

PERTH AND KINROSS COUNCIL**Lifelong Learning Committee – 29 January 2014****ALYTH PRIMARY SCHOOL OPTION APPRAISAL****Report by Executive Director (Education and Children's Services)****PURPOSE OF REPORT**

This report informs Committee of the findings and recommendations of an appraisal which considered options for upgrading Alyth Primary School. The report recommends approval of option 3, a partial new build incorporating upgrade of the Victorian school.

1. BACKGROUND/MAIN ISSUES

- 1.1 The School Estate Strategy sets out the Council's aspirations for our schools and, in particular, the high value we place on learning.
- 1.2 The strategy is delivered through the School Estate Management Plan (SEMP) which is primarily funded through the Council Capital Programme.
- 1.3 The Education and Children's Service (ECS) Capital Programme details the priorities for the school estate over a rolling seven year period and is reviewed on an annual basis.
- 1.4 The Council approved a significant additional investment of £20 million in the school estate in February 2012 (Report 12/53 refers) of which £6m was allocated to upgrade Alyth Primary School, bringing the total resources available for Alyth Primary School to £8.8m.

2. PROPOSALS

- 2.1 This report informs Committee of the findings and recommendations of an appraisal which considers options for upgrading Alyth Primary School. The options considered were:
 - 1) Do nothing, other than essential maintenance (£2m)
 - 2) Essential Maintenance and upgrades (£4m)
 - 3) Partial new build incorporating upgrade of Victorian school (£8.57m)
 - 4) New build school on the adjacent playing fields (£8.83m)
- 2.2 The appraisal, attached as Appendix A, considers the relative merits and values of the possible options in terms of meeting the objectives of the Outline Business Case while assessing the value for money of each option.

- 2.3 The report concludes that a replacement school would be the preferred option on the basis of the best balance of meeting the objectives. The difference in the scoring between options 3 and 4 is marginal; however, there are concerns over the future of the listed Victorian building. There is a high risk that the building would not attract a buyer and the Council currently has no alternative use for the building.
- 2.4 In light of the risk associated with the listed building and the marginal difference between options 3 and 4 in terms of meeting objectives and budget, it is recommended that Committee approves option 3; partial new build incorporating upgrade of the Victorian school as the preferred option for Alyth Primary School.
- 2.5 Subject to Committee approval to agree the recommended option, an indicative timeline has been established for progressing the project. One of the first steps will be to commission a design team and thereafter engage with key stakeholders. The school will be completed for occupation in school session 2016/2017 and further detailed project progress reports will be reported to Lifelong Learning School Estate Sub-Committee.

3. RECOMMENDATIONS

- 3.1 Appendix A provides a detailed analysis of the options to upgrade Alyth Primary School.
- 3.2 In light of the risk associated with disposing of the Victorian building, it is recommended that Committee approves progression of option 3, a project which will integrate a new building with the existing Victorian school.

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Council Text Phone Number 01738 442573

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	None
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	No
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	No

1. Strategic Implications

Community Plan/Single Outcome Agreement

- 1.1 The proposals relate to the delivery of the Perth and Kinross Community Plan/Single Outcome Agreement in terms of the following priorities:
- (i) Giving every child the best start in life;
 - (ii) Developing educated, responsible and informed citizens;
 - (iii) Promoting a prosperous, inclusive and sustainable economy;
 - (iv) Supporting people to lead independent, healthy and active lives; and
 - (v) Creating a safe and sustainable place for future generations

This report relates to all of these objectives.

Corporate Plan

- 1.2 The Perth and Kinross Community Plan 2013-2023 and Perth and Kinross Council Corporate Plan 2013/2018 set out five strategic objectives:
- (i) Giving every child the best start in life;
 - (ii) Developing educated, responsible and informed citizens;
 - (iii) Promoting a prosperous, inclusive and sustainable economy;
 - (iv) Supporting people to lead independent, healthy and active lives; and
 - (v) Creating a safe and sustainable place for future generations.

This report relates to all of these objectives.

1.3 The report also links to the Education & Children's Services Policy Framework in respect of the following key policy area:

- Maximising Resources

2. Resource Implications

2.1 Financial

2.1.1 The Council meeting on 19 December 2012 approved additional funding to progress a number of priority infrastructure and property projects (Report 12/586 refers). This included funding for Alyth Primary School which brought the total budget for the project to £8.8m.

2.2 Workforce

2.2.1 There are no direct workforce implications arising from this report.

2.3 Asset Management (land, property, IT)

2.3.1 There are no direct asset management implications arising from this report other than those reported within the body of the main report.

3. Assessments

3.1 Equality Impact Assessment

3.1.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

3.1.2 The information contained within this report has been considered under the Corporate Equalities Impact Assessment process (EqIA) and has been assessed as **not relevant** for the purposes of EqIA.

3.2 Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. However, no action is required as the Act does not apply to the matters presented in this report. This is because the Committee are requested to note the contents of the report only and the Committee are not being requested to approve, adopt or agree to an action or to set the framework for future decisions.

