

THE HIGHLAND COUNCIL
EDUCATION, CULTURE AND SPORT COMMITTEE

14 January 2010

Agenda Item	
Report No	

Capital Expenditure and Monitoring Report

Report by Director of Education, Culture and Sport Service

Summary

This report sets out the Capital Programme net expenditure position to 30 November 2009 and includes budget revisions in the light of changes in levels of expenditure in the capital programme and the impact upon over programming. The report also provides:

- An update on the Wick High School Feasibility Study and the options under consideration.
- An update on the procurement of replacement accommodation at Roy Bridge Primary School.
- A further report on the estimated costs of extending Inverness Gaelic School, (Bun-sgiol Ghaidhlig Inbhir Nis)
- A progress report on major approved projects
- A proposal to undertake essential repairs to the Cromarty Court House
- A proposal to declare property surplus to requirements

1. Introduction

1.1 **Appendix 1** contains details of the actual net expenditure position for the 8 months to 30 November 2009 and the related year-end net expenditure estimates.

At the start of the current financial year the 2009/10 ECS Capital target figure was adjusted upwards. This adjustment was required in anticipation of the acceleration of certain projects and also to manage the overall cash flow associated with current projects. The net financial impact of these changes was an increase of £2.1M in the 2009/10 Capital target, with a corresponding reduction in financial year 2010/11.

Following an in-depth review of progress with all major projects at the end of November 2009 it is now apparent that the degree of over-programming anticipated in the current financial year will not materialise. As a result, following discussions with colleagues in the Finance Service, it has been decided to reduce the 2009/10 Capital target figure by £1.3M, with a corresponding increase in the increase in financial year 2010/11.

1.2 **Budgeted Expenditure** - identified by columns A, B and C as set out below:-

Column A	Budget Gross Expenditure as per capital programme	£M 30.631
Column B	Income from External Bodies (i.e. money we expect to draw down from External Funding Bodies such as sportscotland ERDF etc)	2.513
Column C	Budgeted Net Expenditure (i.e. the net cost to the Council)	28.118

1.3 **Actual Expenditure** – identified by columns D and E as set out below:-

Column D	Net expenditure to date (i.e. the amount paid out after income from External bodies)	16.858
Column E	Net estimated outturn (i.e. the full year projected amount to be paid out based upon project costs less projected income)	27.298

1.4 Variance – Column E minus Column C shows a projected under spend of £0.820M. The composition of this figure is outlined in **Appendix 1**.

1.5 The Option Appraisal on the funding arrangement for the procurement of four new mobile library vehicles is complete. Members are requested to note that the Best Value option is procurement through the Capital programme and that discussions are on-going with colleagues in the Finance Service re the appropriate accounting mechanism for this.

2. **Other Capital issues**

2.1 **Wick High School**

2.1.1 In September 2009 the Scottish Government announced funding support for the replacement or redevelopment of Wick High School. The funding contribution was 67% of the replacement cost on a “like for like” basis.

2.1.2 Members had already approved that a feasibility study be commissioned to evaluate a number of options to inform decision-making in relation to this significant investment. The options to be considered were as follows:

- Refurbishment of the current school
- Redevelopment of the school, partial demolition, new build and refurbishment of the 1900’s building
- To build a new school on the school playing field and demolish the existing school

2.1.3 In order to undertake the feasibility study a stake-holder group comprising, Parent Council members, representative Wick High School staff and pupils and officials was formed who worked in conjunction with the external architectural consultant undertaking the feasibility study on behalf of the Highland Council. Local Members were also briefed on a regular basis throughout the period of the initial feasibility study. **Appendix 2** provides details of the feasibility study and the outcomes.

- 2.1.4 During the initial phase of the feasibility study it became apparent that there were some significant issues associated with redeveloping the existing school or building a replacement on the existing site. As a result, officials reserved the right to look at alternative sites and briefed the local Members and stake-holder group that the initial feasibility study should be widened to explore the option of building a new community school in Bignold Park, Wick. The widening of the study to include Bignold Park was supported by local Members and was subsequently evaluated by the stakeholder group. It should be noted that local Members and some of the stakeholder group supported further examination of additional sites in Wick.
- 2.1.5 The key outcome from the feasibility study is clearly for a new school and also that the current site has potential limitations. Given this circumstance it would be appropriate to undertake an analysis of alternative sites in Wick over and above Bignold Park. Members are therefore asked to approve that the feasibility study be extended to investigate alternative sites owned by the Highland Council within Wick in order to ensure that all options have been examined before committing significant investment to a replacement Wick High School. Subject to Members approval a further report will be brought to the ECS Committee in March.

