

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	12 September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Tillydrone (Riverbank Replacement) Primary School – Progress Report
REPORT NUMBER	RES/19/362
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 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.

Milestone	Indicative Timescale
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.

Gross Budget	Spend to date
£25m	£0.5m

- 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

	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 to ensure a smooth and timely transfer of the land.
Employee	None		Not applicable
Customer	Poor communication with stakeholders.	L	A communication plan has been prepared 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 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>
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 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>

Enabling Technology	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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Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	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.
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 replacement Riverbank 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 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

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>

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

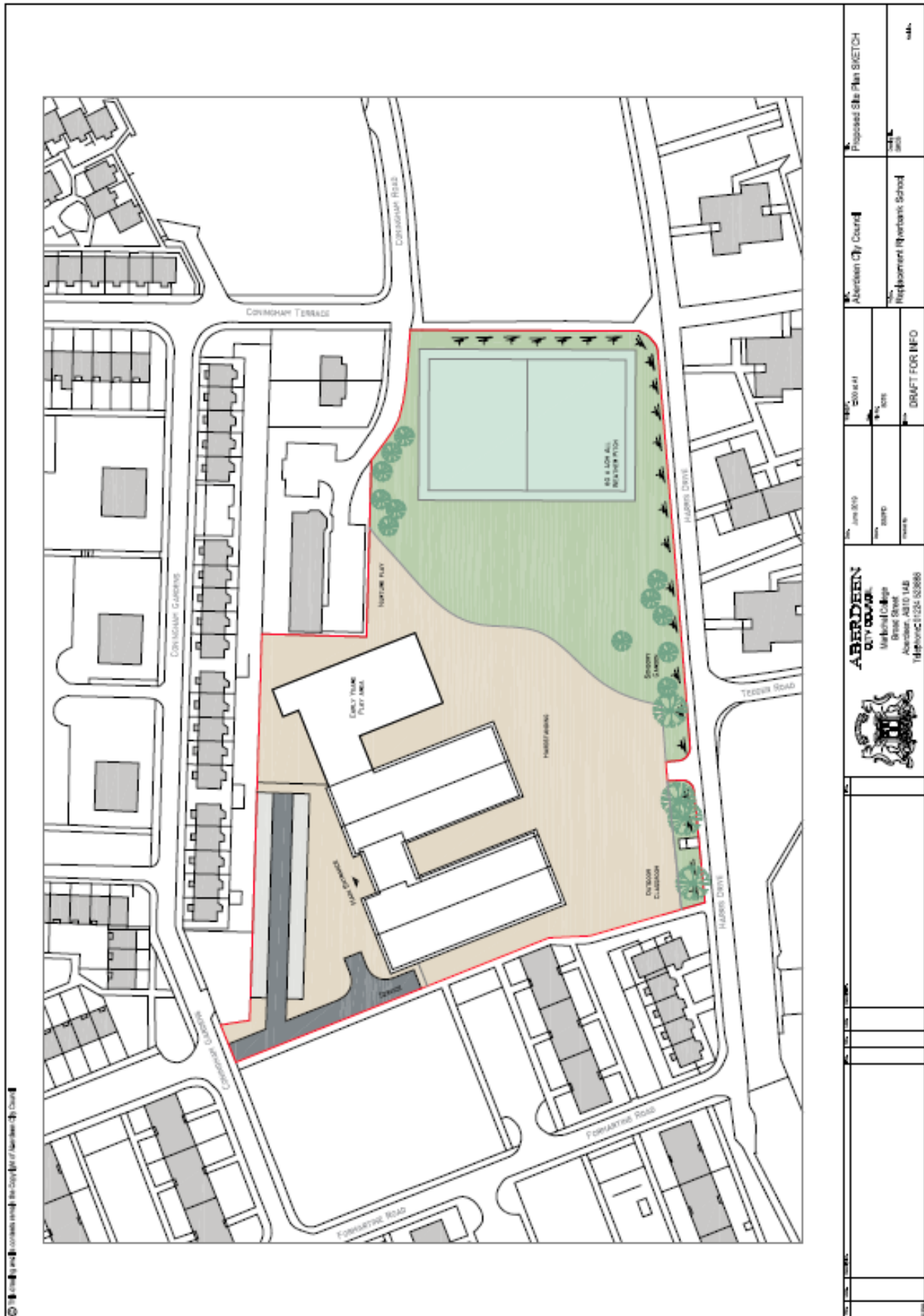
10. APPENDICES (if applicable)

Appendix 1 – Site Plan

11. REPORT AUTHOR CONTACT DETAILS

Name	Neil Esslemont
Title	Design Team Manager
Email Address	nesslemont@aberdeencity.gov.uk
Tel	01224 523895

Appendix 1 – Site Plan



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 <p>ABERDEIN CITY COUNCIL Marischal College Bridge Street Aberdeen, AB10 1AB Tel: 01224 532886</p>		Date: 20/06/15 Drawn: [Name] Check: [Name]	Scale: 1:500 Status: DRAFT FOR INFO	Proposed Site Plan SKETCH
		Aberdeen City Council Replacement 19-20 Years School	Ref: [Number]	Date: [Date]