b>TERMS OF REFERENCE</b>	1.2.

### 1. PURPOSE OF REPORT

The report provides members with an update on the progress of the Fleet Replacement Programme for 2018/19.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note the update on the progress of the Fleet Replacement Programme.
- 2.2 Note the continuation of the previously approved Fleet Replacement Programme for 2019/20.

### 3. BACKGROUND

#### 3.1 Fleet Replacement Programme 2016/17 & 2018/19

- 3.1.1 Following approval of report OPE/18/002 at the Capital Programme Committee on 12 September 2018 the following vehicles and plant were ordered for year 2018 /19.

<b>Vehicles Ordered</b>	<b>Numbers</b>
<b>2018/19</b>	
Large Vans	97
Derby Bodies	9
Small Tippers	41
Drop Sides	20
Small Vans	32
Mini Bus	1
Large LGV Tippers	5
Food Waste Collection	2
Large Box Van	1
<b>Total Ordered</b>	<b>208</b>
<b>Vehicles Delivered to-date</b>	<b>172</b>
<b>Small Plant Purchased</b>	<b>320</b>
<b>2018/19 Budget Spend</b>	<b>£1,468,495.31</b>

### 3.2 Fleet Replacement Programme 2019/20

The list below is the expected fleet and plant replacements for year 2019/20.

<b>Vehicles to Replace</b>	<b>Numbers</b>
Small Tippers	20
Drop Sides	14
Panel Vans	16
Derby Body	2
Pickups	5
Small Vans	12
Cars	2
Large LGV Types	33
Welfare Mini Buses	11
<b>Total Vehicles</b>	<b>115</b>
<b>Projected Spend</b>	<b>£5,500,000.00</b>
<b>Plant to Replace</b>	
Compact Sweepers	7
Small Plant	60
<b>Total Plant</b>	<b>67</b>
<b>Projected Spend</b>	<b>£700,000.00</b>

## 4. FINANCIAL IMPLICATIONS

- 4.1 The current budget profile for the Fleet Replacement Programme for financial years 2019/20 to 2023/24 totals £24.910 million. This is a rolling programme and will be assessed annually as part of the Council's budget setting process. The 5 Year budget profile for the Fleet Replacement programme was approved by Council in March 2019. Review of current replacement requirements indicates that this budget will be sufficient.

## 5. LEGAL IMPLICATIONS

- 5.1 It is a requirement of the Council's Operator's Licence that vans and light goods vehicles which have exceeded their planned replacement date be considered for replacement. If these vehicles continue to be operated, then this could result in the revocation of the Council's Operator's Licence. The Operator's Licence is a statutory requirement for the Council's fleet.

## 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	Impact on the revenue budget for temporary hire of other vehicles and ongoing maintenance.	(M)	Continued investment in the Fleet Replacement Programme will reduce the need to hire other vehicles and will reduce ongoing maintenance costs required for older vehicles.
<b>Legal</b>	Revocation of Operator's Licence.	(M)	Continued investment in the Fleet Replacement Programme reduces the risk of failure to comply with the requirements of the Operator's Licence.
<b>Employee</b>	No significant risk.	(L)	n/a
<b>Customer</b>	All services.	(L)	Non-replacement of vehicles and plant could impact on the ability of services to carry out their public duties.
<b>Environment</b>	No significant risk.	(L)	The Fleet Replacement Programme will reduce emissions from older inefficient vehicles. Where possible other alternative fuels will be considered such as electric or hydrogen fuel sources.
<b>Technology</b>	No significant risk.	(L)	n/a
<b>Reputational</b>	Reputational damage from loss of Operator's Licence.	(M)	The Fleet Replacement Programme will enable the Council to continue to meet

			the requirements of Operator's Licence.
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## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	Investments in vehicles and equipment asset management will ensure fit for purpose Council services, which benefit the wider economy of Aberdeen.
<b>Prosperous People</b>	Investment in vehicles and equipment will enhance staff experiences, with improvements in productive time for services.
<b>Prosperous Place</b>	The Council is committed to reducing carbon emissions both within its operations and across the city as part of Powering Aberdeen. Reducing emissions from transport remains a challenge as it involves the need for behaviour change either in relation to changing method of transport or moving to the use of new and unfamiliar vehicle technology such as electric or hydrogen vehicles.
<b>Enabling Technology</b>	Implementation of Telematics would result in a reduction in spend on fuel, tyres, wear and tear and increase utilisation of fleet vehicles. These fleet management benefits are long term and should lead to a reduction of the required number of fleet vehicles.

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	Will reduce vehicle downtime enabling services to deliver continuously
<b>Organisational Design</b>	No impact.
<b>Governance</b>	No impact.
<b>Workforce</b>	No impact.
<b>Process Design</b>	Will enable services to deliver their objectives with newer and thus more reliable vehicles and plant.
<b>Technology</b>	Newer vehicles will be equipped with modern technology to enable better management through digitisation.
<b>Partnerships and Alliances</b>	No impact.

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	Full EHRIA not required.
Data Protection Impact Assessment	Not required.
Duty of Due Regard / Fairer Scotland Duty	Not applicable.

## 9. BACKGROUND PAPERS

OPE/18/002 Fleet Replacement Programme

## 10. APPENDICES (if applicable)

None

## 11. REPORT AUTHOR CONTACT DETAILS

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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Aberdeen Art Gallery Progress Report
<b>REPORT NUMBER</b>	RES/19/274
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	John Wilson
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on progress of the delivery of the transformed Aberdeen Art Gallery leading up to its expected opening.

### 2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note the current progress and on-going works leading to an opening of the Art Gallery on 2 November 2019.
- 2.2 Instruct the Chief Officer Corporate Landlord in consultation with the Chief Officer Capital and Chief Officer City Growth to provide a post evaluation report to this committee a minimum of 12 months post opening. This report will report on the delivery of the desired outcomes identified within the approved business case.

### **3. BACKGROUND**

- 3.1 Reference is made to report RES/19/274 which was submitted to the Capital Programme Committee on 3 June 2019, which considered the project's construction progress.
- 3.2 This report provides an update on the progress made with the project's delivery since that committee meeting.

#### **Main Works**

- 3.3 The principal contractor for the main works McLaughlin & Harvey (MCLH) are continuing to close out outstanding snagging works. As reported previously there is a high level of confidence that these will be completed prior to the 2 November 2019 opening date.

#### **Fit-Out Works**

- 3.4 The fit-out works are now well advanced including some re-programming to align around on-going delivery of main works. These issues have been contained within the overall delivery and the fit-out works are now expected to be complete by the end of September 2019.

#### **Art Works Installation**

- 3.6 The installation of the collections of artworks and artefacts by the Aberdeen City Council museums team continues as space and galleries become available. This work is expected to be complete by the end of September 2019.
- 3.7 The Council museums team plan to use the month of October 2019 for training purposes to enable the staff to get familiar with the operation requirements of the building, and it will allow the closing out of any outstanding issues.

#### **Schoolhill, Public Realm Phase 1**

- 3.8 The external paving works at the main entrance to the Art Gallery are being taken forward in a separate contract. These works extend from Blackfriars Street to the Robert Gordon College (RGC) main entrance.
- 3.9 The works commenced in early June 2019 and were complete at the end of August/early September 2019.

#### **Summary**

- 3.11 In summary, working in close collaboration, both the main contract snagging works and fit-out works continue to be taken together in tandem and are planned to be complete by the end of September 2019. Aligning with these works the majority of the artworks and artefacts are now installed within the art gallery.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 The capital budget for the Art Gallery project was updated by Council in March 2019.
- 4.2 The capital budget for the Art Gallery project is £34.632m. This has 3 distinct funding sources; Aberdeen City Council, Heritage Lottery Funding and Private donations.

<b>Gross Budget</b>	<b>Spend to date</b>
<b>£34.6m</b>	<b>£28.8m</b>

- 4.3 The overall philanthropic fundraising target is £20M of which £4,828,500.72 has been pledged to date. This comprises £10M from the Heritage Lottery Fund (referred to above) and £4,828,500.72 from other trusts and grant-awarding organisations and public donations.
- 4.4 The remaining funds will be raised through a combination of working with corporate prospects, high net worth individuals, trusts and foundations and visitor donations, including opportunities for the public to be involved in supporting the Art Gallery Redevelopment by becoming a Founder Patron or purchasing one of the other fundraising offer such as sponsoring a Cowdray Hall chair.
- 4.5 The final expenditure can only be confirmed once all the project works are complete. A key element in achieving this will be reaching an agreed financial settlement with the main works contractor. This is related to their claims for delays. Further details are contained in section 5.

#### **5. LEGAL IMPLICATIONS**

- 5.1 Following a successful adjudication which found in favour of the Employer (ACC) the main works contractor (MCLH) raised an action at the Court of Session in April 2018 regarding on-going contractual claims for delays. This action is currently sisted (on hold) for six months. Officers from legal services will continue to monitor matters in order to protect ACC's position.
- 5.2 MCLH have since submitted further additional claims to the Council's contract administrator (Hoskins Architects) for their consideration. Both contractual parties have shared 'without prejudice' information to try reach a financial agreement to resolve the outstanding issues, without the need for any court action.
- 5.3 To-date these talks have been unsuccessful and it is now highly likely that a court action will ensue.

## 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	Inability to agree financial settlement with the main works contractor	H	Continue to update spend profile based on construction programme and monitor.  Conduct negotiation with Contractor to substantiate all additional costs.
<b>Legal</b>	Legal challenge	H	The valuation for claims for additional costs has been undertaken with procurement and legal support.  Informal meetings have been held being held with the Contractor to agree a final figure which will incorporate a review of their supporting information. Officers from legal services are monitoring matters in order to protect ACC's position. Officers have access to expert legal advice from construction law specialist lawyers should that be required.
<b>Employee</b>	None	L	Not applicable.
<b>Customer</b>	Poor communications with stakeholders and users of the art gallery.	L	Close collaboration is being maintained with media colleagues and other Chief Officers who have a direct interest in the project as well as Robert Gordon's College.
<b>Environment</b>	None	L	Not applicable.
<b>Technology</b>	Steady State	L	Contract parties are working together to close out the

			small number of galleries which still exhibit steady state issues.
<b>Reputational</b>	Failure to open the art gallery on 2 November 2019 will further damage the reputation of the Council	L	This is being managed through external construction project management as well as contract management structures within the Council's capital cluster.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<p>The delivery of the art gallery will help to grow Aberdeen as a city of learning that empowers people and communities to put lifelong learning at the heart of their civic and cultural identities. It will be a major tourist attraction in the heart of the city centre.</p> <p>This will be developed in the coming weeks to align with the launch event.</p>
<b>Prosperous People</b>	<p>The Council is committed to improving the key life outcomes of all people in Aberdeen City. The access to the art gallery will provide opportunities to understand and appreciate the culture and history of the city as well as appreciating other art artefacts from across the world. There are rooms allocated within the building to offer the opportunity for schools and groups to use as workshops and learning opportunities.</p>
<b>Prosperous Place</b>	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The art gallery contributes to this objective.</p>
<b>Enabling Technology</b>	<p>The art gallery will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions.</p>

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	None.
<b>Organisational Design</b>	None.
<b>Governance</b>	None.
<b>Workforce</b>	There will be new staff opportunities within the transformed art gallery regarding catering/shop facilities.
<b>Process Design</b>	None.
<b>Technology</b>	None.
<b>Partnerships and Alliances</b>	The funding for the project is part funded by donations from the Heritage Lottery Fund and the wider public. The support to date has been positive and all funders look forward to the opening event.

## **8. IMPACT ASSESSMENTS**

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	Not required.
<b>Data Protection Impact Assessment</b>	Not required.
<b>Duty of Due Regard / Fairer Scotland Duty</b>	Not applicable.

## **9. BACKGROUND PAPERS**

None.

## **10. APPENDICES (if applicable)**

None

## **11. REPORT AUTHOR CONTACT DETAILS**

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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme
<b>DATE</b>	12 <sup>th</sup> September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Union Terrace Gardens Progress Report
<b>REPORT NUMBER</b>	RES/19/259
<b>DIRECTOR</b>	Steve Whyte- Head of Resources
<b>CHIEF OFFICER</b>	John Wilson- Chief Officer Capital
<b>REPORT AUTHOR</b>	Tara Gavan- Senior Project Officer
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on progress of the delivery of Union Terrace Gardens (UTG) project which has an anticipated completion date of Summer 2021.

### 2. RECOMMENDATION(S)

That the Committee :-

- 2.1 Notes the progress achieved in the Union Terrace Gardens transformation.
- 2.2 Instruct the Chief Officer Capital to provide a further update on progress at the Capital Programme Committee in January 2020.

### 3. BACKGROUND

- 3.1 Reference is made to report RES/19/259 submitted to the Capital Programme Committee on 3 June 2019, which considered the progress of the project's delivery at that time.
- 3.2 The UTG project will see the development of three new buildings and walkway structures, path network, improved events space and landscaping and restoration of Union Terrace arches and Victorian toilets.

