

## 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>       | 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  |

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### 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>  |

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| <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

