

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	17 May 2023
EXEMPT	No – but Appendix 1 Outline Business Case is exempt (paragraph 8 - Estimated Expenditure on Contracts)
CONFIDENTIAL	No
REPORT TITLE	Newhills Additional Primary School Provision
REPORT NUMBER	RES/23/144
DIRECTOR	Steve Whyte
CHIEF OFFICER	Stephen Booth
REPORT AUTHOR	Maria Thies
TERMS OF REFERENCE	1.1.4

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to note the preferred design option for the new school at Newhills,

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 note and endorse the preferred design option which will be an exemplar school for net zero and green credentials;
- 2.2 instruct the Chief Officer – Corporate Landlord to report back to a future meeting of the Finance and Resources Committee in 2024 with the Full Business Case; and
- 2.3 refer this report for noting to the Education & Childrens Services Committee in July 2023

3. CURRENT SITUATION

Background

- 3.1 The updated School Estate Plan was approved at the Education Operational Delivery Committee on 8 September 2022, when elected members instructed officers to “track progress with the Newhills developments, in order to determine options and appropriate timing for new primary school provision to serve the new housing developments, and to report back to the Education and Children’s Services Committee with an Outline Business Case”. [Decisions 08th-Sep-2022 10.00 Education Operational Delivery Committee.pdf](#)

A Strategic Outline Case was approved by the ACC Capital Board in November 2022 which recommended the project to proceed to feasibility stage and the preparation of the Outline Business Case (OBC) – Appendix 1.

- 3.2 The feasibility study focused on a new build option within the allocated school site at the Rowett South development. A key emphasis of this feasibility study was to consider design options on how a new school building can contribute to a Net Zero and Climate Resilient Council by delivering a high-performance building which will mean minimising and mitigating future energy costs whilst reducing carbon emissions. These principles/targets are embedded in the approved Community Campus Model (Education, Operation and Delivery on 25 November 2021, committee approved the Community Campus model principles for future education and service provision within the City) and ACC'S Climate Change Plan 2021-2025: **Towards a Net Zero and Climate Resilient Council**, which sets a net zero target for Council assets and operations; and outlines actions for this period to reduce carbon emissions and increase resilience to climate change.

Stakeholder Engagement

- 3.3 A key range of stakeholders (Education, other ACC services and Newhills Developers) were identified and invited to participate and engage from the outset of the project. This provided opportunities to learn from existing experience and collaborate around strategic plans to support service transformation. The multi layered engagement process carried out at feasibility stage has allowed a clear vision and defined strategic objectives to be identified for this project. i.e.

“A safe and welcoming place that can meet the current and future needs of a growing community. Delivering equity of access for families and learners, the new facility will be an exemplar of sustainable design and connectedness, linking digitally and physically to the outdoors, to the wider community and partners”.

- 3.4 All stakeholders within the Newhills community will be given the opportunity to share their views and contribute to the decision-making process on future plans for any proposed new school. By engaging with stakeholders from an early stage, officers will better understand the requirements and aspirations of the community, which in turn will assist with developing proposals for formal consultation. As the design of the new school is developed, information / drawings / images will be generated in a format suitable for sharing with stakeholders (at the appropriate time) to help generate discussion and gather feedback. Methods of engagement with the communities and stakeholders will be proportionate and appropriate to the timescales in which priorities need to be addressed.
- 3.5 An engagement survey was launched with Newhills residents as part of the feasibility study, however, there has been no feedback to date. ACC will continue to engage with stakeholders throughout the development of this project.

Design Options

3.6 The proposed new school will deliver a two-stream primary school with provision for 434 pupils and 60 Early Years places on a dedicated site within the Rowett South Development to serve the Newhills housing developments. Three options were identified within the OBC (Appendix 1):

Option 1 – Do nothing

Option 2 – A New school building based on Scottish Future Trusts (SFT) LEIP 3 current guidance on energy consumption targets and digital performance

Option 3 – A new school building based on Passivhaus standard and certification

3.7 Option two and three have been detailed, appraised and scored accordingly in line with the project objectives and ACC's Net Zero target of reducing carbon emissions by at least 61% by 2026 and adapting to impacts of changing climate.