3.3 This report provides an update on the progress made with the project's delivery since that committee meeting.

### Key Milestones

3.4 The contractor to undertake the works for the regeneration of Union Terrace Gardens is Balfour Beatty.

3.5 Following contract award, the design team (LDA Design, Stellan Brand and Arup) were novated to Balfour Beatty. The team have entered the design development period. Internal meetings and wider engagement have been taking place to agree items such as road traffic orders, traffic management and to progress statutory consents ahead of site possession.

3.6 The contractor's work programme is outlined below

Table 1: Key Milestones

<b><u>Milestone</u></b>	<b><u>Indicative Timescale for Completion</u></b>
Contract Signed	Completed July 2019
Design Team novation to contractor	Completed July 2019
Closing of slip road	September 2019
Stakeholder Engagement	August 2019
Pre-Construction Surveys	August 2019
Planning Approval	On-going to align with programmed works
Site Possession	September 2019
Erect Hoarding & Signage	September 2019
Initial Site Survey & Setting Out	September 2019
Form Contractors Compound	September 2019
Listed Building Works Approval	February 2020
Union Street Bridge	January 2020
Union Terrace Balustrades & Jack arching	November 2020
Lighting Feature	December 2020
Union Street Pavilion Inc. Victorian Toilets	January 2021
Burns Pavilion	February 2021
Site Wide Landscaping & Lighting	March 2021
Rosemount Pavillion	March 2021



Arches	March 2021
Walkways	April 2021
Demobilisation & Handover	May 2021
Soft Landings Period	June 2021
Construction End	Summer 2021

- 3.7 It is noted that a key element of the project is the improvement works to Union Bridge, providing an enhanced anti-suicide deterrent. This is included within the first work packages undertaken by the contractor.

#### 4. FINANCIAL IMPLICATIONS

##### Capital Costs

- 4.1 The capital cost for the construction phase of the scheme is £25.7m.
- 4.2 As agreed by Council in March 2019, the project will be funded by the City Centre Masterplan within the General Fund Capital Programme
- 4.3 There is the opportunity to collaborate with Sustrans to create active travel links around UTG and apply for further funding towards the capital costs of the paths and walkways. The project team are currently awaiting the outcome of the 2019 submission.
- 4.4 Funding opportunities have also been identified for other elements of the project, including preservation of the listed Victorian Toilets and installation of art works. Due to time restrictions associated with external funding bodies – such as projects being completed with 12 months – it is intended that these applications will be developed in 2019/20.

Gross Budget	Spend to date
£28.3m	£2.3m

#### 5. LEGAL IMPLICATIONS

##### Network Rail

- 5.1 Aberdeen City Council (ACC) entered into a Basic Asset Protection Agreement (BAPA) with Network Rail in October 2017 to allow ACC to carry out the proposed development of Union Terrace Gardens with Network Rails resource. Balfour Beatty have now been granted permission to act on ACC's behalf in relation to the BAPA.

## Insurance

- 5.2 In order to purify one of the conditions of the contract, Aberdeen City Council have insured the arches.

## Contract

- 5.3 Aberdeen City Council have entered into a contract with Balfour Beatty for the final design and construction works for the regeneration of Union Terrace Gardens in July 2019.

## 6. MANAGEMENT OF RISK

- 6.1 There is reputational risk to the Council, and wider city centre, of not delivering the key elements of the CCMP, and specifically not responding to the demand for a regenerated UTG.

- 6.2 The table below provides a summary of the key risks to the project.

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	Final cost of the project exceeds project budgets	M	A detailed cost plan with bill of quantities has been prepared by the project's quantity surveyors (McLeod & Aitken). Development costs have been tested with key suppliers for robustness and confirmed through the tender process. External funding will be sought to support any overspend. To mitigate cost to the council.
	Revenue income assumptions are not achieved and there is a revenue cost pressure	M	Cautious assumptions have been made to date and a further market testing on the commercial space was undertaken by CBRE in March 2018 to get an independent assessment of the leisure, restaurant and cafe market and

			potential rental income in Aberdeen.
<b>Legal</b>	<p>Legal Challenge</p> <p>Failure to reach agreement with Network Rail in respect of land acquisition/ title boundary</p> <p>Failure to reach agreement with the planning authority in respect to Listed Building Consent</p>	<p>L</p> <p>L</p>	<p>The construction contractor tender has been undertaken with procurement and legal support.</p> <p>Regular meetings have been held with Network Rail and a draft agreement has been prepared.</p> <p>The contractor has identified this work package and will be responsible for concluding listed building consent with support from the novated design team.</p>
<b>Employee</b>	None	L	Not Applicable
<b>Customer</b>	Poor communications with stakeholders and users of UTG	L	<p>A detailed communication protocol will be established to keep stakeholders and users informed during the construction period.</p> <p>Further engagement with the community will be provided by appointing school children as a learning opportunity.</p>
<b>Environment</b>	Unexpected site and ground conditions	M	Detailed site investigations have been undertaken in advance of construction works.
<b>Technology</b>	None	L	NA
<b>Reputational</b>	Delay in construction	M	This will be managed through external construction project management as well as contract management structures within the

			Council's capital cluster. However it is key to note the project spans over 2 winters which may impact the project with adverse weather conditions.
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## 7. OUTCOMES

7.1 The potential impact of the UTG project has been considered in relation to its alignment to the Local Outcomes Improvement Plan process.

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<p>By providing a more pleasant environment, this could have a commensurate benefit on footfall and spend in the city centre. The Council has a key role in delivering specific projects that will deliver economic impacts in their own right; and the Council's corporate role in delivering wider 'business facing' activity in supporting the competitiveness of the business environment. Supporting the implementation of the City Centre Masterplan and tourism, events and culture support are key elements of the Regional Economic Strategy.</p> <p>The project will also have a positive impact on city centre employers themselves, and those operating in the retail, tourism and leisure sector. Developers and subsequent occupants / employers base their location decisions on being able to attract the best talent and skills to work in their businesses, and they recognise the positive correlation between their business competitiveness and the quality of the public realm.</p> <p>Through the investment in UTG, School hill and the Art Gallery, as well as considering the HMT and the Music Hall, the city centre will have a vibrant cultural quarter that will promote footfall and spend within the city centre.</p>
<b>Prosperous People</b>	<p>The project will create a safer and attractive environment for all people living in and visiting Aberdeen. Residents, workers and visitors increasingly demand a high standard for the places</p>

	<p>they are in. Under the proposals, they could feel more content in a more attractive and vibrant environment; as reported in other competing cities with similar projects.</p> <p>With more people walking and cycling in the area there could be a reduction in inactivity-related illness.</p> <p>Through the community benefit requirements of the Council's procurement process, the Council has established improved supplier access to public contracts, particularly for SMEs; maximising efficiency and collaboration; and placing the local, social and economic aspects of sustainability for the UTG project.</p>
<b>Prosperous Place</b>	<p>For Aberdeen to be globally competitive, the quality of the 'place', the commercial space and the public realm around it all have a role. Stakeholder engagement revealed that the 'poor state' of the City Centre is one of a number of issues identified as a common theme 'In terms of the attractiveness and marketing of the city to attract workers, visitors and investment...' and 'A high quality of life is integral to attracting and retaining the talent and investment needed to grow the economy. This sense of place, with a key emphasis on the city centre, is crucial in underpinning economic growth and essential in underpinning the necessary infrastructure requirements.'</p> <p>One of the key goals of the project is to contribute to the improvement of the city centre and improved safety, access and atmosphere.</p>

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	None
<b>Organisational Design</b>	None
<b>Governance</b>	None
<b>Workforce</b>	None
<b>Process Design</b>	None
<b>Technology</b>	None

<b>Partnerships and Alliances</b>	Positive
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## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	Full EHRIA undertaken in June 2019 Not required for this report
<b>Privacy Impact Assessment</b>	Not required
<b>Duty of Due Regard / Fairer Scotland Duty</b>	Not required

## 9. BACKGROUND PAPERS

CHI/17/048 - City Centre Masterplan Project EN10: Union Terrace Gardens – Outline Design, Business Case, Development Costs and Procurement Strategy

OCE/15/021 - Aberdeen City Centre Masterplan and Delivery Programme

CCMP and Delivery Plan

[http://www.aberdeencity.gov.uk/council\\_government/shaping\\_aberdeen/City\\_Centre\\_Masterplan.asp](http://www.aberdeencity.gov.uk/council_government/shaping_aberdeen/City_Centre_Masterplan.asp)

## 10. APPENDICES (if applicable)

None

## 11. REPORT AUTHOR CONTACT DETAILS

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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme
<b>DATE</b>	12 <sup>th</sup> September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Provost Skene's House progress report
<b>REPORT NUMBER</b>	RES/19/275
<b>DIRECTOR</b>	Steven Whyte, Director of Resources
<b>CHIEF OFFICER</b>	John Wilson, Chief Officer, Capital
<b>REPORT AUTHOR</b>	Colin Doig, Senior Architect
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

To update the Committee on the progress of works to refurbish Provost Skene's House following the earlier report of 3<sup>rd</sup> June 2019.

### 2. RECOMMENDATION(S)

2.1 That the Committee:

(a) Notes the progress achieved in the procurement of Provost Skene's House refurbishment,

(b) Instruct the Chief Officer Capital to provide a further update on progress to the 22 January 2020 Capital Programme Committee

### 3. BACKGROUND

3.1 Council has approved the expenditure of £3.8 million on the upgrade/refurbishment of Provost Skene's House. The works include repairs to the building fabric to ensure it is wind and watertight, repair/replace roofs as necessary, carry out structural repairs, and install new mechanical and electrical systems for the proposed fit-out of the 'Hall for Heroes'.

3.2 Listed Building Consent was granted on 24<sup>th</sup> December 2018

3.3 Building Warrant was granted on 10<sup>th</sup> September 2018

### **Current Status**

3.4 Works commenced on the 22<sup>nd</sup> July 2019.

3.5 The main contractor is Aberdeen City Council's Building Services with specialist sub-contractors appointed as necessary.

### **Programme Milestones**

3.6 Commencement of works on 22<sup>nd</sup> July 2019

3.7 Hard and soft strip/ downtakings internal to the building have commenced.

3.8 Erection of scaffolding commenced 8<sup>th</sup> August 2019.

3.9 Internal structural works have begun.

3.10 Specialist masonry contractors have commenced works.

3.11 Rot works have commenced.

## **4. FINANCIAL IMPLICATIONS**

4.1 There are no direct financial implications arising from the recommendations of this report.

<b>Budget</b>	<b>Spend to date</b>	<b>Expected Project Outturn</b>
<b>£3.8m</b>	<b>£0.5m</b>	<b>£3.8m</b>

## **5. LEGAL IMPLICATIONS**

5.1 There are no direct legal implications arising from the recommendations of this report.

## **6. MANAGEMENT OF RISK**

6.1 Financial risks, project overspend: reduce scope of works accordingly.



- 6.2 Legal risk, statutory requirement to maintain grade A listed building. Carry out works as necessary.
- 6.3 Fire in historic building: reduce temperature slowly in order to negate the requirement for temporary heaters during the construction phase, reduces the risk of fire. Adequate fire precautions and fire plan put in place during the construction period. along with hot works permits being in place.
- 6.4 Programme over-run: Apply liquidated and ascertained damages to contractor.

	<b>Risk</b>	<b>Low (L), Medium (M), High (H)</b>	<b>Mitigation</b>
<b>Financial</b>	Overspend	M	Reduce the scope of works.
<b>Legal</b>	Statutory maintenance	L	Carry out necessary works.
<b>Employee</b>	Health and Safety	L	Appropriate Health and Safety measures put in place.
<b>Customer</b>	Disruption to Marischal Square development	L	Discussions and agreements with CBRE on access/egress, site area.
<b>Environment</b>	Noise/dust during the construction phase	L	Keep use of power tools to a minimum/use suitable dust suppression systems as necessary
<b>Technology</b>	Lack of connectivity within Provost Skene's House	L	Introduce interactive displays and allow for new technology/connectivity within the building
<b>Reputational</b>	Overrun of project, disruption to stake holders	M	Apply liquidated and ascertained damages to contractor. Manage communications effectively.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The refurbishment of Provost Skene's House shall provide another City Centre visitor attraction which shall increase footfall of the City Centre thereby supporting the local economy.

<b>Prosperous People</b>	The Council is committed to improving the key life outcomes of all people in Aberdeen City. The re-opening of Provost Skene's House shall provide Aberdeen with another important, historical and educational facility.
<b>Prosperous Place</b>	The Council is committed to ensuring Aberdeen is a welcoming place to invest, live and visit. The re-opening of Provost Skene's House contributes to this objective.

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	Community consultation does align to networking, communication and learning opportunities that support customer service design e.g. early intervention and prevention and are aligned to good customer service.
<b>Organisational Design</b>	This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
<b>Governance</b>	This continues robust management of the assets of Aberdeen City Council.
<b>Workforce</b>	This development should align with workforce principles e.g. flexibility and empowerment.
<b>Process Design</b>	The works to preserve Provost Skene's House shall safeguard the future of this historic building.
<b>Technology</b>	The use of new technology shall achieve future longevity of the fabric of Provost Skene's House.
<b>Partnerships and Alliances</b>	Building Services, Roads, Police Scotland, CBRE, Historic Environment Scotland, Building Standards, Design Team (Public Buildings), MUSE Developments along with specialist design team members have all partnered to bring this project to fruition.

