

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Educational Services

Educational Services Committee: 15 May 2013

Subject: Regeneration of the Schools Estate: Kilpatrick Secondary School

1. Purpose

- 1.1** This report asks that members approve processes required to allow the Council to proceed with a project to construct new buildings and campus to replace the existing Kilpatrick Secondary School.

2. Recommendations

- 2.1** It is recommended that the Educational Services Committee:
- a) approve the design, procurement and construction of a new Kilpatrick Secondary school for pupils with Additional Support Needs on the current Kilpatrick campus and instruct the Executive Director of Educational Services and the Corporate Asset Management Team to take all necessary measures to progress this project;
 - b) note that the project will be procured through the Hub West Scotland;
 - c) authorise that site investigations be undertaken on the current school site, adjacent to the primary school building; and
 - d) authorise the Executive Director of Educational Services, in consultation with the Executive Director of HEEDS, the Head of Finance and Resources and the Head of Legal, Democratic and Regulatory Services to procure the necessary technical, legal and financial support through the Scottish Futures Trust (SFT) Framework Agreement.

3. Background

- 3.1** A detailed business case was prepared in November 2011 which was approved by a CMT challenge panel in December 2011 as one of the priority projects for funding consideration under the Council's Income Securitisation proposals. The Council later decided not to implement the Income Securitisation proposals at this time. The project consists of a new ASN Secondary School building which will be attached to the current ASN Primary building.

- 3.2 The business case contained an initial design to planning stage C and a detailed cost plan for the project.
- 3.3 The following options for the procurement route were considered: in-house teams, Hub West Scotland, Scape Framework and a Design and Build contract.
- 3.4 As the new build will be within the curtilage of the existing school campus, statutory consultation is not required.
- 3.5 Funding for this project has been approved within the 10 year Capital Programme totalling £8.15m with a site start planned for financial year 2014/15.

4. Main Issues

- 4.1 It is planned to construct the new secondary school building for Kilpatrick ASN School within the curtilage of the existing campus, with the preferred location being adjacent to the existing primary school building.
- 4.2 The selection of Hub West Scotland as the preferred procurement route will ensure the project design team can be appointed quickly. The current stage C design requires to be checked against current construction costs to ensure affordability. Recent A.S.N. builds should be investigated to examine areas of best practice.
- 4.3 Planning officers will require to be consulted through the design stage process to ensure planning approval is achieved.
- 4.4 Roads officers will require to be consulted throughout the design process to ensure any roads network issues are factored into the design.
- 4.5 Environmental and ecology issues should be factored into the design and project planning process to ensure known issues such as wildlife and tree preservation orders do not impact on the project delivery.

5. People Implications

- 5.1 This is a complex projects and the first time in recent years that the Council has undertaken the construction of a new ASN school. The Council will require to employ additional human resources in the form of consultants and/or secondees to assist, for example, with architectural, planning, legal and educational. These requirements have been factored into the capital sums allocated to the three projects. The Scottish Futures Trust has established a framework of professional advisers to assist with these processes.

6. Financial Implications

- 6.1 The sums identified in the Capital Programme approved by Council on 6 February is anticipated to cover the costs of this project.

6.2 The capital cost of this project is £8.15m (all from the Council's Capital Programme).

7. Risk Analysis

7.1 The key risks are as follows:

- the capacity of HubCo West, a relatively new organisation, to deliver on multiple procurement projects;
- securing of planning permission; and
- ground conditions.

7.2 These risks will be mitigated by the following means:

- effective project management and governance;
- the allocation of sufficient human and other resources to the project; and
- detailed ground conditions survey.

8. Equalities Impact Assessment (EIA)

8.1 An Equalities screening indicated no negative impact. The project will impact positively on the young people affected and this particular project will impact specifically on young people with disabilities and additional support needs in a positive way.

9. Consultation

9.1 Informal consultation will be conducted with staff and parents of Kilpatrick School.

9.2 This project has been subject to extensive discussion by the Strategic Asset Management Group and the Corporate Management Team.

9.3 Legal Services, the Section 95 Officer, and the Executive Director of Housing Environment and Economic Development have been consulted on the content of this report.

10. Strategic Assessment

10.1 This project will make a significant contribution to the delivery of the Council's strategic priorities of Economic Regeneration and Improved Outcomes for Children and Young People.

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Date: 22 April 2013

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Appendices: Appendix 1 – High Level Project Plan

Background Papers: Equalities Impact Screening
Council Report 6 February 2013: 10 Year Capital Programme

Wards Affected: All wards