

ABERDEEN CITY COUNCIL

COMMITTEE	Education Operational Delivery
DATE	6 November 2018
REPORT TITLE	St. Peter's Long-Term Educational Provision – Proposed Investment in Riverbank School Building
REPORT NUMBER	RES/18/179
DIRECTOR	Steve Whyte – Director of Resources
CHIEF OFFICER	Stephen Booth – Corporate Landlord
REPORT AUTHOR	Maria Thies
TERMS OF REFERENCE	3

1. PURPOSE OF REPORT

- 1.1 To provide Members with an update on the outcome of the feasibility study requested at the Education and Children's Services Committee on 16 November 2017, to identify options to improve the current Riverbank School and associated costs, including the cost of bringing the building up to 'category A status' and recommendations on the next steps.

2. RECOMMENDATIONS

That the Committee:

- 2.1 notes the options as outlined in the appended Business Case in exempt Appendix 1
- 2.2 agrees to consult on the proposal to relocate St Peter's RC School to the current Riverbank School building which relocation will take place once the new Riverbank replacement primary school becomes operational;
- 2.3 subject to approval of recommendation 2.1.2, notes that the Chief Officer – Integrated Children's and Family Services shall carry out the consultation process required by the Schools (Consultation) (Scotland) Act 2010;
- 2.4 subject to approval of recommendation 2.1.3, instructs the Chief Operating Officer to submit the proposal to change the site of St Peter's RC School in terms of the above to the Scottish Ministers for their consent in accordance with section 22D of the Education (Scotland) Act 1980; and
- 2.5 refers the proposals for improving the Riverbank School building to the budget process.

3. BACKGROUND

- 3.1 Following an instruction from the special meeting of the Education and Children Services (ECS) Committee in March 2017, a full options appraisal was carried out which explored all possible options for a future two stream replacement school building for St. Peters Roman Catholic (RC) School.
- 3.2 The outcome of this work was reported to the ECS Committee in November 2017 and it was noted that the current Riverbank School building was the most suitable existing school building for the long-term delivery of Roman Catholic educational provision at St. Peter's RC School. The construction of a new replacement building for Riverbank School is planned, and this is anticipated to be open from 2021. This would allow St Peter's RC School to relocate to the existing Riverbank School building circa 2021/22, after the new Riverbank School building has opened.
- 3.3 Officers were therefore instructed to report back on proposed improvements to the existing Riverbank School building and the associated costs, including the costs of bringing the building up to a category A status, with a view to the improvements being carried out in advance of any relocation of St Peters RC School to the Riverbank building. Riverbank School is currently rated B – Satisfactory for condition and B – Satisfactory for suitability.
- 3.4 The objective of this work is to provide a future fit for purpose learning establishment conducive to the delivery of the Curriculum for Excellence (CfE) and which can meet the future growing needs of St. Peter's RC School for years to come. There is also an opportunity to provide Early Learning and Childcare (ELC) provision for St Peter's which aligns with the ELC expansion programme for 2020. Currently St. Peter's RC School has no nursery provision.
- 3.5 The condition of the current St Peter's RC School building is rated as C – Poor, and its suitability is C – Poor. These grades are below the standard set out in the Property Asset Management Policy, where the expectation for both condition and suitability is B – satisfactory.
- 3.6 Following the November 2017 ECS Committee meeting, the Council's Design Team instructed consultants to conduct a feasibility survey in collaboration with Council Officers. The proposed improvements include:
- Improved teaching classrooms/ breakout spaces
 - Internal & external redecoration
 - Upgrade of toilets that didn't form part of extension and refurbishment works in 2012
 - Window replacement that didn't form part of 2012 extension and refurbishment works
 - Upgrade of car park/drop off/set down areas
 - ICT upgrade
 - New furniture
 - Catering Kitchen upgrade