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	An Equality and Human Rights Impact Assessment (EHRIA) screening has been carried out and an EHRIA is not required.
<b>Data Protection Impact Assessment</b>	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.

<b>Duty of Due Regard / Fairer Scotland Duty</b>	The refurbishment of Provost Skene's House shall increase the viability of Aberdeen as a vibrant, prosperous place to live, work, visit and invest.
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## **9. BACKGROUND PAPERS**

9.1 Council 20 September 2016: Finance, policy and resource committee: report ECS/16/058.

## **10. APPENDICES (if applicable)**

None.

## **11. REPORT AUTHOR CONTACT DETAILS**

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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Countesswells Primary School – Progress Report
<b>REPORT NUMBER</b>	RES/19/364
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Bill Watson
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Countesswells Primary School, following the Council meeting held on 5 March 2019 to procure appropriate works and services, and enter into any contracts necessary for the delivery of the project.

### 2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note that this project forms part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018. The project will also contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Note the current on-going works leading to an opening of the new Countesswells Primary School towards the end of 2021.
- 2.3 Instruct the Chief Officer Capital to provide a further update on progress at the Capital Programme Committee in June 2020.

### 3. BACKGROUND

- 3.1 This proposal is for a two stream primary school and early years provision at the new Countesswells development in accordance with the Section 75 legal agreement dated 20<sup>th</sup> March 2016.
- 3.2 A new school would need to be a two stream school and will provide :
- Capacity for 434 pupils
  - Early Learning & Childcare (EL&C) provision for 100 pupils
  - 3G 7 a-side-pitch
  - External outdoor play and learning
- 3.3 Aberdeen City Council's Early Learning and Childcare Programme is to expand the current offer of 600 hours to 1,140 hours for vulnerable two year olds, three and four year olds, by 2020. The policy intention is to ensure we deliver high quality Early Learning and Childcare services to improve outcomes for children and to remove barriers for working parents to support economic growth in Aberdeen. It is estimated that to compliment the Early learning and Childcare expansion programme, 100 early years places would need to be provided for the Countesswells community which can deliver a minimum of 1140 hours funded care per year, per child.

#### Design Team Procurement

- 3.4 The Council have appointed Hub North Scotland to procure the design consultants and contractor to design the project with construction approval to follow.

#### Timescale

- 3.5 The design team are now progressing with the production of the developed design in accordance with the agreed programme. It is intended that the contractor will be appointed to construct the works in Spring 2020 with completion anticipated by the end of 2021.

Milestone	Indicative Timescale
Concept Design	Complete
Developed Design	Autumn 2019
Planning Consent	Autumn 2019
Building Warrant	Autumn 2019
Tender Documentation	Autumn 2019
Market Test	Autumn 2019
Confirmation to Proceed	Spring 2020
Construction Complete	End of 2021

- 3.6 A more detailed breakdown of the construction milestones will be provided following confirmation of construction to proceed.

#### 4. FINANCIAL IMPLICATIONS

4.1 The Countesswells Primary School forms part of the General Fund Capital Programme approved by Council on 5<sup>th</sup> March 2019.

Gross Budget	Spend to date	Developer Contributions (Expected)
£25m	£0.015m	£11.1m

4.2 It should be noted that that circa £3.9m has been received in developer contributions to date.

4.3 A serviced site is to be provided by the developer at nil land value to the Council equating to 3.5 acres/1.4 hectares.

#### 5. LEGAL IMPLICATIONS

5.1 Within the Section 75 agreement, an area of land has been identified for the provision of this new Countesswells school. Negotiations are ongoing with the developer to ensure a timely land purchase and transfer which will meet overall project timescales.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	Inability to deliver the Council's desired outcomes within the approved budget.	L	The estimated spend profile is being constantly updated as the design of the project progresses. Take immediate action if the estimated cost exceeds the approved budget.
<b>Legal</b>	Inability to conclude the land transfer to meet the overall project timescales.	M	Officers are engaged in discussions with the, developer so as to ensure a timely transfer of the land.
	Unable to occupy the new school as the required service road is incomplete.	L	Council's team are working closely with Developer on all interrelated issues: including programming of this road.
<b>Employee</b>	None	L	Not applicable
<b>Customer</b>	Poor communication with stakeholders.	L	The Chief Officer - Corporate Landlord has prepared a communication plan that will ensure that the appropriate

			stakeholders are kept informed as appropriate.
<b>Environment</b>	That the design of the proposed building increases the Council's carbon footprint and has an adverse effect on the environment.	L	Design proposals have been developed in accordance with Aberdeen City Council's Building Performance Policy ensuring that environmental risks remain low.
	That the activities of the contractor will have a negative impact on local residents	M	The tender documents will include a requirement that the site is registered with the Considerate Constructors Scheme that will require the contractor to be a good neighbour.
<b>Technology</b>	That the project does not make best use of available technology during the design, construction and use phases of the project.	L	The design team are utilising the latest software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Reputational</b>	The reputational risk of not being in a position to provide sufficient pupil places to support a growing school population	M	This is being mitigated through early planning and close working between teams across Aberdeen City Council.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<p>The delivery of the new Countesswells School will help to grow Aberdeen as a city of learning that will empower local residents to put lifelong learning at the heart of the community.</p> <p>The Early Learning and Childcare Programme, which this project is part of, requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities.</p> <p>This project supports the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.</p>
<b>Prosperous People</b>	<p>This project supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026.</p>



	<p>The project will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment. Outdoor learning will significantly contribute to a child's development and wellbeing.</p>
<b>Prosperous Place</b>	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The new Countesswells School contributes to this objective.</p> <p>This project supports the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. Increasing the accessibility of nursery provision will contribute to transforming the lives of families. Every child attending a funded early learning and childcare session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the Early Learning and Childcare funded offer and help ensure that no child in Early Learning and Childcare will go hungry.</p>
<b>Enabling Technology</b>	<p>The new Countesswells School will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions.</p>

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	<p>The creation of a new school in Countesswells presents an exciting opportunity to design education provision into the fabric of the place, recognising the central role which schools and learning play in the life of a community. The new primary school will strive to play a central role in the life of the community and enable a range of non-school activities to take place at the end of the school day.</p>
<b>Organisational Design</b>	<p>This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.</p>
<b>Governance</b>	<p>This continues robust management of the assets of Aberdeen City Council.</p>
<b>Workforce</b>	<p>There will be new staff opportunities within the new Countesswells School.</p>
<b>Process Design</b>	<p>The design team are utilising the latest computer aided design software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible..</p>
<b>Technology</b>	<p>Examples of the latest proven technology have been incorporated into the design to ensure that the building is as energy efficient and sustainable as is reasonably possible.</p>

<b>Partnerships and Alliances</b>	The Council is working closely with the developer and their agents to ensure a smooth transfer of the site and construction of the access road and services.
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## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	Not required in relation to this Report
<b>Data Protection Impact Assessment</b>	Not required in relation to this Report
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>

## 9. BACKGROUND PAPERS

Item 8 Education New Build Programme 2018; Capital Programme Committee; 12<sup>th</sup> September 2018

Item 14 New Schools Development Programme 2018; Strategic Commissioning Committee; 13<sup>th</sup> September 2018

Item 21 New Schools Development Programme 2018; City Growth and Resources Committee; 18<sup>th</sup> September 2018

Item 3 General Fund Revenue Budget 2019/20 to 2023/24; and General Fund Capital Programme 2019/20 to 2023/24; Council Meeting; 5<sup>th</sup> March 2019

## 10. APPENDICES

Appendix 1 – Site Plan

## 11. REPORT AUTHOR CONTACT DETAILS

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Appendix 1 – Site Plan



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Milltimber Primary School – Progress Report
<b>REPORT NUMBER</b>	RES/19/361
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Neil Esslemont
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Milltimber Replacement Primary School, following the Council meeting held on 5 March 2019 to procure appropriate works and services, and enter into any contracts necessary for the delivery of the project.

### 2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note that this project forms part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018. The project will also contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Note the current on-going works leading to an opening of the new Milltimber School in summer 2021.
- 2.3 Instruct the Chief Officer Capital to provide a further update on progress at the Capital Programme Committee in June 2020.

### **3. BACKGROUND**

- 3.1 The development at Oldfold Farm is shown as OP48 in the Local Development Plan. CALA Homes were granted planning permission in principle for 550 homes in February 2015.
- 3.2 The detailed layouts for the first phase of 60 homes was approved in August 2015 and is now largely complete. The second phase of 166 homes was approved in November 2017 and work is progressing.
- 3.3 Build rate would suggest that by 2022 CALA will have delivered 226 new homes within the Oldfold development which will create an additional 101 pupils into the Milltimber school catchment zone.
- 3.4 A Section 75 agreement sets out the developer contributions for the delivery of education within the Oldfold development. All payments for contributions are quarterly in arrears based on the number of completions.
- 3.5 The existing Milltimber School currently has a capacity of 270 pupils (including the onsite modular accommodation) and 40 part time nursery places and is operating almost at capacity. The current Milltimber school does not have the capacity to accommodate the additional children generated by the ongoing development.
- 3.6 A new school would need to be a two stream school and will provide :
- Capacity for 434 pupils
  - Early Learning & Childcare (EL&C) provision for 60 pupils
  - 3G 7 a-side-pitch
  - External outdoor play and learning
- 3.7 Aberdeen City Council's Early Learning and Childcare Programme is to expand the current offer of 600 hours to 1,140 hours for vulnerable two year olds, three and four year olds, by 2020. The policy intention is to ensure we deliver high quality Early Learning and Childcare services to improve outcomes for children and to remove barriers for working parents to support economic growth in Aberdeen. It is estimated that to compliment the Early Learning and Childcare expansion programme, 60 early years places would need to be provided for the Milltimber community which can deliver a minimum of 1140 hours funded care per year, per child.

#### **Design Team Procurement**

- 3.8 An exercise was carried out in 2015 to procure the consultants necessary to design and administer a contract to deliver a new school to replace the existing Stoneywood School. Contained within the procurement document was an option that would allow the Council, if appropriate, to appoint the same design team to deliver the new school to replace the existing school in Milltimber. A team of consultants led by Scott Brownrigg were appointed and successfully delivered Stoneywood. The option to appoint the same team, at the tendered amount, to deliver Milltimber has been utilised to appoint the design team.

## Timescale

- 3.9 Consultants are now progressing with the production of the tender documentation in accordance with the agreed programme. It is expected that the contractor(s) will be appointed in early 2020 with works commencing on site in the Spring of 2020, completion is anticipated during Summer of 2021.

<b>Milestone</b>	<b>Indicative Timescale</b>
Concept Design	Complete
Developed Design	Complete
Planning Consent	Autumn 2019
Building Warrant (staged)	Autumn/Winter 2019
Tender Documentation	Autumn 2019
Tender Period	Winter 2019/2020
Tender Award	Early 2020
Construction Complete	Summer 2021

A more detailed breakdown of the construction milestones will be provided once a contractor has been appointed.

## 4. FINANCIAL IMPLICATIONS

- 4.1 The Milltimber Replacement School forms part of the General Fund Capital Programme 2018/19 – 2023/24 approved by Council on 5 March 2019.

<b>Gross Budget</b>	<b>Spend to date</b>	<b>Developers Contributions (Expected)</b>
<b>£25m</b>	<b>£1.08m</b>	<b>£2.4m</b>

- 4.2 It should be noted that circa £279k has been received in developer contributions to date.
- 4.3 Land size requirements and associated value will be factored into the overall capital development costs of the project. A valuation of the identified site for the new school has been carried out and the final agreed cost will be incorporated into the overall project cost.

## 5. LEGAL IMPLICATIONS

- 5.1 Within the Section 75 agreement (see item 3.4 above), an area of land has been identified for the provision of a new Milltimber school. Negotiations are ongoing with the Landowners and developers to ensure a timely land purchase and transfer which will meet overall project timescales.