3.3 Sustainability

Under the provisions of the Local Government in Scotland Act 2003, the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. In terms of the Climate Change Act, the Council has a general duty to demonstrate its commitment to sustainability and the community, environmental and economic impacts of its actions.

3.4 Legal and Governance

Not applicable

3.5 Risk

Not applicable

4. **Consultation**

4.1 Internal

4.1.1 The Head of Democratic Services, Head of Finance and Head of Property (TES) have been consulted in the preparation of this report.

4.2 External

4.2.1 Participation and involvement of the community are critical to the ongoing and future success of school estate investment, and an emphasis is placed on ensuring consultation, over and above that which might be required in terms of planning requirements.

4.2.2 A User Reference Group (URG) is set up for all major and large projects. The purpose of the URG is to assist with providing relevant local input to allow the Design Team to develop the outline concept design into an operational design. The formation of a URG is an invaluable source of information, and any project is reliant on this level of local detail.

2. **BACKGROUND PAPERS**

2.1 No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

3. **APPENDICES**

Appendix A: Alyth Primary School Option Appraisal

Appendix A



Alyth Primary School

Option Appraisal

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1.0 Executive Summary

- 1.1 In March 2013, an Outline Business Case was prepared to upgrade the structure at Alyth Primary School due to the poor condition of the existing buildings and extremely high running costs.
- 1.2 The options considered in the appraisal are:
 - 1) Do nothing, other than essential maintenance (£2m)
 - 2) Essential Maintenance and upgrades (£4m)
 - 3) Partial new build incorporating upgrade of Victorian school (£8.57m)
 - 4) New build school on the adjacent playing fields (£8.83m)
- 1.3 The purpose of this Option Appraisal has been to consider the relative merits and values of the possible options in terms of meeting the objectives of the Outline Business Case, while assessing the value for money of each option.
- 1.4 Other community facilities within Alyth are either leased and operated by community groups – Town Hall and the Ogilvie Rooms – or run at minimal cost to the Council – Library and Museum. No attempt has been made to replicate them within the school facilities at this point. However, any of the options within the paper can be developed to include additional community facilities if required.
- 1.5 The procurement route for Alyth Primary School is the East Central Hub and there will be a requirement to confirm that the costs detailed in this report for the replacement school are affordable through this method. It is unlikely that the differential between the different options in relation to cost will be impacted by this.
- 1.6 On the basis that the difference between options 3 and 4 are marginal and there is risk associated with the disposal of the listed Victorian building, the recommendation of this option appraisal is option 3 – **Partial New Build incorporating upgrade of Victorian School.**

2.0 Information

- 2.1 Alyth Primary School comprises of a mix of buildings of differing ages. The largest part of the school footprint is made up of a 1960's extension to the original Grade B listed Victorian primary school, which was required when the school also functioned as a junior secondary school. Unfortunately, this later area is now reaching the stage where it must be considered as effectively 'life expired'. Whilst these "new" elements of the school are only some 50 years old, they now require major renewal and upgrading of all major elements of the building envelope, fabric and finishes together with replacement and upgrading of all the building services installations. The recently installed containerised biomass heating plant is capable of reuse in any revised solution.
- The condition of the two storey 1960's block, adjacent gym, toilets and changing areas has deteriorated to such an extent that external glazed screens are now being considered dangerous, and it is likely that areas will have to be closed off and protective barriers erected to keep pupils away.
- 2.2 The original stone building is Category B Listed on the Historic Scotland register and dates back to 1878, with a north-east addition dated 1895. The building has pitched slate roofs with cast iron rainwater goods, and single glazed timber sash and case windows. There are a number of much later rendered extensions with timber windows under pitched slate roofs and flat roofs. While it is an old building with the associated maintenance costs, it is generally in better structural condition than the more modern extensions. However, room sizes and layout do not currently lend themselves to modern primary school standards and uses. The school's listing includes buildings attached to this Victorian building and within the curtilage of the site.
- 2.3 A separate single storey 'Horsa' framed building with a corrugated asbestos sheet roof provides additional teaching space, and a single storey Elliot unit now provides storage, and was previously teaching space. Both are proposed to be demolished in the near future as part of programmed maintenance works.
- 2.4 Alyth Primary School has the highest maintenance requirement for any primary school within Perth & Kinross over the next 5-10 years. The site incurs high annual running costs compared to other schools of a similar capacity with costs per pupil being twice that of the next highest school. This is due to under-utilisation, poor insulation, obsolete and inefficient plant.
- 2.5 The current school roll projection is 166 by 2015/16 and the capacity of the school is 279 despite an overall footprint of 4,454 m². The analysis of the highest projected roll, outline planning applications, detailed planning applications, current Local Development Plan and the draft local projected plan indicates a projected potential future roll of 278 over the next 10 - 15 years.

There is a community learning wing operating within the listed Victorian building and it is the intention that provision for these facilities will be allowed for within the upgraded or replacement buildings which will also allow shared use of spaces.

2.6 Alyth Primary School has a condition rating of C, and is graded B for suitability. However, survey data and running cost analysis clearly illustrate a school which has:

- Extremely high running costs
- Approximately 10% of the buildings either surplus, life expired or both
- Over 70% of the property is in need of substantial refurbishment and where major services need replaced

2.7 The existing school site has an area of 3.15 Hectares(Ha), well in excess of that required for a school roll of 278, which has been calculated as 1.65 Ha.