- New 4G all-weather pitch
 - Adjustments to Nursery area
 - External works (including drainage upgrade)
- 3.7 Investment requirements and options have been fully developed in the attached business case (Appendix 1). The options provide varying levels of investment opportunities and the extent to which each option meets the project's overall objectives.
- 3.8 Officers are of the view that the recommended investment option for the Riverbank School building is Option 4.
- 3.9 This option fulfils all six of the objectives of this project (listed within the business case), requiring an increased capital investment which will enhance the physical appearance of the building both internally and externally. Committing this level of investment in the Riverbank building ensures that it is not only brought up to a category A status but provides a future long-term investment and minimises the need for these additional works at a later date.
- 3.10 The proposal for St Peter's RC School to relocate to the Riverbank building was previously opposed by many stakeholders at the last statutory consultation in 2016. Concerns were expressed about the condition and suitability of the building. Undertaking the desirable works as part of Option 4, which would include, for example, complete internal and external redecoration and new flooring where required, takes cognisance of the outcome of the comments received at the previous consultation and would help to address the concerns raised previously.
- 3.11 Officers have continued to liaise and communicate with the St. Peter's sub group which was established in April 2017 for the initial appraisal work. The group includes the St. Peter's Head Teacher, representatives from the St. Peter's parent council, and The Roman Catholic (RC) Diocese. This group provides opportunities for officers to continue to work collaboratively with St. Peter's Community and the RC Diocese. This group has proved successful in ensuring a two-way communication process to date. A recent meeting with the St Peter's sub group has confirmed their support in principle for option 4 (out of all the options) to relocate to the Riverbank building.
- 3.12 It is therefore proposed that Option 4 of the appended Business case be submitted in due course for future approval, subject to the outcomes of statutory consultation and submission for Ministerial consent and final decision by the Education Operational Delivery (EOD) Committee.
- 3.13 The actual implementation of Option 4 would be subject to future approvals on the use of resources for the carrying out of the improvement works to the Riverbank School building.
- 3.14 The outcome of the consultation will be brought to a future committee with further information on the timeline at that stage and other approvals required.

4. FINANCIAL IMPLICATIONS

- 4.1 High level financial implications on this proposal are contained within the attached business case. These will require to be updated as the project develops and a timeline becomes more certain. Consideration will require to be given to construction costs inflation over the next 5 years particularly with regard to the prospect of increased market uncertainty in the construction sector.

5. LEGAL IMPLICATIONS

- 5.1 Section 1 of the Education (Scotland) Act 2010 provides that it shall be the duty of every education authority to secure that there is made for their area adequate and efficient provision of school education.
- 5.2 Section 17 of the Education (Scotland) 1980 Act provides that it shall be the duty of an education authority in the performance of their functions under sections 1 to 6 of the Act, to provide for their area, sufficient accommodation in public schools and other educational establishments under their management to enable them to perform their said functions. In addition, an education authority shall maintain and keep efficient every public school, and other educational establishment under their management, and shall from time to time provide such additional accommodation as may be necessary to enable them to perform their functions under the Act and may, provide, alter, improve, enlarge, equip and maintain schools and other educational establishments within their area. The proposal to relocate St Peter's Roman Catholic school to the Riverbank School building is in fulfilment of the above duties incumbent upon the Education Authority.
- 5.3 A proposal to relocate a school is subject to consultation in accordance with the Schools (Consultation) (Scotland) Act 2010. A proposal to relocate a denominational school requires the consent of the Scottish Ministers under section 22D of the Education (Scotland) Act 1980. These steps will require to be taken prior to any decision to implement the proposed changes and are provided for in terms of this report.

6. MANAGEMENT OF RISK

- 6.1 If the recommendations are not agreed in this report the following risks have been identified.

	Risk	Low (L), Medium (M), High (H)	Mitigation
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Financial	Inability to identify sufficient funding post 2020 for improvement works. Future costs uncertainty and market fluctuations.	M	The business case has identified the level of investment required within required timescales. A full revised business case will be prepared at the appropriate time with detailed and robust cost information.
Customer	Failure to consult on the proposal to relocate St Peters School will delay achieving a long-term strategy for the expansion of the school.	L	Carrying out the proposed consultation
Reputational	Failure to consult on the proposal to relocate the school could be perceived as an unwillingness to support the long term educational provision for St Peter's RC school zone which could have a reputational impact on the Council.	L	Carrying out the proposed consultation

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Investment in Infrastructure: Appropriate investment in the school estate which would allow for long term benefits of the investment to be realised.
Prosperous People	Best Start in life / Safe and responsible / Respected, included, achieving: Investing in Riverbank School would provide enhanced and additional accommodation for St. Peter's RC School, should that be the final recommendation post statutory consultation.

Design Principles of Target Operating Model	
	Impact of Report

Process Design	Reinvesting and utilising our current Estate ensures that services are delivered as efficiently as possible and can be appropriately adapted and enhanced to meet the needs of our pupils and teaching staff.
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7. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	Not required
Privacy Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not required

8. BACKGROUND PAPERS

Education and Children’s Services Special Committee, 1 March 2017;
Statutory Consultation – Consultation Report on the proposals to develop new primary school provision with early education and childcare facilities in Tillydrone.

Education and Children’s Services Committee, 16 November 2017;
St Peter’s School – Long Term Educational Provision

9. APPENDICES

- Exempt Appendix 1 – Business Case
- Appendix 2 – Condition and Suitability methodology

10. REPORT AUTHOR CONTACT DETAILS

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