

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	09 February 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Countesswells Primary School – Progress Report
REPORT NUMBER	RES/22/022
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 new Countesswells Primary School project.

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 Countesswells Primary School by summer 2023.
- 2.3 Note that the Council has provided a temporary school to meet the current need of this community.

3. BACKGROUND

- 3.1 This proposal is for a two-stream primary school and early years provision at the new Countesswells development in accordance with the Section 75 legal agreement dated 20th March 2016.

3.2 The Council was granted ownership of the allocated site on 14 May 2021.

3.3 The new school will provide:

- A two-stream primary school with a capacity for 434 pupils
- Early Learning & Childcare (ELC) provision for 60 pupils
- 3G, 7 a-side-pitch
- External outdoor play and learning spaces

Design Team Procurement

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

Timescale

3.5 Planning approval for this project was granted on 28 February 2019.

3.6 The main developer for the Countesswells site, Countesswells Developments Ltd, went into administration in November 2021. Council officers are engaging with the company's administrators with regards to unpaid invoices.

3.7 The Council and Hub North Scotland achieved commercial close on 1st October 2021. Mobilisation commenced on 4th October and the construction programme commenced on 15th November.

3.8 The current programme envisages that the construction of this project will be completed by summer 2023.

Since the works commenced: the site has been secured; site access formed; foundations completed; and the steel erection commenced. (See Photos Appendix).

3.9 Summary of anticipated programme:

Milestone	Indicative Timescale
Commercial close	1 st October 2021
Contractor to take possession of the site	4 th October 2021
Construction Complete	summer 2023
School Operational	summer 2023

4. FINANCIAL IMPLICATIONS

4.1 The Countesswells 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 Countesswells Primary School has been revised to £18.9 million.

Budget	
General Fund Capital Programme	£18.900m
Developers Contributions utilised by the project to date	£1.058m
Spend to date	
Total to end of Q3 2021/22	£3.511m

5. LEGAL IMPLICATIONS

5.1 None at this time.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Inability to deliver the Council's desired outcomes within the approved budget.	H	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.
Legal	None		Not applicable
Employee	None		Not applicable
Customer	Poor communication with stakeholders.	L	A communication plan has been prepared that will ensure that the appropriate stakeholders are kept informed as appropriate.
Environment	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	M	The tender documents will include a requirement that the site is registered with the Considerate Constructors Scheme that will require the

			contractor to be a good neighbour.
Technology	That the project does not make best use of available technology during the design, construction and use phases of the project.	L	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.
Reputational	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.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	<p>The delivery of Countesswells 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.</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>
Prosperous People	<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.</p> <p>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</p>

	regularly experience outdoor play in a natural environment. Outdoor learning will significantly contribute to a child's development and wellbeing.
Prosperous Place	<p>The Council is committed to ensuring that Aberdeen is a welcoming place to invest, live and visit and operate to the highest environmental standards. Countesswells Primary School will contribute 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>
Enabling Technology	Countesswells Primary School will provide the potential for enabling people to learn and develop themselves in ways that meet their needs, interests and ambitions.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	The creation of Countesswells 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 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.
Organisational Design	This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
Governance	This continues robust management of the assets of Aberdeen City Council.
Workforce	There will be new staff opportunities within Countesswells Primary School.
Process Design	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.
Technology	Examples of the latest proven technology have been incorporated into the design to ensure that the building is as energy efficient and sustainable as is reasonably possible.
Partnerships and Alliances	The Council is working closely with stakeholders having carried out the requisite Statutory Consultation regarding the proposed new primary school provision from October to November 2016. This close working relationship will continue throughout the duration of the project.

8. 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.
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 8.8 Countesswells Primary School; Capital Programme Committee; 22nd September 2021

10. REPORT AUTHOR CONTACT DETAILS

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Photos Appendix

Site Offices (with view from entrance to new school to new shops in background):



Foundations completed:



Steel erection underway, to new teaching wings:



