

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	15 September 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Torry Community Hub and Primary School – Progress Report
REPORT NUMBER	RES/22/193
DIRECTOR	Steve Whyte
CHIEF OFFICER	John Wilson
REPORT AUTHOR	Bill Watson
TERMS OF REFERENCE	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 notes the current on-going work leading to the anticipated completion of the construction of the Torry Community Hub and Primary School by end of 2023, depending on weather and availability of materials world-wide.

3. CURRENT SITUATION

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 brief and design for this project was then developed in conjunction with the intended and potential users of the new facility, including Torry Locality Partnership.

3.3 It is intended that 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, and service provision gaps can be closed.

It is intended that the Torry Community Hub will deliver the opportunity to provide localised whole family support for children, young people and adult family members. This approach is identified in the LOIP as a priority.

3.4 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

3.5 The 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

3.6 The Council appointed Hub North Scotland to develop the detail and construction costs for this project.

Timescale

3.7 Planning approval for this project was granted on 27 February 2020.

3.8 The Council appointed contractors to undertake the removal of materials containing asbestos and the demolition of the former Torry Academy. These works are now completed. As was previously reported to Committee these works were significantly delayed as a result of the discovery of additional materials containing asbestos and were also further delayed as a result of the COVID-19 pandemic and its impact on the construction industry.

3.9 Hub North Scotland was appointed, by the Council, to construct the new building in late March 2022.

3.10 The construction of this project is currently programmed for completion in Summer/Autumn 2023. The progress of the construction works remains consistent with this being achieved. (See Photos in Appendix A).

On Site Works

The steel structure has been completed

The roof, floor slab, and external wall works have commenced, and are expected to be substantially advanced by end of 2022.

3.11 Summary of anticipated programme:

Milestone	Indicative Timescale
Commercial close	March 2022
Contractor to take possession of the site	April 2022
Construction Complete	Autumn 2023
School Operational	Autumn/winter 2023

3.12 It should be noted that there is still a significant risk that external impacts may continue to impact on the above anticipated delivery timeline and budget. Refer to Section 4. These are external impacts, such as, but not limited to;

- Impacts to the supply chain and on-site resource due to the sustained impact of COVID-19 and the emergence of new variants.
- Brexit
- A nationwide, built up demand for construction materials which has been evident throughout the industry since early May 2021.
- Construction inflation
- Further financial risks from the war in the Ukraine resulting in supply chain volatility, and rising inflation, to levels not seen for four decades.

4. FINANCIAL IMPLICATIONS

4.1 The Torry Community Hub and Primary School forms part of the General Fund Capital Programme approved by Council on 7 March 2022.

4.2 The budget for the Torry Community Hub and Primary School has been revised to £28.1 million.

Budget	
General Fund Capital Programme	£28.100m
Spend to date	
Total to end of Q1 2022/23	£5.341m

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

4.3 This project has met the requirements of the Regeneration Capital Grant Fund and, as a result, allowed £2m to be claimed towards this project on 31 October 2019. This grant was awarded so as to allow the development of a Community Hub which is tailored to meet the needs of the community.

4.4 Developer obligation funding of £283K has also been contributed towards this project.

5. LEGAL IMPLICATIONS

5.1 None at this time.

6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations of this report. However as the works are located in a residential area, contracting parties are aware that there will be a need to comply with environmental impact restrictions as they apply to a construction site, in particular complying with construction noise regulations as specified in the contract documentation.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	In light of ongoing external pressures there is a live risk that the tender offers do not offer best value. It then follows that there is a strategic risk that failure to deliver the new school leads to a wider failure to	Maintain close collaboration with Finance, Education and Corporate Landlord Clusters to ensure we meet the requirements of the brief, and that what we are delivering is financially viable	M	Yes

	deliver the strategy for the school estate	in terms of affordability.		
Compliance	Failure to comply with project protocols	Increase site visits and monitoring of the construction works.	L	Yes
Operational	Staff both internal and external	Throughout the delivery period maintain close collaboration with the project parties to ensure adequate staffing is available. There will be new staff opportunities within the new Community Hub and Primary School.	L	Yes
Financial	Inability to deliver the Council's desired outcomes within the approved budget.	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.	H	Yes
Reputational	The reputational risk of not being in a position to provide sufficient pupil places to support a growing school population.	This is being mitigated through early planning and close working between teams across Aberdeen City Council.	L	Yes
Environment /Climate	That the design of the proposed building increases the Council's carbon footprint and has an adverse effect on the environment	Design proposals have been developed in accordance with Aberdeen City Council's Building Performance Policy ensuring that	L	Yes

	<p>That the activities of the contractor will have a negative impact on local residents</p>	<p>environmental risks remain low. 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> <p>The tender documents include a requirement that the site is registered with the Considerate Constructors Scheme that will require the contractor to be a good neighbour. A traffic management plan has been developed that will minimise the impact on the local residential road network.</p>	<p>M</p>	<p>Yes</p>
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8. OUTCOMES

COUNCIL DELIVERY PLAN 2022 -2023	
Impact of Report	
Aberdeen City Council Policy Statement	<p>The proposals within this report support the delivery of the following aspects of the policy statement:-</p> <ul style="list-style-type: none"> • Investing in our children's futures, to ensure that they achieve positive destinations and are given the best opportunities in life. • Review the cost of the school day, to make sure no child is missing out on opportunities because of their financial situation. • Seek to make Aberdeen a UNICEF Child Friendly City. • Completing the construction of primary schools in Tillydrone, Torry and Countesswells. • Work to ensure that every school community provides a safe and respectful environment for young people and staff.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The delivery of the Torry Community Hub and Primary School will provide job opportunities and it will support the local economy There will be opportunities for training during a period of relative subdued construction activity over recent years.
Prosperous People Stretch Outcomes	The creation of the Torry Community Hub and Primary 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 community hub and 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. The new school will provide improved opportunities for young children to develop with modern digital teaching and hopefully leading to improved education outcomes. It will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions. The aspiration is this fresh start will imbed the desire to improve one's wellbeing and lead to better attainment in later years.
Prosperous Place Stretch Outcomes	<p>The design of the new community hub and school has been developed in accordance with Aberdeen City Council's Building Performance Policy ensuring that environmental risks remain low. This will contribute to reducing Aberdeen's carbon emissions.</p> <p>The project will also increase the diversity, quality and use of the Aberdeen's green spaces by facilitating community participation in them to restore nature and increase people's satisfaction, health, and wellbeing.</p>

Regional and City Strategies	The proposals within this report support the desire for Aberdeen to be a sustainable and smart city which meets the needs of present and future generations. The new modern school with all its attributes will be at the forefront of digital connectivity, technologies and infrastructure, where everyone can prosper, to ensure digital inclusion for all and to bridge the digital skills gap and to ensure the city is an attractive place to invest, live and visit
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9. 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.
Other	<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>

10. 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

Item 8.3 Torry Community Hub and Primary School; Capital Programme Committee; 22nd September 2021

Item 9.2 Supply Chain Volatility; City Growth and Resources, 21st June 2022 – RES/22/131

Item 8.1 Council Financial Performance - Quarter 1, 2022/23 – Growth and Resources, 3rd August 2022 - RES/22/152

Council Financial Performance - Quarter 1, 2022/23 - RES/22/152 - referred by City Growth and Resources Committee of 3 August 2022

11. APPENDIX: Progress Photographs

Completed steel structure



Primary 3 and 4 wing under construction: internal wall plates, to classrooms



Primary 3 and 4 wing under construction: roofing



12. REPORT AUTHOR CONTACT DETAILS

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