The playing field area to the south west of the site is designated as open space in the proposed Local Development Plan.

Any reduction in the area of existing playing fields would have to be replaced with an equal or improved facility, either on the site or elsewhere in the area, and **sportscotland** would be a statutory consultee. It has been suggested that the provision of one grass pitch and one MUGA or synthetic pitch may be a suitable provision, however this would require to be agreed with **sportscotland**.

Any proposal to dispose of surplus site area, relative to the school's direct need, would be dependent on Local Development Plan requirements for open space, PKC's duties under Disposal of Land Regulations and **sportscotland's** view on changes to playing fields.

Retention of the whole site offers the greatest future flexibility to address educational provision in the longer term.

2.8 All options proposed will require Listed Building Consent for demolition of buildings attached to the Victorian building and within the curtilage of the listed site, and for internal/external alterations to the listed building itself.

With any Listed Building there is a presumption for retention or conversion of the building.

Any demolition would require to be justified in relation to the Scottish Historic Environment Policy framework – on the basis of architectural interest, structural condition, marketing and viability.

Historic Scotland would be the determining body given PKC's property interest.

2.9 Appendix C provides a list of current community facilities within Alyth. Both the Town Hall and Ogilvie Rooms are managed by the community with the Library and Museum being operated by Perth and Kinross Council. These facilities are conveniently located and sized to suit community need and run well at minimal cost. No attempt has been made to replicate them within the school facilities at this point. However any of the options within the paper can be developed to include additional community facilities.

- 2.10 An Outline Business Case (OBC) to 'Enhance and Extend Specialist Educational Provision Across Perth & Kinross' forms part of the current capital programme. One of the proposals within the OBC is that consideration will be given to Additional Support Needs (ASN) requirements in schools which are being upgraded and redeveloped. In relation to the option appraisal, this could be considered under any of the options and the additional capital cost provided through the ASN budget.

3.0 Objectives

- 3.1 For assessment purposes, the objectives set out in the Outline Business Case by the Executive Director (Education & Children's Services), dated 26 March 2013 have been condensed into the items below;

- 1 Contributes to Single Outcome Agreement outcomes and Corporate aims
- 2 Provides sufficient new or modernised accommodation to meet future educational needs and contribute to raising attainment for all
- 3 Provides flexible accommodation capable of addressing current educational requirement, i.e. Curriculum for Excellence
- 4 Provides safe and inclusive accommodation accessible by all
- 5 Improved energy efficiency and operational running costs
- 6 Reduces future maintenance burden
- 7 Impact on size of Council's asset portfolio

4.0 Options

- 4.1 Option 1. Do Nothing

A figure of £1.83m was estimated as the future maintenance requirement for the existing building following the last condition survey in 2011. At 2014 prices, this maintenance requirement to keep the building going in its current form, minus redundant buildings, would cost approximately £2m.

Benefits

- Lowest Capital expenditure at £2m
- Removes minor redundant buildings with some consequent reduction in running costs
- Addresses Health & Safety issues

Issues

- Does not deal with the inefficient layout, multiple level changes, access issues or performance of the existing buildings
- Ongoing over provision of area
- Disruptive over an extended period with multiple moves for staff and pupils
- Difficulty maintaining existing systems while replacements are installed
- Retains significant “surplus” site area relative to school requirements
- Would not result in significant reductions in annual running costs
- Probably not a long-term final solution as further very significant investment may be required within a 20 year time frame to remodel the buildings to meet 21st Century requirements
- Does not address public perception and expectations related to the provision of additional capital funding for the school project

4.2 Option 2. Essential maintenance and associated upgrading works only

Retain the existing site facility. Demolish or sell the surplus or life-expired “Horsa” hut and mobile units and invest in the maintenance and upgrading of the existing buildings on a phased basis, internally decanting around the building to facilitate upgrade. Improvements, where possible, to improve energy use through the use of more energy efficient equipment and insulation.

Benefits

- Initial capital investment estimated at £4m
- Removes minor redundant buildings with some consequent reduction in running costs

Issues

- Would not result in significant reductions in annual running costs
- Retains significant “surplus” site area relative to school requirements
- Does not deal with the inefficient layout, multiple level changes, access issues or performance of the existing buildings
- Disruptive over an extended period with multiple moves for staff and pupils
- Difficulty maintaining existing systems while replacements are installed
- Probably not a long-term final solution as further very significant investment may be required within a 20 year time frame to remodel the buildings to meet 21st Century requirements
- Does not provide modern educational provision or relationships
- Does not address local expectations related to the provision of additional capital funding

4.3 Option 3. Partial new build incorporating upgrade of Victorian school.

Build a new extension to the original listed Victorian school building and demolish the 1960s complex and the redundant “Horsa” and mobile buildings.

