

ABERDEEN CITY COUNCIL

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

Milestone	Indicative Timescale
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.

Gross Budget	Spend to date	Developers Contributions (Expected)
£25m	£1.08m	£2.4m

- 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
Financial	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.
Legal	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.
Employee	None		Not applicable
Customer	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.
Environment	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.
Technology	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.
Reputational	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

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	<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>
Prosperous People	<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>
Prosperous Place	<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.
Enabling Technology	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.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	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.
Organisational Design	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.
Governance	This continues robust management of the assets of Aberdeen City Council.
Workforce	There will be new staff opportunities within the new Milltimber School.
Process Design	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.
Technology	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.
Partnerships and Alliances	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

Assessment	Outcome
Equality & Human Rights Impact Assessment	No further update required at this juncture.
Data Protection Impact Assessment	No further update required at this juncture.

Duty of Due Regard / Fairer Scotland Duty	<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; 12th September 2018

Item 14 New Schools Development Programme 2018; Strategic Commissioning Committee; 13th September 2018

Item 21 New Schools Development Programme 2018; City Growth and Resources Committee; 18th 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; 5th March 2019

10. APPENDICES (if applicable)

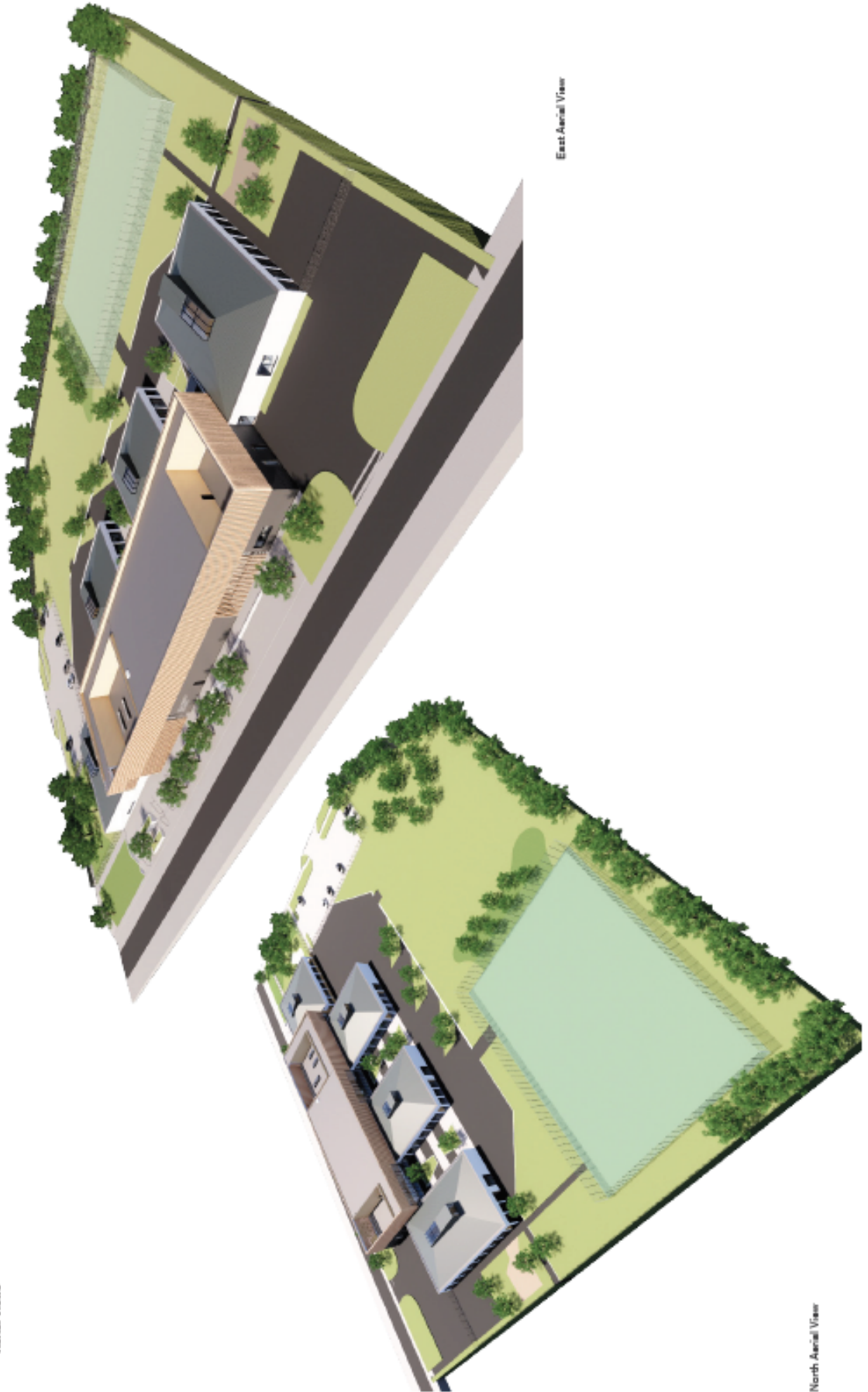
Appendix 1 – Indicative Aerial Views of the new Milltimber primary school

11. REPORT AUTHOR CONTACT DETAILS

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Appendix 1 – Aerial Views

Aerial Views



East Aerial View

North Aerial View