## 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	Inability to deliver the Council's desired outcomes within the approved budget.	L	The estimated spend profile is being constantly updated as the design of the project progresses. Take immediate action if the estimated cost exceeds the approved budget.
<b>Legal</b>	Inability to conclude the land transfer to meet the overall project timescales.	M	Officers are engaged in regular discussions with the current landowner, developers and their team to ensure a smooth and timely transfer of the land.
	Unable to commence construction of the new school as the required access road, services and drainage connections are not in place.	M	A number of options are being considered, in conjunction with the current landowner and developer, to ensure that the necessary infrastructure is in place prior to construction of the school commencing.
<b>Employee</b>	None		Not applicable
<b>Customer</b>	Poor communication with stakeholders.	L	The Chief Officer - Corporate Landlord has prepared a communication plan that will ensure that the appropriate stakeholders are kept informed as appropriate.
<b>Environment</b>	That the design of the proposed building increases the Council's carbon footprint and has an adverse effect on the environment.	L	Design proposals have been developed in accordance with Aberdeen City Council's Building Performance Policy ensuring that environmental risks remain low.
	That the activities of the contractor will have a negative impact on local residents	M	The tender documents will include a requirement that the site is registered with the Considerate Constructors Scheme that will require the contractor to be a good neighbour.
<b>Technology</b>	That the project does not make best use of available technology during the design, construction and use phases of the project.	L	The design team are utilising the latest computer aided design software to ensure that the design process is as effective and efficient as possible, this will ensure that



			the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Reputational</b>	The reputational risk of not being in a position to provide sufficient pupil places to support a growing school population.	M	This is being mitigated through early planning and close working between teams across Aberdeen City Council.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<p>The delivery of the new Milltimber School will help to grow Aberdeen as a city of learning that will empower local residents to put lifelong learning at the heart of the community.</p> <p>The Early Learning and Childcare Programme, which this project is part of, requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities.</p> <p>This project supports the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.</p>
<b>Prosperous People</b>	<p>This project supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment. Outdoor learning will significantly contribute to a child's development and wellbeing.</p>
<b>Prosperous Place</b>	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The new replacement Milltimber School contributes to this objective.</p>

	This project supports the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. Increasing the accessibility of nursery provision will contribute to transforming the lives of families. Every child attending a funded early learning and childcare session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the Early Learning and Childcare funded offer and help ensure that no child in Early Learning and Childcare will go hungry.
<b>Enabling Technology</b>	The new Milltimber School will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions.

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	The creation of a new school in Milltimber presents an exciting opportunity to design education provision into the fabric of the place, recognising the central role which schools and learning play in the life of a community. The new primary school will strive to play a central role in the life of the community and enable a range of non-school activities to take place at the end of the school day.
<b>Organisational Design</b>	This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
<b>Governance</b>	This continues robust management of the assets of Aberdeen City Council.
<b>Workforce</b>	There will be new staff opportunities within the new Milltimber School.
<b>Process Design</b>	The design team are utilising the latest computer aided design software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Technology</b>	Examples of the latest proven technology have been incorporated into the design to ensure that the building is as energy efficient and sustainable as is reasonably possible.
<b>Partnerships and Alliances</b>	The Council is working closely with the current owner, developer and their agents to ensure a smooth transfer of the site and construction of the access road and services.

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	No further update required at this juncture.
<b>Data Protection Impact Assessment</b>	No further update required at this juncture.

<p><b>Duty of Due Regard / Fairer Scotland Duty</b></p>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>
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**9. BACKGROUND PAPERS**

Item 8 Education New Build Programme 2018; Capital Programme Committee; 12<sup>th</sup> September 2018

Item 14 New Schools Development Programme 2018; Strategic Commissioning Committee; 13<sup>th</sup> September 2018

Item 21 New Schools Development Programme 2018; City Growth and Resources Committee; 18<sup>th</sup> September 2018

Item 3 General Fund Revenue Budget 2019/20 to 2023/24; and General Fund Capital Programme 2019/20 to 2023/24; Council Meeting; 5<sup>th</sup> March 2019

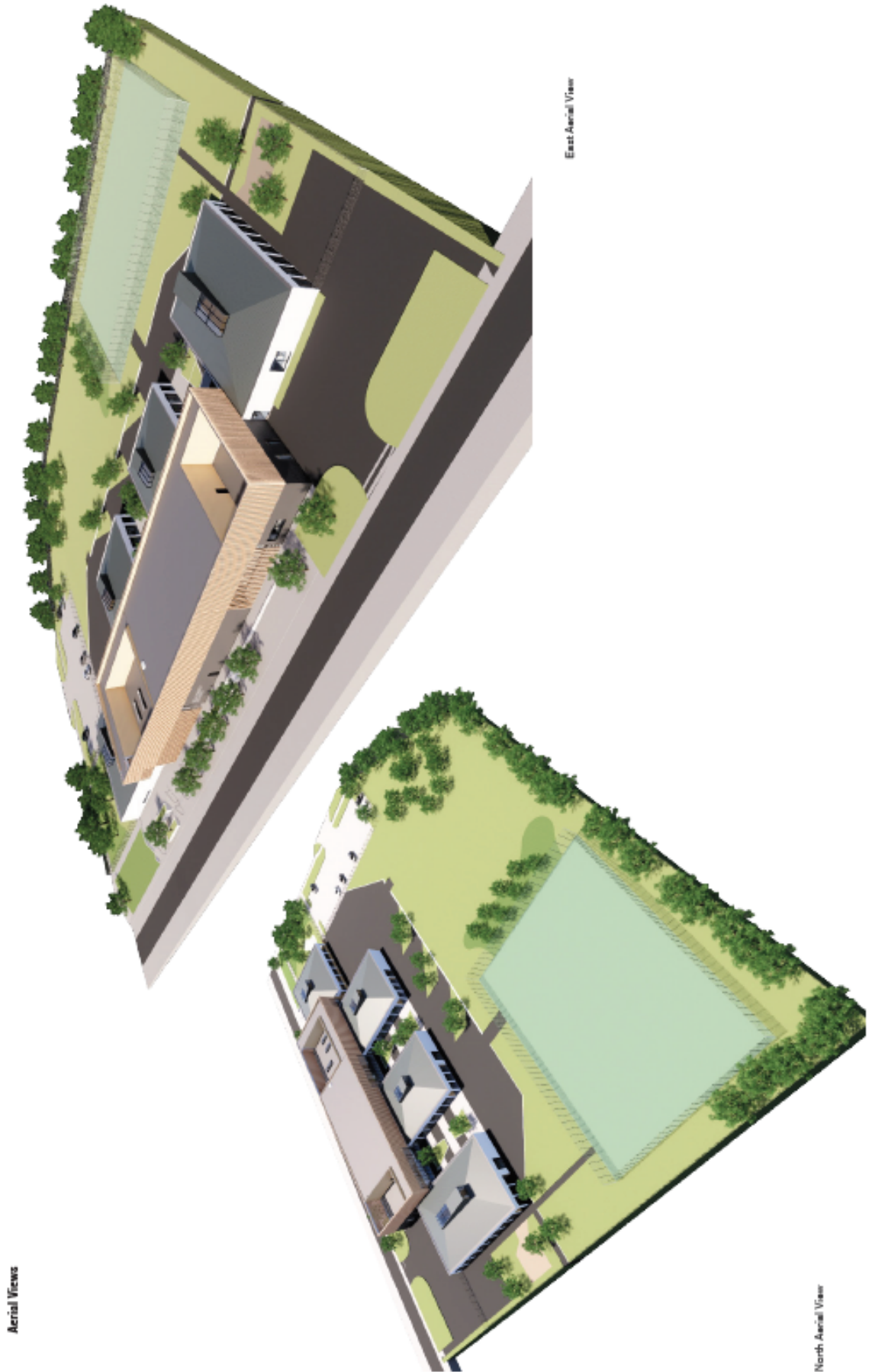
**10. APPENDICES (if applicable)**

Appendix 1 – Indicative Aerial Views of the new Milltimber primary school

**11. REPORT AUTHOR CONTACT DETAILS**

Name	Neil Esslemont
Title	Design Team Manager
Email Address	<a href="mailto:nesslemont@aberdeencity.gov.uk">nesslemont@aberdeencity.gov.uk</a>
Tel	01224 523895

# Appendix 1 – Aerial Views



## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Tillydrone (Riverbank Replacement) Primary School – Progress Report
<b>REPORT NUMBER</b>	RES/19/362
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Neil Esslemont
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the Committee on the progress of the Tillydrone (Riverbank Replacement) Primary School, following the Council meeting held on 5 March 2019 to procure appropriate works and services, and enter into any contracts necessary for the delivery of the project.

### 2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note that this project forms part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018. The project will also contribute to the delivery of Aberdeen City Council’s Early Learning and Childcare Expansion Programme of works.
- 2.2 Note the current on-going works leading to an opening of the Tillydrone (Riverbank Replacement) Primary School in Summer 2022.
- 2.3 Instruct the Chief Officer Capital to provide a further update on progress at the Capital Programme Committee in June 2020.

### 3. BACKGROUND

- 3.1 Following a special Committee meeting of Education & Children’s Services on 1 March 2017, a decision to implement the proposal for a new three stream

non-denominational school building with early learning and childcare provision and to relocate Riverbank School to this new building was ratified by Members.

3.2 The new school will provide Early Learning and Childcare provision that meets our expansion programme requirements. The design of the new school will be flexible to respond to any possible changes in the needs of the pupils, community or in the local demographic profile. This new educational provision will be incorporated into the future School's Estate Strategy.

3.3 The new school would need to be a three stream school and will provide:

- Capacity for 651 pupils
- Early Learning & Childcare (EL&C) provision for 100 pupils
- 3G 7 a-side-pitch
- External outdoor play and learning

The new school will be designed to ensure connections with the newly constructed Tillydrone Community Campus are formed and its operation will allow access by the community out with school core times.

3.4 The new school offers an opportunity within Aberdeen City to create a state of the art, future proofed school that provides a comprehensive and "whole community" approach to learning which is underpinned in the Tillydrone Locality Plan. The vision is to create a replacement building for Riverbank school with a unique character that lies at the heart of Tillydrone, which meets the community's expectations and overall needs for the future. Creating this identity and vision for learning will ultimately provide a focus and heart to Tillydrone which will be key to the existing communities success and attracting future population.

3.5 Aberdeen City Council's Early Learning and Childcare Programme is to expand the current offer of 600 hours to 1,140 hours for vulnerable two year olds, three and four year olds, by 2020. The policy intention is to ensure we deliver high quality Early Learning and Childcare services to improve outcomes for children and to remove barriers for working parents to support economic growth in Aberdeen. It is estimated that to compliment the Early learning and Childcare expansion programme, approximately 100 additional nursery and early years places would need to be provided for the Tillydrone community. The existing primary school buildings in Tillydrone would not have enough space to provide this number of places. The proposed new provision for Tillydrone would therefore need to include significant capacity for the creation of the additional early years places likely to be required.

3.6 There is a desire to utilise a proportion of the adjoining former St Machar Primary School site to accommodate the 3G 7-a-side pitch thus freeing up additional playground space for use by school pupils. Officers across various teams within the Council are currently working collaboratively to arrange the necessary internal land transfer at market value.

## Design Team Procurement

- 3.7 The design, procurement and delivery of the Replacement Riverbank School is being carried out utilising in-house resources supplemented by specialist external consultants.

## Timescale

- 3.8 The design team are now progressing with the production of the developed design in accordance with the agreed programme. It is expected that the contractor will be appointed in summer 2020 with works commencing on site in the late summer 2020 with completion anticipated by the spring of 2022.

<b>Milestone</b>	<b>Indicative Timescale</b>
Concept Design	Complete
Developed Design	Autumn 2019
Planning Consent	Winter 2019
Building Warrant (staged)	Spring 2020
Tender Documentation	Winter 2019/2020
Tender Period	Spring 2020
Tender Award	Summer 2020
Construction Complete	Spring 2022

A more detailed breakdown of the construction milestones will be provided once a contractor has been appointed.

## 4. FINANCIAL IMPLICATIONS

- 4.1 The Tillydrone (Riverbank Replacement) Primary School forms part of the General Fund Capital Programme 2018/19 – 2023/24 approved by Council on 5 March 2019.

<b>Gross Budget</b>	<b>Spend to date</b>
<b>£25m</b>	<b>£0.5m</b>

- 4.2 Land requirements and associated value will be factored into the overall capital development costs of the project. Referring to item 3.8 above, the land valuation when agreed will be incorporated into the overall project cost.

## 5. LEGAL IMPLICATIONS

- 5.1 None at this time.

## 6. MANAGEMENT OF RISK

	<b>Risk</b>	<b>Low (L), Medium (M), High (H)</b>	<b>Mitigation</b>
<b>Financial</b>	Inability to deliver the Council's desired outcomes within the approved budget.	L	The estimated spend profile is being constantly updated as the design of the project progresses. Take immediate action if the estimated cost exceeds the approved budget.
<b>Legal</b>	Inability to conclude the land transfer to meet the overall project timescales.	M	Officers are engaged in regular discussions to ensure a smooth and timely transfer of the land.
<b>Employee</b>	None		Not applicable
<b>Customer</b>	Poor communication with stakeholders.	L	A communication plan has been prepared that will ensure that the appropriate stakeholders are kept informed as appropriate.
<b>Environment</b>	That the design of the proposed building increases the Council's carbon footprint and has an adverse effect on the environment.	L	Design proposals have been developed in accordance with Aberdeen City Council's Building Performance Policy ensuring that environmental risks remain low.
	That the activities of the contractor will have a negative impact on local residents	M	The tender documents will include a requirement that the site is registered with the Considerate Constructors Scheme that will require the contractor to be a good neighbour.
<b>Technology</b>	That the project does not make best use of available technology during the design, construction and use phases of the project.	L	The design team are utilising the latest computer aided design software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Reputational</b>	The reputational risk of not being in a position to provide sufficient pupil places to support a growing school population.	M	This is being mitigated through early planning and close working between teams across Aberdeen City Council.



## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<p>The delivery of the new replacement Riverbank School will help to grow Aberdeen as a city of learning that will empower local residents to put lifelong learning at the heart of the community.</p> <p>The Early Learning and Childcare Programme, which this project is part of, requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities.</p> <p>This project supports the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.</p>
<b>Prosperous People</b>	<p>This project supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment. Outdoor learning will significantly contribute to a child's development and wellbeing.</p>
<b>Prosperous Place</b>	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The new replacement Riverbank School contributes to this objective.</p> <p>This project supports the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. Increasing the accessibility of nursery provision will contribute to transforming the lives of families. Every child attending a funded early learning and childcare session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the Early Learning and Childcare funded offer and help ensure that no child in Early Learning and Childcare will go hungry.</p>

<b>Enabling Technology</b>	The new Replacement Riverbank School will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions.
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<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	The creation of a new Replacement Riverbank School presents an exciting opportunity to design education provision into the fabric of the place, recognising the central role which schools and learning play in the life of a community. The new primary school will strive to play a central role in the life of the community and enable a range of non-school activities to take place at the end of the school day.
<b>Organisational Design</b>	This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
<b>Governance</b>	This continues robust management of the assets of Aberdeen City Council.
<b>Workforce</b>	There will be new staff opportunities within the new replacement Riverbank School.
<b>Process Design</b>	The design team are utilising the latest computer aided design software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Technology</b>	Examples of the latest proven technology have been incorporated into the design to ensure that the building is as energy efficient and sustainable as is reasonably possible.
<b>Partnerships and Alliances</b>	The Council is working closely with stakeholders having carried out the requisite Statutory Consultation regarding the proposed location for the new primary school provision from October to November 2016. This close working relationship will continue throughout the duration of the project.

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	No further update required at this juncture.
<b>Data Protection Impact Assessment</b>	No further update required at this juncture.
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>

## **9. BACKGROUND PAPERS**

Item 8 Education New Build Programme 2018; Capital Programme Committee; 12<sup>th</sup> September 2018

Item 14 New Schools Development Programme 2018; Strategic Commissioning Committee; 13<sup>th</sup> September 2018

Item 21 New Schools Development Programme 2018; City Growth and Resources Committee; 18<sup>th</sup> September 2018

Item 3 General Fund Revenue Budget 2019/20 to 2023/24; and General Fund Capital Programme 2019/20 to 2023/24; Council Meeting; 5<sup>th</sup> March 2019

## **10. APPENDICES (if applicable)**

Appendix 1 – Site Plan

## **11. REPORT AUTHOR CONTACT DETAILS**

Name	Neil Esslemont
Title	Design Team Manager
Email Address	<a href="mailto:nesslemont@aberdeencity.gov.uk">nesslemont@aberdeencity.gov.uk</a>
Tel	01224 523895

Appendix 1 – Site Plan



 <p><b>ABERDEIN CITY COUNCIL</b>          Marketing College          Drake Street          Aberdeen, AB10 1AB          Tel: 01224 528886</p>		<p>DATE: 20/07/2016          TIME: 10:00          DRAWN: [Name]          CHECKED: [Name]</p>	<p>SCALE: 1:500          DRAWN FOR: DRAFT FOR INFO</p>	<p>APPROVED BY: [Name]          POSITION: [Title]</p>	<p>APPROVED BY: [Name]          POSITION: [Title]</p>	<p>PROPOSED SITE PLAN SKETCH</p>
<p>ABERDEIN CITY COUNCIL          RECREATION DEPARTMENT          RECREATION MANAGER</p>		<p>ABERDEIN CITY COUNCIL          RECREATION DEPARTMENT          RECREATION MANAGER</p>		<p>ABERDEIN CITY COUNCIL          RECREATION DEPARTMENT          RECREATION MANAGER</p>		<p>ABERDEIN CITY COUNCIL          RECREATION DEPARTMENT          RECREATION MANAGER</p>

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Torry Primary School (including Community Hub) – Progress Report
<b>REPORT NUMBER</b>	RES/19/365
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Bill Watson
<b>TERMS OF REFERENCE</b>	1.1

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### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Torry Primary School (including Community Hub) following the Council meeting held on 5 March 2019 to procure appropriate works and services and enter into any contracts necessary for the delivery of the project.

### 2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note that this project forms part of the Education New Build Programme presented to the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018. The project will also contribute to the delivery of Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Note the grant award of £2,000,000 made, in respect of the Community Hub part of this project, by the Regeneration Capital Grant Fund on 25 April 2019.

- 2.3 Note the current on-going works leading to an opening of the new Torry Primary School towards the end of 2021.
- 2.4 Instruct the Chief Officer Capital to provide a further update on progress at the Capital Programme Committee in June 2020.

**3. BACKGROUND**

- 3.1 The special committee meeting of Education & Children’s services on 1 March 2017, instructed the development of a proposal to locate and construct a proposed new primary school for Torry, to include early learning and childcare provision and a Community Hub on the site of the existing Old Torry Academy.
- 3.2 The new Torry Hub will bring together in one place a range of services which will create synergies and a shared purpose to provide an environment where social, economic, educational, recreational and cultural activities can occur, service provision gaps can be closed and new opportunities to address system failures can be designed and implemented.
- 3.3 A new school would need to be a two stream school and will provide :
  - Capacity for 434 pupils
  - Early Learning & Childcare (EL&C) provision for 100 pupils
  - 3G 7 a-side-pitch
  - External outdoor play and learning
- 3.4 Aberdeen City Council’s Early Learning and Childcare Programme is to expand the current offer of 600 hours to 1,140 hours for vulnerable two year olds, three and four year olds, by 2020. The policy intention is to ensure we deliver high quality Early Learning and Childcare services to improve outcomes for children and to remove barriers for working parents to support economic growth in Aberdeen. It is estimated that to compliment the Early learning and Childcare expansion programme, 100 early years places would need to be provided for the Torry community which can deliver a minimum of 1140 hours funded care per year, per child.

**Design Team Procurement**

- 3.5 The Council have appointed Hub North Scotland to procure the design consultants and contractor to design the project with construction approval to follow.

**Timescale**

- 3.6 The design team are now progressing with the production of the developed design in accordance with the agreed programme. It is intended that the contractor will be appointed to construct the works in Spring 2020 with completion anticipated by the end of 2021.

Milestone	Indicative Timescale
Concept Design	Complete

Developed Design	Autumn 2019
Planning Consent	Autumn 2019
Building Warrant	Autumn 2019
Tender Documentation	Autumn 2019
Market Test	Autumn 2019
Confirmation to Proceed	Spring 2020
Construction Complete	End of 2021

3.7 A more detailed breakdown of the construction milestones will be provided following confirmation of construction to proceed.

3.8 The demolition works of the former Torry Academy are on-going and are due to be complete in Spring 2020; in advance of the works start for the new Torry Primary School and Hub.

#### 4. FINANCIAL IMPLICATIONS

4.1 The Torry Primary School (including Community Hub) forms part of the General Fund Capital Programme approved by Council on 5<sup>th</sup> March 2019.

#### 5. LEGAL IMPLICATIONS

5.1 None at this time.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	Inability to deliver the Council's desired outcomes within the approved budget.	L	The estimated spend profile is being constantly updated as the design of the project progresses. Take immediate action if the estimated cost exceeds the approved budget.
<b>Employee</b>	None	L	Not applicable
<b>Customer</b>	Poor communication with stakeholders.	L	The Chief Officer - Corporate Landlord has prepared a communication plan that will ensure that the appropriate stakeholders are kept informed as appropriate.
<b>Environment</b>	That the design of the proposed building increases the Council's carbon footprint and has an adverse effect on the environment.	L	Design proposals have been developed in accordance with Aberdeen City Council's Building Performance Policy ensuring that environmental risks remain low.

	That the activities of the contractor will have a negative impact on local residents	M	The tender documents will include a requirement that the site is registered with the Considerate Constructors Scheme that will require the contractor to be a good neighbour.
<b>Technology</b>	That the project does not make best use of available technology during the design, construction and use phases of the project.	L	The design team are utilising the latest software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Reputational</b>	The reputational risk of not being in a position to provide sufficient pupil places to support a growing school population	M	This is being mitigated through early planning and close working between teams across Aberdeen City Council.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	<p>The delivery of the new Torry School will help to grow Aberdeen as a city of learning that will empower local residents to put lifelong learning at the heart of the community.</p> <p>The Early Learning and Childcare Programme, which this project is part of, requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities.</p> <p>This project supports the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.</p>
<b>Prosperous People</b>	<p>This project supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP.</p>



	Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment. Outdoor learning will significantly contribute to a child's development and wellbeing.
<b>Prosperous Place</b>	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The new replacement Torry School contributes to this objective.</p> <p>This project supports the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. Increasing the accessibility of nursery provision will contribute to transforming the lives of families. Every child attending a funded early learning and childcare session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the Early Learning and Childcare funded offer and help ensure that no child in Early Learning and Childcare will go hungry.</p>
<b>Enabling Technology</b>	The new Torry School will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions.

<b>Design Principles of Target Operating Model</b>	
	<b>Impact of Report</b>
<b>Customer Service Design</b>	The creation of a new school and Community Hub in Torry presents an exciting opportunity to design education provision into the fabric of the place, recognising the central role which schools and learning play in the life of a community. The new primary school will strive to play a central role in the life of the community and enable a range of non-school activities to take place at the end of the school day.
<b>Organisational Design</b>	This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
<b>Governance</b>	This continues robust management of the assets of Aberdeen City Council.
<b>Workforce</b>	There will be new staff opportunities within the new Torry School.
<b>Process Design</b>	The design team are utilising the latest computer aided design software to ensure that the design process is as effective and efficient as possible, this will ensure that the building will be delivered with all the information necessary to run and maintain the building as cost effectively as possible.
<b>Technology</b>	Examples of the latest proven technology have been incorporated into the design to ensure that the building is as energy efficient and sustainable as is reasonably possible.
<b>Partnerships and Alliances</b>	The Council is working closely with the current owner, developer and their agents to ensure a smooth transfer of the site and construction of the access road and services.

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	Not required in relation to this Report
<b>Data Protection Impact Assessment</b>	Not required in relation to this Report
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>

## 9. BACKGROUND PAPERS

Item 8 Education New Build Programme 2018; Capital Programme Committee; 12<sup>th</sup> September 2018

Item 14 New Schools Development Programme 2018; Strategic Commissioning Committee; 13<sup>th</sup> September 2018

Item 21 New Schools Development Programme 2018; City Growth and Resources Committee; 18<sup>th</sup> September 2018

Item 3 General Fund Revenue Budget 2019/20 to 2023/24; and General Fund Capital Programme 2019/20 to 2023/24; Council Meeting; 5<sup>th</sup> March 2019

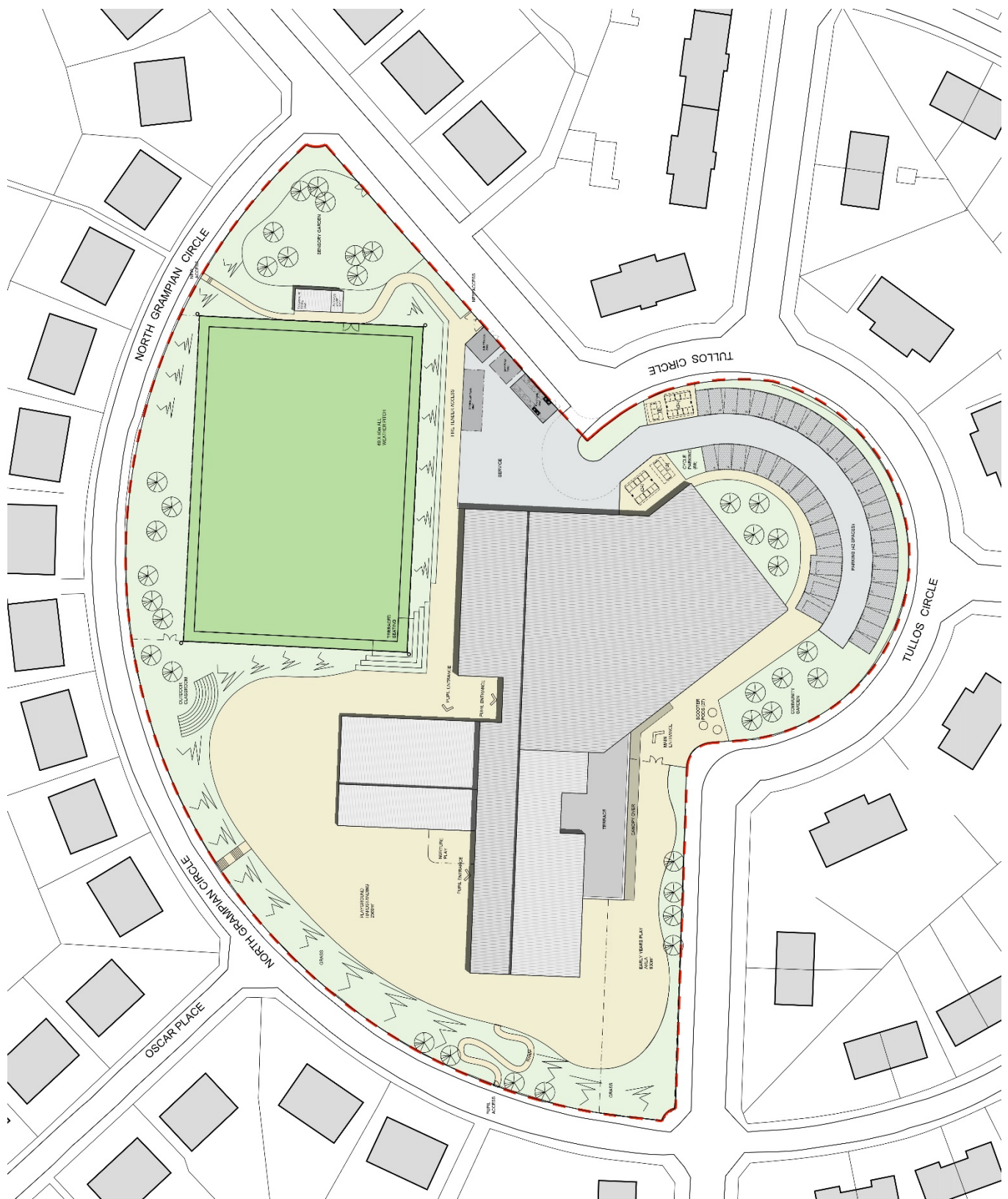
## 10. APPENDICES

Appendix 1 – Site Plan

## 11. REPORT AUTHOR CONTACT DETAILS

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Title Principal Architect  
Email Address [williamwatson@aberdeencity.gov.uk](mailto:williamwatson@aberdeencity.gov.uk)  
Tel 01224 346265