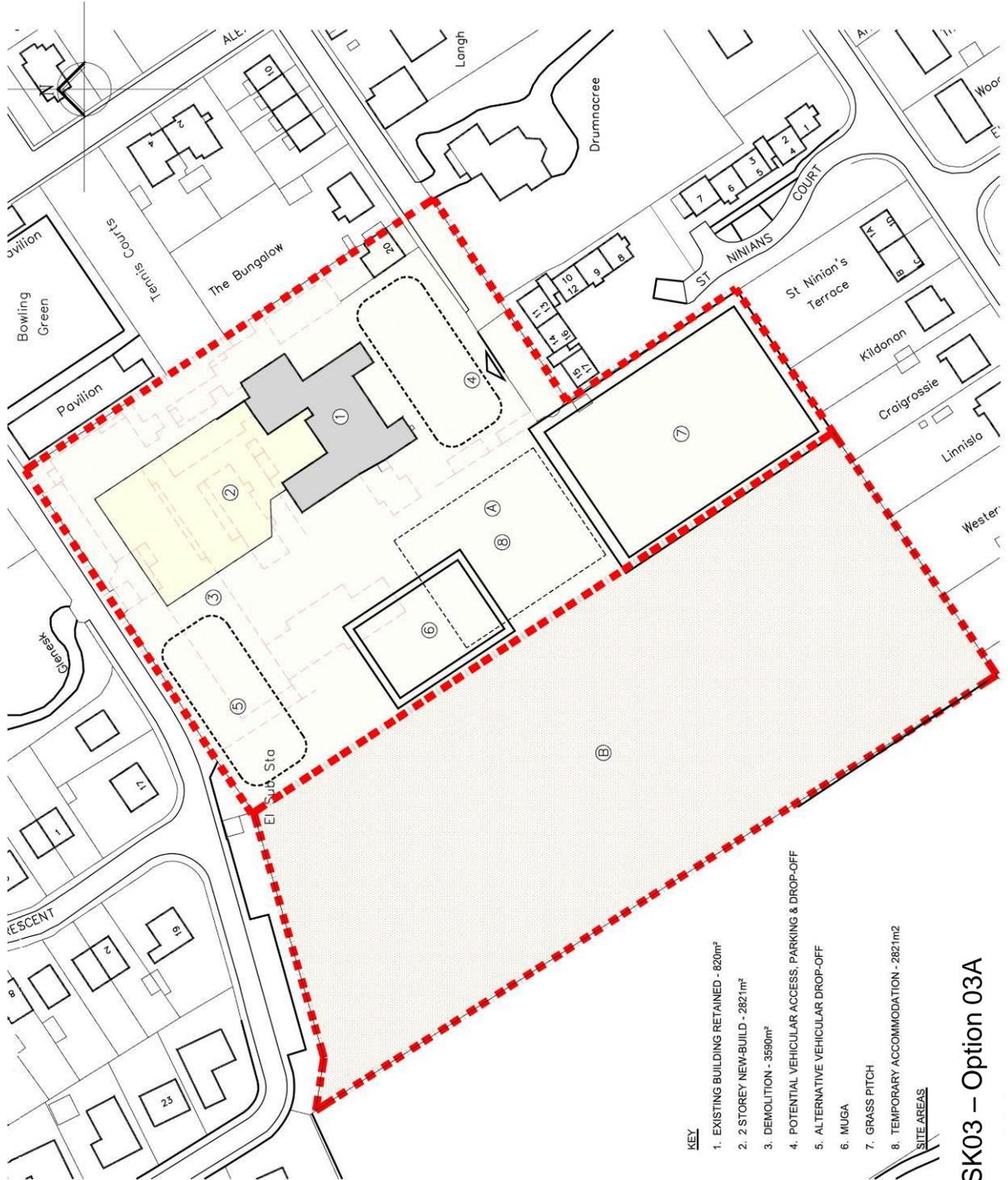
Drawings SK03 and SK04 show two possible options; decant may be required to facilitate either of these options and has been included in the costs.

