

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Capital Programme Committee
<b>DATE</b>	18 November 2020
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Replacement Riverbank Primary School – Progress Report
<b>REPORT NUMBER</b>	RES/20/202
<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 Spring 2023.
- 2.3 Instruct the Chief Officer Capital to provide a further update on progress at the Capital Programme Committee in March 2021.

### 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 The new school will provide Early Learning and Childcare provision that meets our expansion programme requirements. The design of the new school will be flexible to respond to any possible changes in the needs of the pupils, community or in the local demographic profile.
- 3.3 The new school will provide:
- A capacity for 650 pupils
  - Early Learning & Childcare (ELC) provision for 100 pupils
  - 3G 7 a-side-pitch
  - External outdoor play and learning

The new primary school has been designed to ensure connections with the newly constructed Tillydrone Community Campus are formed and allows access by the community out with school core times

- 3.4 The new school offers an opportunity within Aberdeen City to create a state of the art, future proofed school that provides a comprehensive and "whole community" approach to learning which is underpinned in the Tillydrone Locality Plan. The vision is to create a replacement building for Riverbank School with a unique character that lies at the heart of Tillydrone, which meets the community's expectations and overall needs for the future. Creating this identity and vision for learning will ultimately provide a focus and heart to Tillydrone which will be key to the existing communities success and attracting future population.
- 3.5 Aberdeen City Council'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. 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. It is estimated that to compliment the Early learning and Childcare expansion programme, 100 additional nursery and early years places would need to be provided for the Tillydrone community.
- 3.6 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.
- 3.7 A proportion of the adjoining former St. Machar Primary School site is being used to accommodate the 3G pitch thus freeing up additional playground space which will maximise opportunities for outdoor learning and physical exercise for all school pupils. The importance of good quality outdoor space helps develop physical skills, boosts creative thinking, improves behavior and social skills,

provides Teacher free learning, encourages physical activity and provides positive emotional wellbeing

## **TIMESCALE**

3.8 Due to the lockdown instructed by the UK Government on 23<sup>rd</sup> March 2020, consultants and suppliers placed staff on furlough meaning that the development of the design has been challenging. This has meant that the period to produce the tender documentation has taken longer than would normally be the case.

3.9 The Chartered Institute of Building published the following on 23<sup>rd</sup> June 2020;

*“The virus has triggered programme delays and spiralling costs that have aggravated the sector’s underlying performance problems, according to consultancy Suiko, part of Turner & Townsend.*

*Using data from 70 medium-sized UK construction projects, Suiko modelled that a £20m project with an 81-week programme before the pandemic would typically suffer productivity losses of 20%.*

*Now, a project of this scale is seeing this rise to 35% productivity losses with project completion delays of up to 32 weeks and increases of around £600,000 in preliminary costs alone.”*

3.10 The proposed construction period has been extended to accommodate the reduction in productivity that is being highlighted throughout the construction industry.

<b>Milestone</b>	<b>Indicative Timescale</b>
Tender Documentation	Autumn/Winter 2020
Tender Period	Winter 2020/21
Tender Award	Early 2021
Contractor to take possession of the site	Summer 2021
Construction Complete	Spring 2023
School Operational	Summer 2023

## **4. FINANCIAL IMPLICATIONS**

4.1 The Riverbank Replacement School forms part of the General Fund Capital Programme approved by Council on 3<sup>rd</sup> March 2020.

- 4.2 The cost of the purchase of the required land has been factored into the overall capital development cost of the project.

Gross Budget	Spend to date
£25.0m	£1.1m

## 5. LEGAL IMPLICATIONS

- 5.1 None currently.

## 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.	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 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.	L	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)</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</p>

<p>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>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 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.</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</p>

	<p>operate to the 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

## 10. APPENDICES

None

## 11. REPORT AUTHOR CONTACT DETAILS

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