3.8 The OBC in appendix 1 sets the context and need for a new school for the Newhills area and recommends that option 2 (LEIP 3 standard) is taken forward to design development stage. This option provides a more affordable route to compliance with the LEIP 3 targets that will contribute to achieving Aberdeen City Council's Net Zero Carbon commitments through high environmental performance standards and an efficient organisational model, achieving more for less. The key advantages of this recommended option are:

- Contributes to net zero carbon route map and is aligned to SFT's Net Zero Public Sector Buildings Standard
- Estimated energy cost savings of circa £34,000 p.a. or 27.6% compared to Technical Standards of all electric solution
- Can deliver a building to Passivhaus principles and is £2,733,300 cheaper than the Passivhaus Standard Certified.

Delivery Programme

3.9 Key milestones have been highlighted within the indicative delivery programme (section 12.2 of the OBC) subject to the outcome of the statutory consultation in 2024.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from the recommendations of this report however option 2 is currently reporting stage one costs above the current indicative budget approved at the budget meeting in March 2023. The Full Business Case detailing final project costs will be reported back to committee for review and any necessary approvals.

- 4.2. This project will be part funded by Section 75 Developer Contributions. Given that full payment of anticipated Developer Contributions is dependent on the completion of agreed numbers of housing units, there is a risk that any up-front funding provided may not be recovered in full, if the planned numbers of housing units are not delivered.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report however the Section 75 Agreement for the Rowett South (app ref:140844) sets out the trigger date for the initial primary school to be delivered which is before completion of the 800th unit within the Newhills Development Framework Area. It is estimated that the 800th completion trigger date could be achieved **by 2025/26**. However, these figures are projections based upon the information currently available from the Developers. Actual future build rates could vary from these projections in line with any revisions to build rates which may be made by the Developers during the course of development in response to market conditions and/or other external factors.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 The design option for the new school will feature reduced operational energy and whole life carbon emissions which will contribute to ACC's Net Zero target for 2035.
- 6.2 The new school design will feature zero emissions heating/cooling and will maximise the opportunities in good passive design principals, primarily targeted around minimising heating demand and heat losses through thermal performance characteristics, efficient window fenestration detailing and reducing losses associated with thermal bridging and air infiltration rates.
- 6.3 Embodied carbon targets will feature in the design brief and shall be referenced against the performance targets within SFT's criteria. The structural frame solution will be one of the biggest contributors to the embodied carbon in the project. At this stage, a number of structural options are available for consideration; principally, steel, concrete or Timber/CLT, or a hybrid combination of each. Along with the efficiency of the structural solution adopted, many other factors such as the building form and envelope design, will influence the overall embodied carbon for the project.
- 6.4 There is the opportunity to explore providing waste material to the anaerobic digestion plant at the P&J Live facility as part of a Waste Management Plan for the new school. This will be developed further at FBC stage.
- 6.5 The landscape strategy for the new school will help promote biodiversity across the site by the establishment of green planting corridors, linking across to the green spaces found to the north of the site. As well as a biodiversity assessment, an integrated SUDS scheme will also be developed to help attenuate and manage surface water within the site.
- 6.6 A School Travel Plan will be developed and in place prior to completion to enhance options for active and sustainable travel.