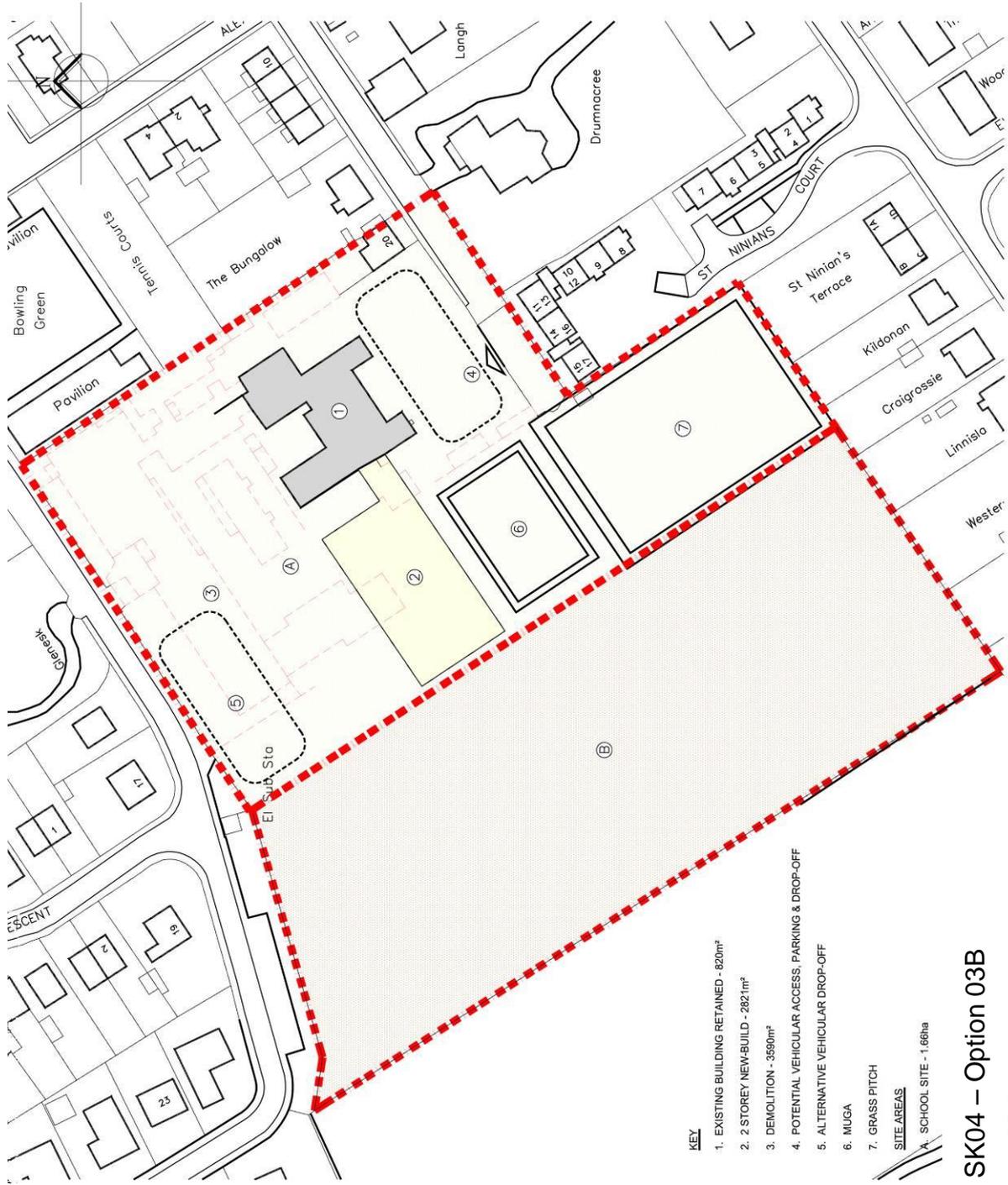
Benefits

- Retains and reuses the original Victorian listed building in a meaningful way offering a heritage/contemporary intervention
- Offers a largely new purpose built school and community facility meeting modern educational standards
- More efficient layout offers reduction in building size, resulting in major reduction in running costs. Overall footprint reduced to 3641 m² (from 4,454 m²)
- Modern energy efficient design standards to new elements would result in significant energy cost savings. Energy use 169 Kwh/ m² compared with current 328 Kwh/ m².
- Listed Victorian building can be retained, upgraded and remodelled utilising more energy efficient fittings
- Meets the perception of local desire to retain Victorian building

Issues

- Limitations on the design solution and associated space efficiency due to inflexibility of the retained Victorian buildings
- Some limitations on the energy saving potentials due to the inherent inefficiency of the retained Victorian buildings
- The poor state of the 1960s block limits its potential use for decant and is likely to result in the need for external decant for some or all of the school
- Lesser cost predictability through retained existing buildings





- KEY**
- 1. EXISTING BUILDING RETAINED - 820m²
 - 2. 2 STOREY NEW-BUILD - 2827m²
 - 3. DEMOLITION - 3590m²
 - 4. POTENTIAL VEHICULAR ACCESS, PARKING & DROP-OFF
 - 5. ALTERNATIVE VEHICULAR DROP-OFF
 - 6. MUGA
 - 7. GRASS PITCH
- SITE AREAS**
- A. SCHOOL SITE - 1,661ha

SK04 – Option 03B

4.4 Option 4. New build school on the existing playing fields.

While maintaining the existing school, build a new school and community learning facilities on the playing fields. There is adequate space to accommodate this option as the playing fields cover an area of over 3 hectares, which is almost double the recommended requirement for a school of this size and type. On completion, demolish the redundant existing buildings, retaining the original Victorian buildings for re-use, sale or transfer.