Appendix 1 – Site Plan



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Northfield Cummings Park Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/280
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Northfield Cummings Park Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note the updates to the programme milestones and the financial implications.
- 2.2 Note the design development update regarding the suitability of the site for development
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant

contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### **Site Assessments**

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
- 3.5 Following confirmation of the Early Learning and Childcare Capital Allocation to Aberdeen City Council the Capital Section were appointed to carry out feasibility studies to determine the options available at each site. On completion these were submitted to the Corporate Landlord and Operations for consultation.
- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the building of a new nursery on the site of the former Cummings Park School site.

### **Design Development**

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.
- 3.8 A bore hole and trial pit ground investigation survey was carried out on the proposed location for the nursery in July 2019 as part of the Stage 2 Design Development. After reviewing the results, the Structural Engineer is satisfied that site can be developed. Some additional work will be required but it is anticipated that the costs associated with the additional work will be covered by the contingencies built into the estimated cost

## Consultation

- 3.9 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

## Programme Milestones

Key Milestone	Programmed Date	Progress
Design Sign off by Client	May2019	Completed
Planning Consent	August 2019	Progressing
Building Warrant	September 2019	Progressing
Issue Tender	October 2019	No Change
Site Start Date	December 2019	No Change
Completion Date	August 2020	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have reduced the estimated programme period

## 4. FINANCIAL IMPLICATIONS

- 4.1 The Northfield Cummings Park Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 It should be noted that current tender returns across the public sector have had variances of up to 30%.

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£2.4m	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have reduced the estimated final account	£-200k	£2.2m

## 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

## 6. MANAGEMENT OF RISK

	<b>Risk</b>	<b>Low (L), Medium (M), High (H)</b>	<b>Mitigation</b>
<b>Financial</b>	The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.	M	Cost checks will be carried out throughout the design stage to monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the Children and Young People (Scotland) Act 2014.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
<b>Customer</b>	There are significant benefits for families who will be able to use the extended hours to enable them to return to employment or access training. There is a need to undertake research to determine how best to design services that will have the greatest impact on children and families to ensure that we maximise the reach of the expansion.	L	The Education Service will support this work to identify the features of expanded provision most likely to improve outcomes for vulnerable families to ensure that we capitalise on the opportunities offered through this expansion to directly improve outcomes for children and families. Intergenerational approaches will be supported wherever possible due to the significantly positive impact this has on all parties. This approach will ensure that the risk remains low.
<b>Environment</b>	Environmental assessments will be considered prior to confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate	L	This level of scrutiny and by following of Aberdeen City Council's Building Performance Policy will ensure that environmental risks remain low.



<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.	M	Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
<b>Prosperous People</b>	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.
<b>Prosperous Place</b>	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing

	the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.
<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	
<b>Data Protection Impact Assessment</b>	
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>

## 9. BACKGROUND PAPERS

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5<sup>th</sup> March 2019

Item 8.6 ELC Northfield Cummings Park Nursery; Capital Programme Committee 03 June 2019

## 10. APPENDICES

Appendix 1 – Site Location Plan

## 11. REPORT AUTHOR CONTACT DETAILS

Name	Colin Kemp
Title	Principal Architectural Officer
Email Address	<a href="mailto:ckemp@aberdeencity.gov.uk">ckemp@aberdeencity.gov.uk</a>
Tel	01224 523861

Appendix 1



Northfield Cummings Park  
 Proposed Location  
 1:1,250



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Seaton Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/281
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Seaton Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Councils commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note the updates to the programme milestones and the financial implications.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### Site Assessments

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
- 3.5 Following confirmation of the Early Learning and Childcare Capital Allocation to Aberdeen City Council the Capital Section were appointed to carry out feasibility studies to determine the options available at each site. On completion these were submitted to the Corporate Landlord and Operations for consultation.
- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the works to reconfigure and refurbish the interior of the former Woodlands School.

### Design Development

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.

### Consultation

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

### Programme Milestones

Key Milestone	Programmed Date	Progress
Design Sign off by Client	May 2019	Completed
Planning Consent	August 2019	Completed
Building Warrant	August 2019	Progressing

Issue Tender	October 2019	No Change
Site Start Date	November 2019	No Change
Completion Date	July 2020	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have reduced the estimated programme period

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The Seaton Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 It should be noted that current tender returns across the public sector have had variances of up to 30%.

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£2.1m	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have reduced the estimated final account	£-200k	£1.9m

#### 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	The expansion of funded Early Learning and Childcare will	M	Cost checks will be carried out throughout the design stage to

	require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.		monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the Children and Young People (Scotland) Act 2014.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
<b>Customer</b>	There are significant benefits for families who will be able to use the extended hours to enable them to return to employment or access training. There is a need to undertake research to determine how best to design services that will have the greatest impact on children and families to ensure that we maximise the reach of the expansion.	L	The Education Service will support this work to identify the features of expanded provision most likely to improve outcomes for vulnerable families to ensure that we capitalise on the opportunities offered through this expansion to directly improve outcomes for children and families. Intergenerational approaches will be supported wherever possible due to the significantly positive impact this has on all parties. This approach will ensure that the risk remains low.
<b>Environment</b>	Environmental assessments will be considered prior to confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate	L	This level of scrutiny and by following of Aberdeen City Council's Building Performance Policy will ensure that environmental risks remain low.
<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.	M	Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.



## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
<b>Prosperous People</b>	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.
<b>Prosperous Place</b>	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.
<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	
Data Protection Impact Assessment	
Duty of Due Regard / Fairer Scotland Duty	The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014 The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.

## 9. BACKGROUND PAPERS

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5<sup>th</sup> March 2019

Item 8.7 ELC Seaton Nursery; Capital Programme Committee 03 June 2019

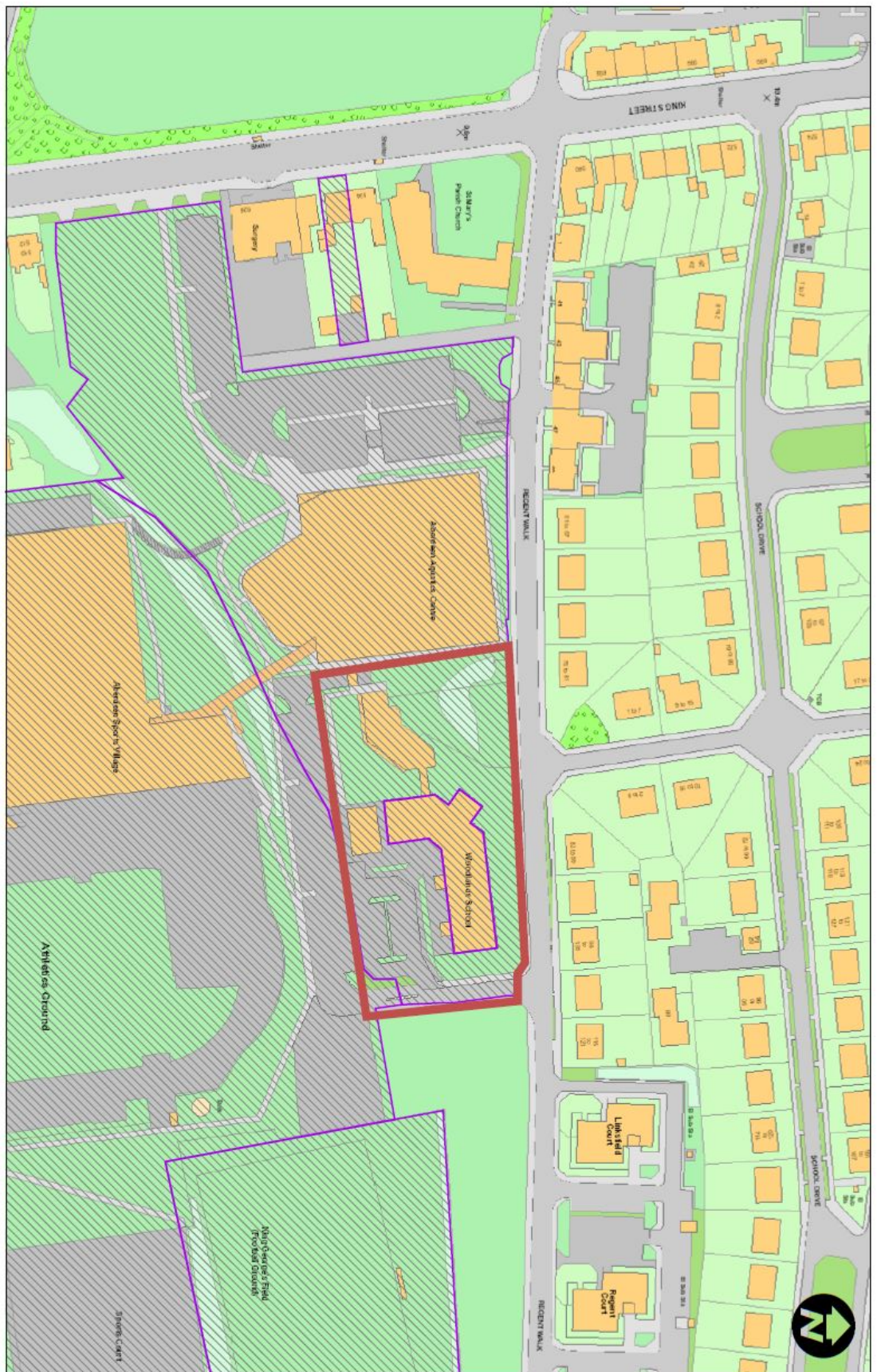
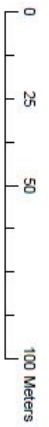
## 10. APPENDICES (if applicable)

Appendix 1 – Site Location Plan

## 11. REPORT AUTHOR CONTACT DETAILS

Name Colin Kemp  
Title Principal Architectural Officer  
Email Address [ckemp@aberdeencity.gov.uk](mailto:ckemp@aberdeencity.gov.uk)  
Tel 01224 523861

Location Plan  
Seaton Nursery  
1:1,250



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Tillydrone Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/278
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Tillydrone Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note the updates to the programme milestones and the financial implications.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant

contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### **Site Assessments**

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
- 3.5 Following confirmation of the Early Learning and Childcare Capital Allocation to Aberdeen City Council the Capital Section were appointed to carry out feasibility studies to determine the options available at each site. On completion these were submitted to the Corporate Landlord and Operations for consultation.
- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the building of a new nursery on a site at the junction of Montgomery Road and Gort Road.

### **Design Development**

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.