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	No significant risks identified			
Compliance	Failure to deliver the new school before completion of the 800 unit as specified within the Section 75 Legal Agreement.	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council.	M	Yes
	(1) Failure to plan effectively for the Newhills area leading to the Council being unable to fulfil its duty to make adequate and efficient provision (2) Failure to consult formally with stakeholders on changes to schools would be in breach of legislation	(1) The School Estate Plan sets out priorities for the school estate and proposals for continually monitoring and updating plans to ensure adequate and efficient provision is maintained (2) Any proposed changes to schools arising from the School Estate Plan will incorporate full statutory consultation to ensure compliance with legislation	L	Yes
Operational	The preferred option doesn't meet the aspirations of the Community/ stakeholders	A comprehensive and inclusive communications strategy will form part of this project. Both internal and external stakeholder engagement at key	L	Yes

		stages of this project will be fundamental to the successfully delivery and operation of this		
Financial	Inability to deliver the Council's desired outcomes within the approved budget	This will be mitigated through working with cost consultants and designers during design development stage. Close monitoring of developer contributions and the required triggers set out in the Section 75 Agreement	M	Yes
Reputational	Risk of damage to Council reputation if the recommendations are not implemented and future capacity requirements are not met.	Implementing the recommendations in this report will ensure that this project can proceed to the next stage of development	L	Yes

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2022-2023</u>	
	Impact of Report
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</u>	<p><i>The proposals within this report support the delivery of the following aspects of the policy statement:-</i></p> <p>This report supports the delivery of the following policy statements:</p> <p><u>A City of Opportunity</u></p> <p>Policy Statement 2 - Review and invest in our school estate, ensuring all of Aberdeen's schools are fit for the educational needs and the challenges of the 21st century. The report seeks Committee's approval to proceed to design development stage which will inform the Full Business Case for the proposed Newhills School</p>

	<p><u>A Prosperous City</u></p> <p>Policy Statement 8 - Seek to buy goods, services and food locally whenever possible, subject to complying with the law and public tendering requirements. Opportunities to do this will be considered for all Capital Projects.</p>
<p>Aberdeen City Local Outcome Improvement Plan 2016-26</p>	
<p>Prosperous Economy Stretch Outcomes</p>	<p>The proposals in this report support the delivery of Stretch Outcome 3 – 500 Aberdeen City residents upskilled/reskilled to enable them to move into, within and between economic opportunities as they arise by 2026. The investment in our estate is interlinked with the investment in our workforce and will contribute to the diversification of the local economy</p>
<p>Prosperous People Stretch Outcomes</p>	<p>Prosperous People: The project will support Stretch Outcome 8 in the LOIP - <i>Childfriendly city where all decisions which impact children and young people will be informed by them by 2026</i>. The feasibility study included an initial stakeholder survey which invited and encouraged input and comment from Newhills residents. If the project is accepted to progress to the next stage, stakeholder engagement and consultation will be key in ensuring the successful delivery of the proposed new school,</p>
<p>Prosperous Place Stretch Outcomes</p>	<p>Prosperous Place: The project will support Stretch Outcome 14 - Increase sustainable travel: 38% of people walking and 5% of people cycling as a main mode of travel by 2026. Investing in a new school for the Newhills area would provide additional accommodation to ensure pupils living in this ASG can attend their zoned local school which will help promote more sustainable routes to schools and contribute to the safety, fitness, and wellbeing of our communities.</p> <p>This project will also support the delivery of LOIP Stretch Outcome 13 – Addressing climate change by reducing Aberdeen’s carbon emissions by at least 61% by 2026 and adapting to the impacts of changing climate. The proposed new school will be exemplar in terms of net zero and green credentials.</p>

Regional and City Strategies	This project forms part of the School Estate Plan which will support the delivery of the Council's Property and Estates Strategy and the Net Zero Routemap for Aberdeen City.
-------------------------------------	---

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Not required
Data Protection Impact Assessment	Not required
Other	No other assessments required

10. BACKGROUND PAPERS

- 10.1 Education Operational Delivery Committee, 8 September 2022: [Decisions 08th-Sep-2022 10.00 Education Operational Delivery Committee.pdf](#)

11. APPENDICES

- 11.1 Appendix 1 (exempt): Newhills Primary School Outline Business Case

12. REPORT AUTHOR CONTACT DETAILS

Name	Maria Thies
Title	Estates Programme Manager
Email Address	Mthies@aberdeencity.gov.uk
Tel	07793365907