

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	9 February 2022
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Replacement Riverbank Primary School – Progress Report
<b>REPORT NUMBER</b>	RES/22/024
<b>DIRECTOR</b>	Steve Whyte
<b>CHIEF OFFICER</b>	John Wilson
<b>REPORT AUTHOR</b>	Neil Esslemont
<b>TERMS OF REFERENCE</b>	1.1

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### **1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to update the Committee on the progress of the Replacement Riverbank 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 completion of the construction of the Replacement Riverbank Primary School in Summer 2023.

### **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 3 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 Decisions were made by the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 to progress with the design, development, and procurement of a new school to replace the existing Riverbank School.

## **DESIGN**

- 3.3 The proposed building will take advantage of the change in level on the site, the main public entrance and reception area will be at upper ground floor level and will be accessed from Coningham Gardens. Also located on this floor is the Early Years provision and the multipurpose hall and dining facilities. All of the teaching accommodation is located on the lower ground floor with all classbases afforded direct access to external space.
- 3.4 It is recognised that the works associated with a large scale development such as this will have a significant impact on the local community therefore a cohesive approach to construction site access and traffic movements for this development and the adjacent Council housing developments has been taken. Construction vehicles will primarily utilise a temporary access point from Tillydrone Avenue on to Coningham Road. This access point will minimise disruption on the community and reduce the impact and wear on the local residential road network.

## **TIMESCALE**

- 3.5 Due to the lockdown instructed by the UK Government on 23 March 2020, consultants and suppliers placed staff on furlough meaning that the development of the design and tender documentation has been challenging. This has meant that the period required to produce the tender documentation has been longer than would normally be the case.
- 3.6 To mitigate this delay, following discussions with the Commercial and Procurement Service, it was decided to utilise a national framework to procure the main contractor. This reduced the period required to carry out the procurement process and enabled early engagement with the preferred contractor. Furthermore, it was decided to advance the award of an enabling contract, which includes site clearing, earthworks, below ground drainage, utilities diversions and substructure thus facilitating an early start on site.
- 3.7 The tender for the enabling works was received on 10 August 2021. Following the assessment of the tender the letter awarding the contract to Robertson Construction Group Ltd was issued on 27 August 2021.

The contractor has gone out to the market to obtain quotations for the work packages contained within the remaining works. Due to uncertainty around Covid-19 and the current volatility within the construction sector this has proven

to be extremely challenging. The tender submission for the remaining works was received on 19 November 2021 and is currently under consideration.

The enabling works commenced on site on 27 September 2021, the intention is that the contract for the full works will be awarded in time to allow operations on site to be continuous.

<b>Milestone</b>	<b>Indicative Timescale</b>
Contractor took possession of the site	September 2021
Tender Award Remaining Works	Winter 2021/2022
Construction Complete	Summer 2023
School Operational (depending on progress this may be after the summer holiday period)	Summer 2023

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

- 4.1 The Riverbank Replacement School forms part of the General Fund Capital Programme approved by Council on 3 March 2020.
- 4.2 On 5 March 2019, the Council allocated a total budget of £100 million to deliver new schools at Milltimber, Countesswells, Torry and Tillydrone. This budget was allocated equally between these four schools, i.e. £25 million each. Each school has now been developed sufficiently to allow a more equitable distribution of budgets between each school to be made. Each school will be delivered to the same high standard that can be seen in the other schools which the Council has delivered in recent years.
- 4.3 Following the delegations approved at CG&R committee in May 2021 a virement exercise has been carried out to reprofile the global £100 million (£25 million each) budget. The virement of budgets takes into account the different sizes of each building which, in turn, is as a result of the different educational and community requirements for each neighbourhood. The virement also takes into account the different site costs associated with each school. The budget for the Replacement Riverbank Primary School has been revised to £31.1 million.

<b>Budget</b>	
General Fund Capital Programme 2018/19 – 2023/24	£31.100m
<b>Spend to date</b>	
Total to end of Q3 2021/22	£3.102m

## 5. LEGAL IMPLICATIONS

5.1 None.

## 6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
<b>Strategic Risk</b>	Late delivery will impact on the level of learning provision which can be provided.	M	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 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>Operational</b>	Covid-19 pandemic restrictions impacting on work practices.	H	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.	H	The estimated spend profile has been constantly updated as the design of the project has progressed. 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	H	In response to the invitation to tender documents the contractor will be required to provide detailed proposals showing how they intend to engage with local residents and the wider community. Post contract award there will be 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>
<p><b>Aberdeen City Council Policy Statement</b></p> <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>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 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>
<b>Aberdeen City Local Outcome Improvement Plan</b>	
<p>Prosperous Economy Stretch Outcomes</p>	<p>The delivery of the new 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. 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. 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>
<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, however at this time no new date has been provided for the statutory duty to provide 1140 hours.</p>

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Full impact assessment not required
Data Protection Impact Assessment	Not required

## 9. BACKGROUND PAPERS

Item 4 Statutory Consultation – Consultation Report on the Proposals to Develop New Primary School Provision with Early Education and Childcare Facilities in Tillydrone – ECS/17/015; Education and Children’s Services Committee; 1<sup>st</sup> March 2017

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

Item 10 Tillydrone Primary School – RES/19/362; Capital Programme Committee; 12<sup>th</sup> September 2019

Item 8 Replacement Riverbank Primary School – RES/20/202; Capital Programme Committee; 18<sup>th</sup> November 2020

## 10. APPENDICES

Appendix A – Progress photographs

## 11. REPORT AUTHOR CONTACT DETAILS

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## Appendix A – Progress Photographs



Photograph 1 – Site looking North towards Conningham Gardens and the centre of Tillydrone.



Photograph 2 – Site looking East towards Tillydrone Avenue, Harris Drive is on the right.