### **Consultation**

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

## Programme Milestones

Key Milestone	Programmed Date	Progress
Design Sign off by Client	May 2019	Completed
Planning Consent	August 2019	Progressing
Building Warrant	September 2019	Progressing
Issue Tender	October 2019	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have extended the estimated design period
Site Start Date	December 2019	No Change
Completion Date	July 2020	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have extended the estimated programme period

## 4. FINANCIAL IMPLICATIONS

- 4.1 The Tillydrone Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 Currently tender returns across the public sector have had variances of up to 30%

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£1.25m	Following a review of the project outcomes the design has been updated to reflect the current and future demand and proposed operational models. These changes have increased the estimated final account	£+420k	£1.67m

## 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

## 6. MANAGEMENT OF RISK

	<b>Risk</b>	<b>Low (L), Medium (M), High (H)</b>	<b>Mitigation</b>
<b>Financial</b>	The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.	M	Cost checks will be carried out throughout the design stage to monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the Children and Young People (Scotland) Act 2014.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
<b>Customer</b>	There are significant benefits for families who will be able to use the extended hours to enable them to return to employment or access training. There is a need to undertake research to determine how best to design services that will have the greatest impact on children and families to ensure that we maximise the reach of the expansion.	L	The Education Service will support this work to identify the features of expanded provision most likely to improve outcomes for vulnerable families to ensure that we capitalise on the opportunities offered through this expansion to directly improve outcomes for children and families. Intergenerational approaches will be supported wherever possible due to the significantly positive impact this has on all parties. This approach will ensure that the risk remains low.
<b>Environment</b>	Environmental assessments will be considered prior to	L	This level of scrutiny and by following of Aberdeen City Council's



	confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate		Building Performance Policy will ensure that environmental risks remain low.
<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.	M	Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
<b>Prosperous People</b>	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.
<b>Prosperous Place</b>	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food

	<p>due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.</p>
<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	
<b>Data Protection Impact Assessment</b>	
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>

## 9. BACKGROUND PAPERS

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5<sup>th</sup> March 2019

Item 8.8 ELC Tillydrone Nursery; Capital Programme Committee 03 June 2019

## 10. APPENDICES

Appendix 1 – Site Location Plan

## 11. REPORT AUTHOR CONTACT DETAILS

Name	Colin Kemp
Title	Principal Architectural Officer
Email Address	<a href="mailto:ckemp@aberdeencity.gov.uk">ckemp@aberdeencity.gov.uk</a>
Tel	01224 523861

Location Plan  
Tilldrone Nursery  
1:1,250



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Kingsford School Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/342
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Kingsford Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note that this project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant

contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### **Site Assessments**

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
- 3.5 Following confirmation of the Early Learning and Childcare Capital Allocation to Aberdeen City Council the Capital Cluster were appointed to carry out feasibility studies to determine the options available at each site. On completion these were submitted to the Corporate Landlord and Operations for consultation.
- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the building of a new nursery within the existing school grounds.

### **Design Development**

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.

### **Consultation**

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

### **Programme Milestones**

<b>Key Milestone</b>	<b>Programmed Date</b>	<b>Progress</b>
Design Sign off by Client	May 2019	Completed

Planning Consent	August 2019	Progressing
Building Warrant	September 2019	Progressing
Issue Tender	October 2019	No Change
Site Start Date	December 2019	No Change
Completion Date	July 2020	No Change

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The Kingsford Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 It should be noted that current tender returns across the public sector have had variances of up to 30%.

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£1.75m	Estimated cost based on client brief	£0.00	£1.75m

#### 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.	M	Cost checks will be carried out throughout the design stage to monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the Children and Young People	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the

	(Scotland) Act 2014.		expansion of Early Learning and Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
<b>Customer</b>	There are significant benefits for families who will be able to use the extended hours to enable them to return to employment or access training. There is a need to undertake research to determine how best to design services that will have the greatest impact on children and families to ensure that we maximise the reach of the expansion.	L	The Education Service will support this work to identify the features of expanded provision most likely to improve outcomes for vulnerable families to ensure that we capitalise on the opportunities offered through this expansion to directly improve outcomes for children and families. Intergenerational approaches will be supported wherever possible due to the significantly positive impact this has on all parties. This approach will ensure that the risk remains low.
<b>Environment</b>	Environmental assessments will be considered prior to confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate	L	This level of scrutiny and by following of Aberdeen City Council's Building Performance Policy will ensure that environmental risks remain low.
<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.	M	Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.



## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
<b>Prosperous People</b>	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.
<b>Prosperous Place</b>	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.
<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	
Data Protection Impact Assessment	
Duty of Due Regard / Fairer Scotland Duty	The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014 The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.

## 9. BACKGROUND PAPERS

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5<sup>th</sup> March 2019

## 10. APPENDICES (if applicable)

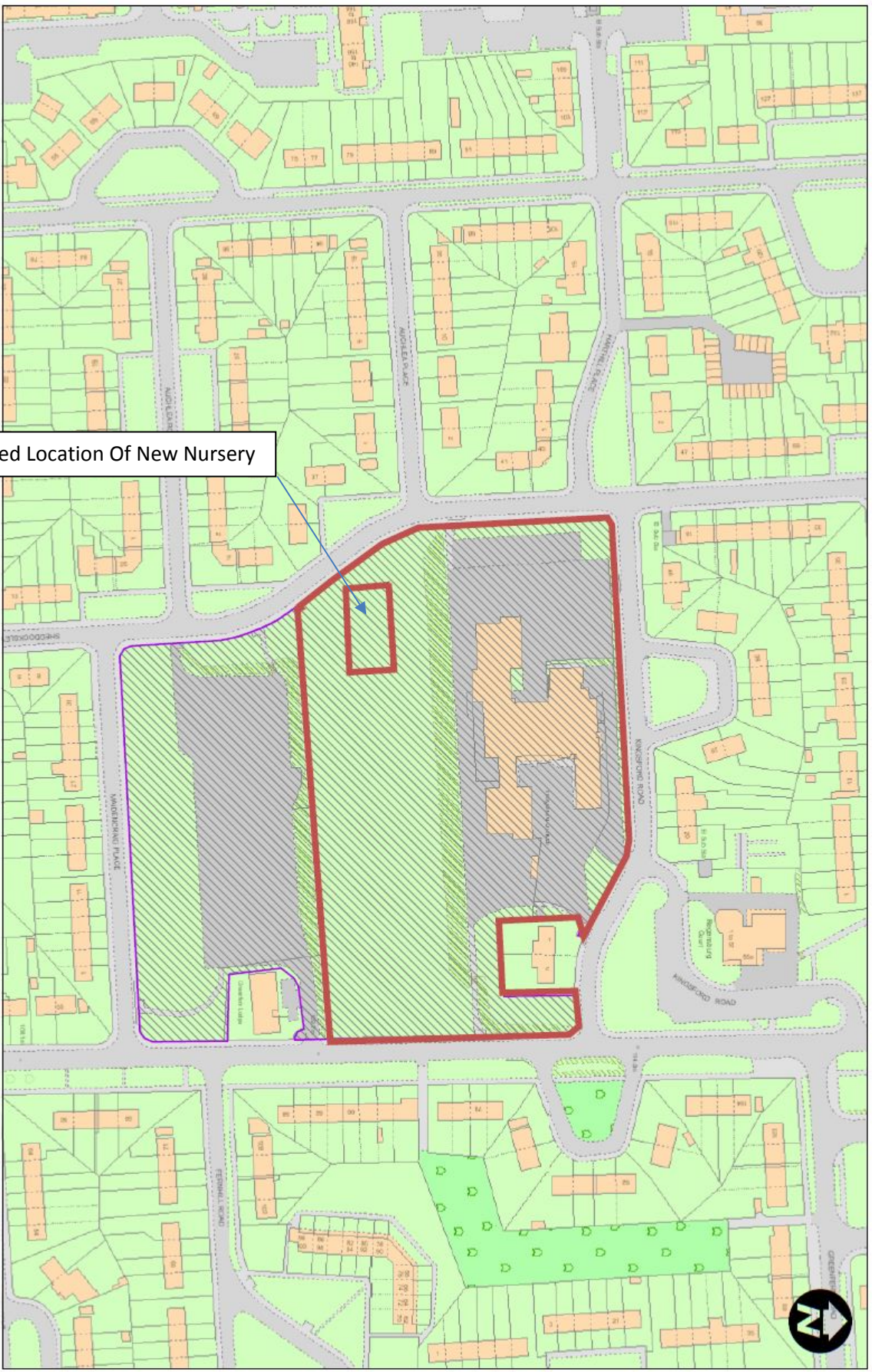
Appendix 1 – Site Location Plan

## 11. REPORT AUTHOR CONTACT DETAILS

Name Colin Kemp  
Title Principal Architectural Officer  
Email Address [ckemp@aberdeencity.gov.uk](mailto:ckemp@aberdeencity.gov.uk)  
Tel 01224 523861

Location Plan  
Kingsford School  
1:1,250

Proposed Location Of New Nursery



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Quarryhill School Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/340
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Quarryhill Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note that this project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### Site Assessments

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
- 3.5 Following confirmation of the Early Learning and Childcare Capital Allocation to Aberdeen City Council the Capital Section were appointed to carry out feasibility studies to determine the options available at each site. On completion these were submitted to the Corporate Landlord and Operations for consultation.
- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the internal alterations to the existing Nursery.

### Design Development

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.

### Consultation

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

### Programme Milestones

Key Milestone	Programmed Date	Progress
Design Sign off by Client	May 2019	Completed
Planning Consent	August 2019	Completed
Building Warrant	August 2019	Progressing

Issue Tender	October 2019	No Change
Site Start Date	January 2020	No Change
Completion Date	April 2020	No Change

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The Quarryhill Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 It should be noted that current tender returns across the public sector have had variances of up to 30%.

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£475k	Estimated cost based on client brief	£0.00	£475k

#### 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.	M	Cost checks will be carried out throughout the design stage to monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the Children and Young People (Scotland) Act 2014.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and

			Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
<b>Customer</b>	There are significant benefits for families who will be able to use the extended hours to enable them to return to employment or access training. There is a need to undertake research to determine how best to design services that will have the greatest impact on children and families to ensure that we maximise the reach of the expansion.	L	The Education Service will support this work to identify the features of expanded provision most likely to improve outcomes for vulnerable families to ensure that we capitalise on the opportunities offered through this expansion to directly improve outcomes for children and families. Intergenerational approaches will be supported wherever possible due to the significantly positive impact this has on all parties. This approach will ensure that the risk remains low.
<b>Environment</b>	Environmental assessments will be considered prior to confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate	L	This level of scrutiny and by following of Aberdeen City Council's Building Performance Policy will ensure that environmental risks remain low.
<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.		Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.

## 7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the



	needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
<b>Prosperous People</b>	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.
<b>Prosperous Place</b>	The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.
<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	
<b>Data Protection Impact Assessment</b>	
<b>Duty of Due Regard / Fairer Scotland Duty</b>	The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section

	<p>47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.</p>
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## 9. BACKGROUND PAPERS

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

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## 10. APPENDICES

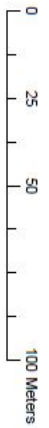
Appendix 1 – Site Location Plan

## 11. REPORT AUTHOR CONTACT DETAILS

Name	Colin Kemp
Title	Principal Architectural Officer
Email Address	<a href="mailto:ckemp@aberdeencity.gov.uk">ckemp@aberdeencity.gov.uk</a>
Tel	01224 523861

Appendix 1

Location Plan  
Quarryhill School  
1:1,250



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Location of the existing nursery

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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Tullos School Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/344
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Tullos Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note that this project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant

contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### **Site Assessments**

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
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- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the internal alterations to the existing nursery.

### **Design Development**

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.

### **Consultation**

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

### **Programme Milestones**

<b>Key Milestone</b>	<b>Programmed Date</b>	<b>Progress</b>
Design Sign off by Client	May 2019	Completed

Planning Consent	September 2019	Progressing
Building Warrant	September 2019	Progressing
Issue Tender	October 2019	No Change
Site Start Date	February 2020	No Change
Completion Date	May 2020	No Change

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The Tullos Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 It should be noted that current tender returns across the public sector have had variances of up to 30%.

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£650k	Estimated cost based on client brief	£0.00	£650k

#### 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.	M	Cost checks will be carried out throughout the design stage to monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen

	Children and Young People (Scotland) Act 2014.		City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
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<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.	M	Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.



## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
<b>Prosperous People</b>	The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.
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<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	
Data Protection Impact Assessment	
Duty of Due Regard / Fairer Scotland Duty	The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014 The proposals have considered inequalities of outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.

## 9. BACKGROUND PAPERS

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5<sup>th</sup> March 2019

## 10. APPENDICES (if applicable)

Appendix 1 – Site Location Plan

## 11. REPORT AUTHOR CONTACT DETAILS

Name	Colin Kemp
Title	Principal Architectural Officer
Email Address	<a href="mailto:ckemp@aberdeencity.gov.uk">ckemp@aberdeencity.gov.uk</a>
Tel	01224 523861



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## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Westpark School Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/341
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Westpark Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note that this project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

- 3.2 All Local Authorities were asked to develop an Early Learning and Childcare (ELC) Delivery Plan to guide expansion plans. The Aberdeen City Plan highlights a focus on the provision of outdoor learning to support wellbeing, on accessibility to increase uptake, on delivery of Family Learning to fully capitalise on the expansion programme and on the provision of a 'localised offer' to meet the needs of families within each community.
- 3.3 In September 2017 the Education & Children's Services Committee endorsed a provisional ELC Delivery Plan which detailed three proposed phases of work.

