

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	9 February 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Torry Community Hub and Primary School – Progress Report
REPORT NUMBER	RES/22/025
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:-

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 the anticipated completion of the construction of the Torry Community Hub and Primary School by autumn 2023.

3. BACKGROUND

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 The current programme envisages that the construction of this project will commence Spring 2022. The construction works are expected to be completed in autumn 2023.

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

3.9 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.

3.10 Hub North Scotland have completed their technical proposals. Hub North Scotland are currently finalising their commercial proposals, in conjunction with their supply chain, so as to take into account the currently understood implications of Covid, and also the construction industry wide materials availability and inflation issues. Both the Council and Hub North Scotland seek to achieve commercial close as early as possible. This is now likely to be achieved in spring 2022.

3.11 Summary of anticipated programme:

Milestone	Indicative Timescale
Commercial close	spring 2022
Contractor to take possession of the site	spring 2022
Construction Complete	autumn 2023
School Operational	autumn 2023

4. FINANCIAL IMPLICATIONS

4.1 The Torry Community Hub and Primary School forms part of the General Fund Capital Programme approved by Council on 3 March 2020.

4.2 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 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 Q3 2021/22	£3.040m

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.

5. LEGAL IMPLICATIONS

5.1 None at this time.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Late delivery will impact on the level of learning provision which can be provided.	H	This is being mitigated through early planning, clear governance arrangements and close working between teams across Aberdeen City Council.
Compliance	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.
Operational	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.
Financial	Inability to deliver the Council's desired outcomes within the approved budget.	H	The estimated spend profile was constantly updated as the design of the project progressed and has been further updated following the issue of the letter of contract award. Take immediate action if the anticipated final cost exceeds the approved budget.
Reputational	The reputational risk of not being in a position to provide new high quality provision to meet the needs of our learners	M	This is being mitigated through early planning and close working between teams across Aberdeen City Council.
Environment / Climate	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	M	Constant liaison with the contractor to ensure that appropriate measures

	negative impact on local residents		are in place and constantly monitored to ensure inconvenience and disruption is kept to an absolute minimum.
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7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
<p>Aberdeen City Council Policy Statement 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>
Aberdeen City Local Outcome Improvement Plan	
<p>Prosperous Economy Stretch Outcomes</p>	<p>The delivery of the new Torry Community Hub and Primary 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. 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</p>

	economy by offering flexible pathways into the Early Years Sector and increasing the number of people employed in this growth sector.
Prosperous People Stretch Outcomes	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.
Prosperous Place Stretch Outcomes	The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. The new Torry Community Hub and Primary School contributes to this objective. 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.
Regional and City Strategies Strategic Development Plan; Local Development Plan	The proposals in this report will impact on the consideration of future regional and city strategies with respect to education and learning.
UK and Scottish Legislative and Policy Programmes Legislation which places a range of statutory duties on the Council, the Children and Young People (Scotland) Act 2014.	The statutory duty for local authorities to provide 1140 hours by August 2020 has been revoked by the Scottish Parliament. The new timescale for delivery is August 2021.

8. IMPACT ASSESSMENTS

Assessment	Outcome
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Equality & Human Rights Impact Assessment	No further update required at this juncture.
Data Protection Impact Assessment	No further update required at this juncture.
Duty of Due Regard / Fairer Scotland Duty	<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>

9. 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

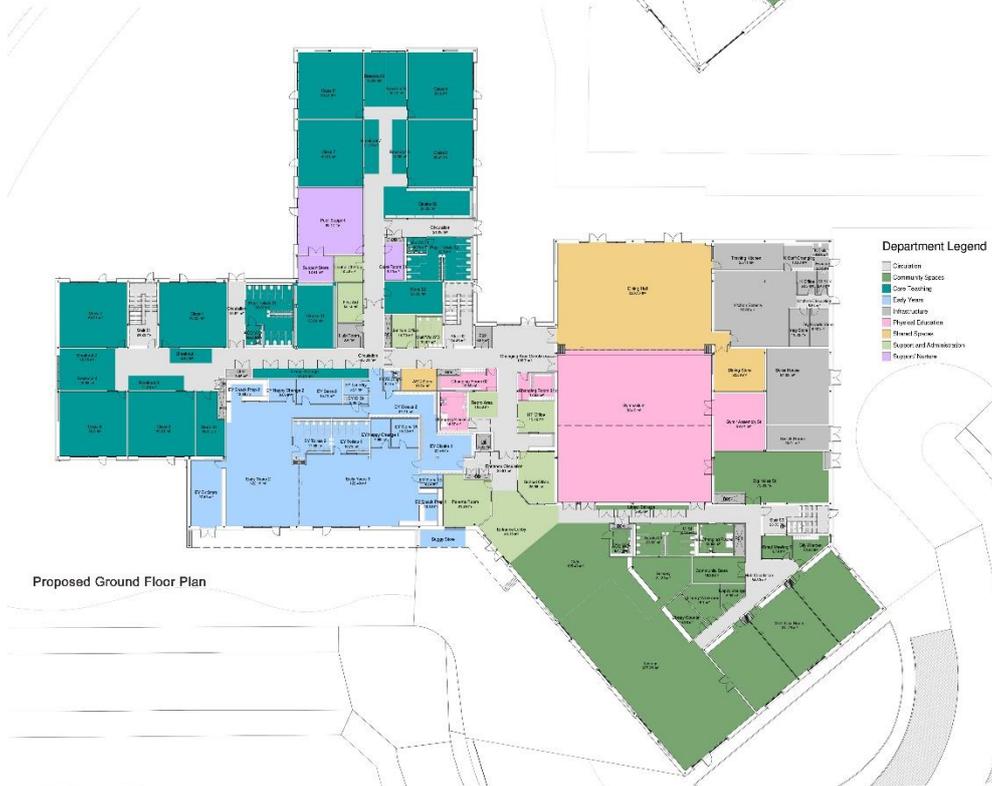
Item 8.3 Torry Community Hub and Primary School; Capital Programme Committee; 22nd September 2021

10. REPORT AUTHOR CONTACT DETAILS

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Proposed First Floor Plan



Proposed Ground Floor Plan

Department Legend

- Occupation
- Community Spaces
- Open Training
- Early Years
- Information
- Physical Education
- Special Spaces
- Support and Administration
- Support Network

TORRY COMMUNITY HUB



Concept Sketch View



Proposed Site Plan

TORRY COMMUNITY HUB