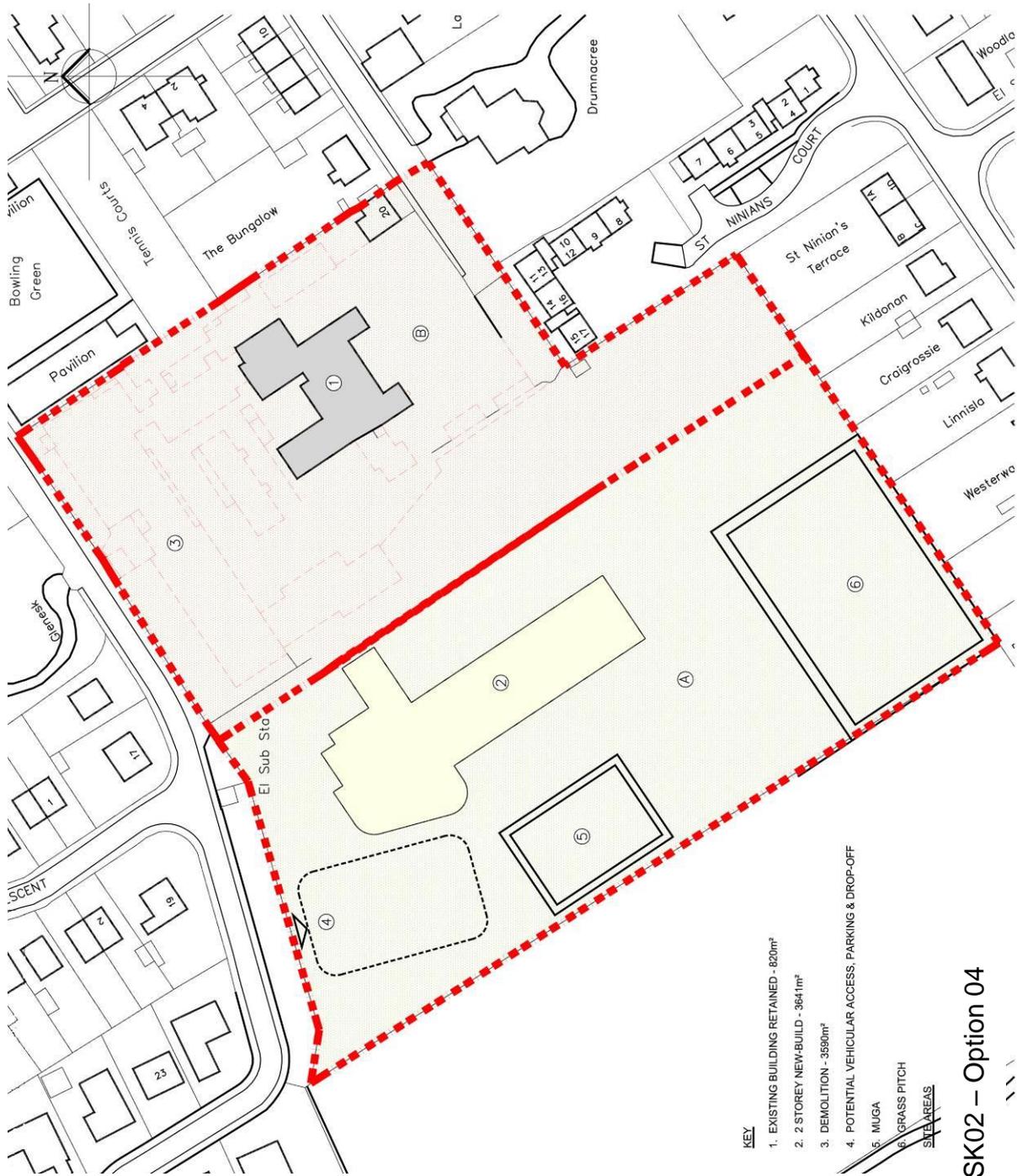
Drawing SK02 refers.

Benefits

- Offers a brand new purpose built community school facility
- No need for decant accommodation (assuming existing buildings can be kept operational)
- Minimal disruption during the work
- Reduction in building size will result in savings in running costs
- Modern energy efficient design standards would meet sustainability aspirations and result in significant energy cost savings. Anticipated energy use of 147 Kwh/ m² compared with 328 Kwh/ m²
- Cost estimates likely to be more predictable

Issues

- Future use of the Listed Victorian Building
 - Is there a market?
 - Capital cost of upgrading building and separating services
 - Revenue costs of retention
- Local Development Plan requirements for open space
- Perth and Kinross Council's duties under Disposal of Land Regulations
- **sportscotland's** view on changes to playing fields
- Not within the budget



SK02 – Option 04

5.0 Risk

5.1 In taking forward any of the development options the following risks have been identified and mitigation considered.

<u>Risk</u>	<u>Impact</u>	<u>Probability</u>	<u>Action Plan to mitigate risk</u>
<u>Description</u>	(High; Med; Low)	(High; Med; Low)	
Insufficient capital funding to undertake project	Medium	Medium	Clear definition of requirement aligned with budgets
Legal/statutory issues prevent the project being taken forward within the required timescale	High	Medium	Early discussions held with the Property Estates team and Planning
Uncertainty over costs with retained buildings due to unknown issues	Medium	Medium	Early investigation of the retained fabric, utilities and services
Option 4 – failure to find other use or buyer for listed Victorian school building	High	High	Early market engagement to investigate alternative uses and opportunities for sale

6.0 Assess Options

6.1 Cost. The four options have been budget costed as follows;

Option 1 Do nothing - Essential maintenance only.

£2,000,000

Option 2 Essential maintenance and associated upgrading works only.

£4,000,000.

