

## ABERDEEN CITY COUNCIL

<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	24 March 2021
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Torry Community Hub and Primary School – Progress Report
<b>REPORT NUMBER</b>	RES/21/074
<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 the Torry Community Hub and Primary School.

### 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 work leading to the anticipated completion of the construction of the Torry Community Hub and Primary School in Spring 2023.

### 3. BACKGROUND

- 3.1 The Education & Children's Services Committee, on 1 March 2017, decided that the Council would construct a 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 The new Community Hub will provide:

- A two-stream primary school with a capacity for 434 pupils
- Early Learning & Childcare (ELC) provision for 100 pupils
- A community cafe, library, multi-purpose rooms
- Offices and meeting spaces for service providers
- Recording facilities
- Performance and rehearsal facilities
- 3G, 7 a-side-pitch
- External outdoor play and learning spaces

3.4 The government'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 August 2021. 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 Scotland.

#### **Design Team Procurement**

3.5 The Council have appointed Hub North Scotland to develop the detail and construction costs for this project. Hub North Scotland are due to have completed this commercial proposals by April 2021.

#### **Timescale**

3.6 The current programme envisages that the construction of this project will commence Summer 2021 and be completed Spring 2023.

3.7 This programme has met the requirements of the Regeneration Capital Grant Fund.

3.8 Planning approval for this project was granted on 27<sup>th</sup> February 2020.

3.9 The Council appointed contractors to undertake the removal of materials containing asbestos and the demolition of the former Torry Academy. These works are now due to be completed in Summer 2021. As has been verbally reported to Committee previously these works have been significantly delayed as a result of the discovery of additional materials containing asbestos and have also been further delayed as a result of the COVID-19 pandemic and its impact on the construction industry.

3.10 Due to the lockdown instructed by the UK Government on 23<sup>rd</sup> March 2020, a wide variety of construction works were put on hold. This included the asbestos removal and demolition works at the former Academy. This delay was then further compounded by a reluctance, by the appointed asbestos contractor, to resume works due to difficulty in sourcing suitable accommodation and following the discovery that the required works will take longer than was first predicted. The Council has, as a result, instructed the demolition contractor to remove the remaining asbestos with these works resuming in the last quarter of 2020. The remaining asbestos is in challenging locations resulting in an extended project duration.

3.11 Once the programme to complete the asbestos removal and demolition works is certain, the Council will be in a position to appoint Hub North Scotland to deliver this project. It is anticipated that this appointment will be undertaken in Spring 2021, with works commencing on site in Summer 2021, and with completion anticipated in Spring of 2023.

<b>Milestone</b>	<b>Indicative Timescale</b>
Commercial close	Spring 2021
Contractor to take possession of the site	Summer 2021
Construction Complete	Spring 2023
School Operational	Post Summer recess 2023

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

4.1 The Torry Community Hub and Primary School forms part of the General Fund Capital Programme approved by Council on 3<sup>rd</sup> March 2020.

<b>Budget</b>	
General Fund Capital Programme	<b>£25m</b>
Scottish Government's Regeneration Capital Grant Fund	<b>£2m</b>
<b>Spend to date</b>	
Total to end of Q3 2020/21	<b>£2.5m</b>

The cost of the asbestos removal and demolition of the existing building have been factored into the overall capital development cost of the project.

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

5.1 None at this time.

#### **6. MANAGEMENT OF RISK**

<b>Category</b>	<b>Risk</b>	<b>Low (L) Medium (M) High (H)</b>	<b>Mitigation</b>
<b>Strategic Risk</b>	Late delivery will impact on the level of learning provision which can be provided.	L	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council.
<b>Compliance</b>	Late delivery will impact on the level	L	This is being mitigated through early planning, clear governance

	of learning provision which can be provided.		arrangements and close working between teams across Aberdeen City Council.
<b>Operational</b>	Covid-19 pandemic restrictions impacting on work practices.	M	All teams are working towards delivering the projects as soon as possible taking cognisance of work restrictions regarding the Covid-19 pandemic.
<b>Financial</b>	Inability to deliver the Council's desired outcomes within the approved budget.	L	The estimated spend profile was constantly updated as the design of the project progressed and has been further updated following the issue of the letter of contract award. Take immediate action if the anticipated final cost exceeds the approved budget.
<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.
<b>Environment / Climate</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	Constant liaison with the contractor to ensure that appropriate measures are in place and constantly monitored to ensure inconvenience and disruption is kept to an absolute minimum.

## 7. OUTCOMES

<b><u>COUNCIL DELIVERY PLAN</u></b>	
<b>Impact of Report</b>	
<b>Aberdeen City Council Policy Statement</b>	The project outlined in this report is part of Aberdeen City Council's Education New Build Programme and supports the Early Learning and Childcare (ELC) Expansion Programme. The Education New Build Programme and

<p>Programmes in the Policy Statement include working with our partners to ensure the city has the required infrastructure; completion of school estate review (P1) and development of estate strategy for next 5-10 years (P2); work with the Scottish Government to provide flexible and affordable childcare for working families on the lowest incomes; commit to closing the attainment gap in education while working with partners across the city;</p>	<p>expansion of ELC requires an investment in our Education 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 childcare education learning targets.</p>
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**Aberdeen City Local Outcome Improvement Plan**

<p>Prosperous Economy Stretch Outcomes</p>	<p>The delivery of Torry Community Hub 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>
<p>Prosperous People Stretch Outcomes</p>	<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>
<p>Prosperous Place Stretch Outcomes</p>	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the</p>

	<p>highest environmental standards. Torry Community Hub 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>
<p><b>Regional and City Strategies</b> Strategic Development Plan; Local Development Plan</p>	<p>The proposals in this report will impact on the consideration of future regional and city strategies with respect to education and learning.</p>
<p><b>UK and Scottish Legislative and Policy Programmes</b> Legislation which places a range of statutory duties on the Council, the Children and Young People (Scotland) Act 2014.</p>	<p>The statutory duty for local authorities to provide 1140 hours by August 2020 has been revoked by the Scottish Parliament. The new timescale for delivery is August 2021.</p>

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
<b>Impact Assessment</b>	Full impact assessment not required
<b>Data Protection Impact Assessment</b>	Not required

## 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)

None

## 11. REPORT AUTHOR CONTACT DETAILS

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