### **Site Assessments**

- 3.4 Following approval of the delivery plan a review of capacity and demand across the city was carried out and several properties were identified with the potential to deliver the projects objectives and included in the grant submission for ELC funding.
- 3.5 Following confirmation of the Early Learning and Childcare Capital Allocation to Aberdeen City Council the Capital Section were appointed to carry out feasibility studies to determine the options available at each site. On completion these were submitted to the Corporate Landlord and Operations for consultation.
- 3.6 Following a review of the options, including a further review of demand and capacity, the preferred option was presented to the ELC Programme Board for discussion and approval. The Project Board agreed to take forward the internal alterations to the existing nursery.

### **Design Development**

- 3.7 Following the decision at the Council Budget meeting on 5th March 2019 appointments have been issued to the appropriate consultants to progress the design and undertake all necessary procurement exercises to deliver the project in accordance with the Early Learning and Childcare expansion programme and in accordance with the principals of the specific Capital Grant award.

### **Consultation**

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

### **Programme Milestones**

<b>Key Milestone</b>	<b>Programmed Date</b>	<b>Progress</b>
Design Sign off by Client	May 2019	Completed
Planning Consent	August 2019	Completed
Building Warrant	August 2019	Progressing

Issue Tender	October 2019	No Change
Site Start Date	January 2020	No Change
Completion Date	April 2020	No Change

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The Westpark Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 It should be noted that current tender returns across the public sector have had variances of up to 30%.

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£500k	Estimated cost based on client brief	£0.00	£500k

#### 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

#### 6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
<b>Financial</b>	The expansion of funded Early Learning and Childcare will require very careful budget monitoring and financial planning to mitigate the risk of funding being insufficient to realise the expansion.	M	Cost checks will be carried out throughout the design stage to monitored estimates against the allocated budget. These will also be reported monthly to the ELC Programme Board.
<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from August 2020 as require by the Children and Young People (Scotland) Act 2014.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams

<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
<b>Customer</b>	There are significant benefits for families who will be able to use the extended hours to enable them to return to employment or access training. There is a need to undertake research to determine how best to design services that will have the greatest impact on children and families to ensure that we maximise the reach of the expansion.	L	The Education Service will support this work to identify the features of expanded provision most likely to improve outcomes for vulnerable families to ensure that we capitalise on the opportunities offered through this expansion to directly improve outcomes for children and families. Intergenerational approaches will be supported wherever possible due to the significantly positive impact this has on all parties. This approach will ensure that the risk remains low.
<b>Environment</b>	Environmental assessments will be considered prior to confirming any sites for expansion or extension and feasibility studies will be undertaken where appropriate	L	This level of scrutiny and by following of Aberdeen City Council's Building Performance Policy will ensure that environmental risks remain low.
<b>Technology</b>	There is a risk that technology is not in place to support the transformation and particularly the 'funding follows the child' model being advocated.	M	Work is on-going across The Scottish Government and The Northern Alliance to mitigate this risk to ensure it remains low.
<b>Reputational</b>	The reputational risk of not being in a position to offer sufficient 1140 hours places to meet demand from August 2020.	M	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams.

## 7. OUTCOMES

<b>Local Outcome Improvement Plan Themes</b>	
	<b>Impact of Report</b>
<b>Prosperous Economy</b>	The project outlined in this report is part of Aberdeen City Council's Early Learning and Childcare (ELC) Expansion Programme. The expansion of ELC requires an investment in our Early Years Estate as well as an investment in staffing to ensure we are providing high quality provision that meets the needs of children and families in all localities. To this end, the proposals within the report support the delivery of LOIP Stretch Outcome 1 – 10% increase in employment across priority and



	<p>volume growth sectors by 2026. The investment in our estate is interlinked with the investment in our workforce. To staff the expanding estate the Early Years team will contribute to the diversification of the local economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.</p>
<b>Prosperous People</b>	<p>The proposal within this report supports the LOIP Stretch Outcome 3 – 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026. The project(s) outlined in this report will be designed to support outdoor learning and the free flow of direct access to the outside environment. Outdoor learning, exercise and play benefits pre-school children by encouraging them to be physically active. This will help address many of the health challenges outlined in the LOIP. Children will have daily access to outdoor play and will regularly experience outdoor play in a natural environment as part of their ELC funded offer. Outdoor learning will significantly contribute to a child's development and wellbeing.</p>
<b>Prosperous Place</b>	<p>The proposals within this report support the delivery of LOIP Stretch Outcome 13 – No one in Aberdeen will go without food due to poverty by 2026. To deliver the 1140 funded hours necessitates the building of several new ELC settings and a reconfiguration and extension of current provision. Increasing the accessibility of provision will contribute to transforming the lives of families across Aberdeen City. There are gaps in the provision in our three Priority Areas, which are home to the highest proportion of pre-school children and the highest concentration of families living in poverty. Every child attending a funded early learning and childcare (ELC) session will receive a healthy meal. The accessibility of provision will lead to an increase in the uptake of the ELC funded offer and help ensure that no child in ELC will go hungry.</p>
<b>Enabling Technology</b>	

## 8. IMPACT ASSESSMENTS

<b>Assessment</b>	<b>Outcome</b>
<b>Equality &amp; Human Rights Impact Assessment</b>	
<b>Data Protection Impact Assessment</b>	
<b>Duty of Due Regard / Fairer Scotland Duty</b>	<p>The Duty of Due Regard applies to all pupils in receipt of early learning and childcare provided under section 47 of the Children and Young People (Scotland) Act 2014</p> <p>The proposals have considered inequalities of</p>

	outcomes for those pupils experiencing them and plans to address them and comply with the (Education (additional support for learning) (Scotland) Act 2004 Section 3B.
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## **9. BACKGROUND PAPERS**

Item 10.02 Early Learning and Childcare Delivery Plan; Education and Children's Services Committee 14<sup>th</sup> September 2017

Item 4(b) General Fund Revenue Budget - 2.1.3; Council Budget Meeting 5<sup>th</sup> March 2019

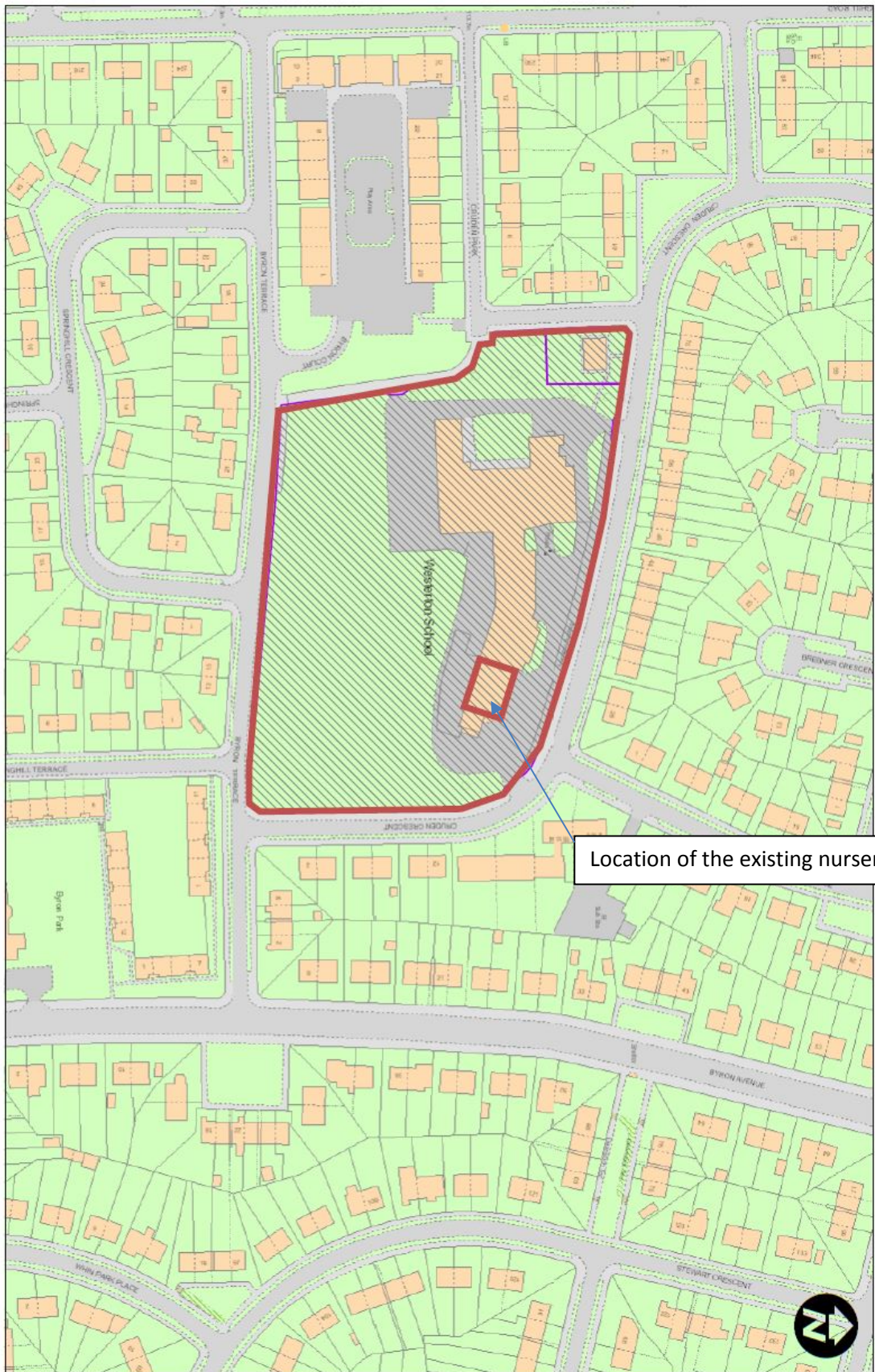
## **10. APPENDICES**

Appendix 1 – Site Location Plan

## **11. REPORT AUTHOR CONTACT DETAILS**

Name	Colin Kemp
Title	Principal Architectural Officer
Email Address	<a href="mailto:ckemp@aberdeencity.gov.uk">ckemp@aberdeencity.gov.uk</a>
Tel	01224 523861

Location Plan  
Westpark School  
1:1,250



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## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	12 September 2019
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Woodside School Nursery Progress Report
<b>REPORT NUMBER</b>	RES/19/343
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Colin Kemp
<b>TERMS OF REFERENCE</b>	1.1

---

### 1. PURPOSE OF REPORT

The purpose of this report is to update the committee on the progress of Woodside Nursery. This project will help meet Aberdeen City Council's Early Learning and Childcare Delivery Plan objectives by working with the Education Operations teams to help meet the Council's commitment to expand funded early learning and childcare from 600 hours to 1,140 hours by 2020.

### 2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Note that this project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 2.2 Instruct the Chief Officer Capital to prepare an update to the 22 January 2020 Committee.

### 3. BACKGROUND

- 3.1 The Council is committed to expanding the provision of funded early learning and childcare from 600 hours to 1140 hours by 2020. The expansion should prioritise a high-quality experience for the child to capitalise on the significant contribution that Early Learning and Childcare can make to a child's development and to closing the poverty related attainment gap.

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### **Consultation**

- 3.8 Prior to the Council meeting in March consultations were held with stakeholders, as part of the design development further consultation will be carried out with stakeholders.

### **Programme Milestones**

<b>Key Milestone</b>	<b>Programmed Date</b>	<b>Progress</b>
Design Sign off by Client	June 2019	Completed
Planning Consent	September 2019	Progressing
Building Warrant	September 2019	progressing

Issue Tender	November 2019	No Change
Site Start Date	January 2020	No Change
Completion Date	August 2020	No Change

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The Woodside Nursery project forms part of the overall Aberdeen City Council's Early Learning and Childcare Expansion Programme of works.
- 4.2 All staffing and other support costs associated with the ELC Delivery Plan will be funded from the Early Learning and Childcare revenue grant funding allocation for 2019-20 to 2021-22.
- 4.3 Currently tender returns across the public sector have had variances of up to 30%

Allocated Budget from the Capital Grant		Change Orders	Estimated Final Account
£2m	Estimated cost based on client brief	£0.00	£2m

#### 5. LEGAL IMPLICATIONS

- 5.1 All Local Authorities will have a duty to provide 1140 hours of Early Learning and Childcare for eligible two-year olds and all three and four year olds by 2020. This project forms part of the ELC Delivery Plan that will help Aberdeen City Council manage the transformational change necessary to deliver expanded services by 2020.

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<b>Legal</b>	The risk of not being in a position to offer sufficient 1140 hours places from	M	This is being mitigated through early planning, clear governance arrangements and close working

	August 2020 as require by the Children and Young People (Scotland) Act 2014.		between teams across Aberdeen City Council to ensure that the expansion of Early Learning and Childcare is being planned for across all teams
<b>Employee</b>	Not being able to recruit sufficient numbers of Practitioners to support the delivery of the Expansion is a high risk.	M	A detailed workforce development plan has been included within the Delivery Plan. This plan includes the establishment of an Early Learning and Childcare Academy to increase the number of practitioners and also increase the number of routes into the profession to ensure that the risk remains low.
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	Impact of Report
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<b>Enabling Technology</b>	

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Title	Principal Architectural Officer
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Tel	01224 523861

Location Plan  
Woodside School  
1:1,250



Location of the existing nursery and extension

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