Option 3 Partial new build incorporating upgrade of Victorian school and decant.

£8,570,000

Option 4 New build community school on the existing playing fields

£8,830,000

With Option 3, it may be necessary to decant the majority or all of the school in order to provide the best end solution. A cost of £400,000 has been included within this option for a decant.

Costs exclude any utility upgrades and any abnormal road works beyond the site boundary and any work to the existing retained building (Option 4 only), VAT or Property Fees.

6.2 Energy use and classification for each option.

	EPC Rating (Kg CO ₂ /m ²)	Energy Use (KWh/m ²)	Cost Saving* (£)	Saving (%)
Existing & Option 1	D (51)	328	0	0
Option 2	C (31-45)	306	6,375	9
Option 3	A (0-15)	169	43,607	61
Option 4	A (0-15)	147	46,268	65

*Costs are annual savings based on current prices

7.0 Outcome

- 7.1 The financial information gathered on each option was used to calculate the net present value (NPV), based on a discounted rate of 3.5 % over a 30 year life. (Refer to Appendix 2)

The extent to which each option contributed to the project objectives, and is acceptable and feasible has been scored and weighted and a value for money rating calculated by dividing the weighted score by the NPV.

- 7.2 Option 1 - Essential maintenance and health and safety works

Weighted score	72
Initial capital cost	£2.0m
NPV of whole life costs	2.227
Value for money rating	34.5

This option has the lowest initial capital outlay but has the highest ongoing financial commitments compared to the other options. It addresses maintenance and health and safety concerns but does nothing to achieve the enhanced educational objectives, nor does it address the accessibility issues inherent with the current buildings, while retaining surplus accommodation without benefit in the short to medium term. This option would involve sequential decant around the buildings which would be disruptive to the school. High energy and maintenance costs would not be addressed

- 7.3 Option 2 - Essential maintenance and associated upgrading works only

Weighted score	113
Initial capital cost	£4.0m
NPV of whole life costs	3.369
Value for money rating	33.5

This option has a low initial capital outlay but has higher ongoing financial commitments than either the refurbishment / extension or replacement options. It addresses the need for immediate major repairs and infrastructure upgrading but makes little contribution to achieving the enhanced educational objectives, nor does it address the accessibility issues inherent with the current buildings. This option would involve ongoing decant around the buildings which would be disruptive to the school. High energy costs would not be significantly addressed.

- 7.4 Option 3 - Partial new build incorporating upgrade of Victorian school

Weighted score	203
Initial capital cost	£8.57m
NPV of whole life costs	6.776
Value for money rating	29.95

This option would see the retention of the listed Victorian building. This would avoid adding to the number of surplus Council properties with no evidenced market for disposal in line with the issues identified in 4.3.

The scope to make significant structural change to the existing buildings to address the educational and accessibility inefficiencies is more limited than for the new build option. Energy efficiency improvements may also be limited by the construction and listing of the existing Victorian building.

This option could also involve a partial or whole decant for the primary school.

There are, however, examples of this 'mix' of heritage and contemporary building being very successful in Dunbarney, Dunning and Errol Primary Schools in recent projects. This option provides an opportunity for the Council to demonstrate an innovative approach to the retention and re-use of buildings in the public realm.

7.5 Option 4 - New build community school on the existing playing fields

Weighted score	210
Initial capital cost	£8.83m
NPV of whole life costs	6.813
Value for money rating	30.05

By constructing an entirely new replacement school it is possible to provide accommodation to meet educational needs and allow flexibility to respond to future demand changes in a safe and fully accessible way. The capital costs have been estimated to be higher than the cost of refurbishment and extension but ongoing costs are reduced.

This option would leave the listed Victorian building vacant with little opportunity for future use. The Local Development Plan has already identified sufficient housing land and community facilities are provided within Alyth itself.

7.6 Summary

Measure	Option 1	Option 2	Option 3	Option 4
Weighted score – based on objectives, acceptability and feasibility	72	113	203	210
Initial capital cost	£2.0m	£4.0m	£8.57m	£8.83m
NPV of whole life costs	2.227	3.369	6.776	6.813
Value for money rating	34.5	33.5	29.95	30.05
Ranking	4	3	2	1

7.7 Conclusion and Recommendation

Options 3 and 4 are the preferred options on the basis of meeting long term objectives.

There is however a significant risk associated with Option 4, relating to the fate of the listed Victorian building, which needs to be taken into consideration in reaching a conclusion. Current analysis and previous experience would suggest that it is unlikely that the building would be transferred or sold.

On the basis that the difference between options 3 and 4 are marginal and there is risk associated with the disposal of the listed Victorian building, the recommendation of this options appraisal is option 3 – **Partial New Build incorporating upgrade of Victorian School.**

8.0 Consultation

Consultation on the preparation of this Option Appraisal has involved staff from Education and Children’s Services, The Environment Service and Finance colleagues within the Chief Executive’s Service.

For educational projects carried out within Perth and Kinross, Education and Children’s Services (ECS) has developed a comprehensive consultation process with schools, parents and other stakeholders (see Appendix 1). Consultation has taken place with the Parent Council, and a User Reference Group will be established to take forward the preferred option.

9.0 Appendices

9.1 ECS User Reference Group Process

9.2 Net Present Value Calculations

9.3 Current Community Facilities in Alyth

Executive Director (The Environment Service) 21 November 2013

Ian Cameron, Property Manager (Architecture, Engineering & Energy)

Appendix A – User Reference Group Process

This project will be taken forward in partnership with a User Reference Group and the Construction partner. The User Reference Group will likely comprise of representatives from the following areas:

- Architectural design
- ECS Projects Support team
- Headteacher
- Teaching staff representatives
- Non teaching representative
- Parent Council representative
- Community Capacity Building Worker
- Community Council representative
- Church Representative
- Local Elected members

The purpose of the User Reference Group is to assist with providing relevant local information to allow the Design team to develop the outline concept design into an operational design. This process also ensures that the project complies with statutory requirements and promotes the ECS policy framework areas, these are:

- Leadership and Management;
- Change and Improvement;
- Integrated working;
- Learning: Realising Potential;
- Learning: Developing Communities;
- Inclusion and Equality;
- Maximising Resources; and
- Communication and Consultation.

Many factors are considered by the User Reference Group and some of these are:

- Safety and wellbeing;
- Delivery of the Curriculum for Excellence;
- Temporary accommodation (as required);
- Day to day activities of the pupils;
- Day to day activities of the staff;
- Day to day use of the building by the wider community;
- Circulation routes;
- Storage;
- Toilets;
- Environmental issues;
- Flexible use of accommodation to meet all needs;
- Ensure inclusion and equality requirements will be met;
- Access/egress to the school building/site;
- Access to the building by Parents/Carers;
- Access to the building by the wider community;

- External learning areas;
- School travel plan/safer routes to school;
- Vehicle access – staff, parents/carers/visitors/deliveries;
- Dining;
- PE;
- Support for Learning areas;
- LRC;
- Support/Break Out areas;
- Car parking/drop off;
- Near neighbours of the property;
- Sensitivities i.e. memorial gardens; and
- Sustainability.

The Pupil Council, Parents/Carers and Tayside Contracts staff will also be involved as the individual project design evolves. In addition to statutory consultations, good neighbour informal drop in sessions will also be held at the appropriate time to ensure that near neighbours of the property are given the opportunity to discuss the design with the project team. Regular updates on the project progress will be issued via newsletters and web updates.

ALYTH PRIMARY SCHOOL - NET PRESENT VALUE OF OPTIONS

Appendix B Net Present Value Calculations

Option 1 - Essential Maint Only				Option 2 - Essential Maint & Upgrade Only				Option 3 - Partial New Build on Victorian Site				Option 4 - New Build on Playing Fields								
	Capital	Maint	Cleaning	Energy	Net	Capital	Maint	Cleaning	Energy	Net	Capital	Maint	Cleaning	Energy	Net	Capital	Maint	Cleaning	Energy	Net
1	2,000	16	0	0	2,016	4,000	-16	-5	0	3,979	4,000	-23	-9	0	3,968	4,400	-33	-9	0	4,358
2		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	4,494		-33	-9	-46	4,342
3		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
4		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
5		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
6		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
7		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
8		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
9		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
10		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
11		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
12		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
13		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
14		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
15		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
16		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
17		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
18		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
19		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
20		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
21		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
22		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
23		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
24		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
25		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
26		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
27		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
28		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
29		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
30		16	0	0	16		-16	-5	-6	-27		-23	-9	-44	-76		-33	-9	-46	-88
	2,000	480		0	2,480	4,000	-480	-150	-183	3,187	8,570	-690	-270	-1,276	6,334	8,830	-990	-270	-1,334	6,236
					NPV					NPV					NPV					NPV
					2,227					3,959					6,776					6,813

Maintenance increase by 25%
Cleaning - no change
Energy - no change

Maintenance reduce by 25%
Cleaning - reduce by 10%
Energy - per Steve Frew

Maintenance reduce by 35%
Cleaning - reduce by 20%
Energy - per Steve Frew

Maintenance reduce by 50%
Cleaning - reduce by 20%
Energy - per Steve Frew

Cost over 1 year?

Construction over 1 years?
Hubco fees included, Property Fees?

Construction over 2 years?
Hubco fees included, Property Fees?

Construction over 2 years?
Hubco fees included, Property Fees?

Appendix C – Current Community Facilities in Alyth

	Current Usage	Condition Suitability	Accommodation	Running Costs 12/13
Alyth Library	Library Open 5 days a week currently from 2 hours a day to 4.5 hours a day	B condition B suitability	Limited space	£7581
Alyth Museum	Museum Open May to September afternoons only	B condition B suitability	Former library 78msq overall 2 storey Accessibility could be improved. Limited parking	£2668
Alyth Town Hall	Local events and groups Managed by Alyth Halls committee.	B condition A suitability	Grand hall (capacity 200) stage and balcony with 60 seats Council Chamber, Lesser Town Hall, Small meeting rooms, kitchen	£6740
Ogilvie Rooms	As above	B condition B suitability	Capacity for up to 70 people, with stage	£1598