2.2 Roy Bridge Primary School

- 2.2.1 The ECS Committee on the 6th August 2009 approved an increased Capital allocation, from £0.160M to £0.300M, for accommodation improvement at Roy Bridge Primary School.
- 2.2.2 Tender returns for the replacement accommodation were considerably in excess of the approved budget, the lowest tender plus additional works being £0.423M. Officials were instructed to review the replacement accommodation specification in order to bring the project cost within the budget figure approved by Members in August 2009.
- 2.2.3 Following consultation with local Members a revised specification was agreed. The revised specification reduced the replacement accommodation by omitting the General Purpose room and other works to the dining facility etc. The demolition of the current demountable units will be met from within the £0.300M budget.
- 2.2.4 Members are asked to approve the revised specification which is estimated to cost £0.300M. If approved, the project will commence immediately and will be completed by June 2010.

2.3 Extension to Inverness Gaelic School, Bun-sgiol Ghaidhlig Inbhir Nis

- 2.3.1 The ECS Committee on the 12th November 2009 agreed to extend the Inverness Gaelic School by 2 classrooms to address projected accommodation pressures. Members also agreed that officials examine the optimum funding solution for this project within the terms of the PPP2 contractual arrangements and report the options to the ECS Committee in January 2010.

- 2.3.2 Advice from the Finance Service is that the funding for the proposed extension should be met from the ECS Revenue Budget. The investment cannot be funded through Capital due to the mechanism associated with recording asset ownership during the period of the PPP2 contract.
- 2.3.3 The additional accommodation requirements are for 2 classrooms, 2 toilets, a cloak room and a pupil support room, adding 175 m² to the existing school. **Appendix 3** provides the cost analysis, and related funding sources, for this additional accommodation. These costs have been obtained from Alpha Schools Limited and are in the process of being bench-marked against traditional construction procurement costs by the Housing and Property Service. It should be noted that, as the curriculum equipment will be owned by the Highland Council, it is appropriate to fund this from the ECS Capital programme.
- 2.3.4 The Revenue funding required for this 2 classroom extension totals £0.523M. A budget pressure proposal for this amount has been included within the ECS Service submission to the 2010/11 Revenue Budget setting process.
- 2.3.5 The timescale for creating this extension is extremely tight. However, provided the contractor is on site by the end of March 2010 the extension will be handed over to the Council by 12th July 2010.

2.4 Progress with Major Projects

- 2.4.1 **Appendix 4** provides members with a progress report on the following major project within the ECS Capital Programme.
- Aviemore Primary School replacement
 - Milton of Leys Primary School
 - Combined Conon Bridge/Maryburgh Primary School at Conon Bridge
 - Lochaline Primary School replacement
 - Lochaber High School – major redevelopment
 - Plockton High School - major redevelopment

2.5 Cromarty Court House

- 2.5.1 Cromarty Court House Museum is a Historic Scotland Grade A listed building defined as a 'Building of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type). It was designed by the Architect Thomas Brown.
- 2.5.2 It was built in 1782 and ceased use as a Courthouse in 1934. It served as a Community Centre until the early 1960s and was refurbished around 1989. Its current use is as a Museum Visitor Centre.
- 2.5.3 Due to the buildings historical significance and reports of consistent water ingress through masonry affecting the internal condition of the building a condition report was commissioned. That report identified significant problems which need to be

addressed associated with management of water run off, condition of harling, pointing, evidence of wet rot developing at skirting board levels and the structural condition of the boundary wall. The report has identified three levels of work required to the building. Namely, Urgent (12 Months), Essential (Within 5 Years) and Desirable (beneficial but can be delayed).

- 2.5.4 Members are asked to note that the works are both external and internal and that delaying items such as removal of wet rot timber skirting and non repair of lath and plaster is likely to create additional burdens of both cost and extent of works in the future.
- 2.5.5 The Works have been tendered and given the nature of the building, its use, Highland Councils responsibilities as Landlord and the potential for higher costs should essential work and desirable work be set aside and only urgent works undertaken it is recommended that all works are carried out at a cost of approximately £84,680 including professional fees and contingencies. Members are also requested to note that no specific provision for this project exists within the Service Capital Plan and that funding will require to be identified from other sources within the approved ECS Capital programme.

2.6 Property surplus to requirement

- 2.6.1 The former Area Education Office at Rowan House, Montrose Avenue, Inverlochy, Fort William was vacated following the consolidation of Area Education Culture & Sport staff within offices at the former Camaghael Hostel. In the intervening period the building was temporarily occupied by Social Work Services. However neither Service now has a requirement for this building and therefore it is proposed to declare the building surplus to Service requirements.
- 2.6.2 Thereafter, subject to Members approval, in accordance with Highland Council policy the Director of Housing and Property will dispose of the property.

3. Recommendations

3.1 Members are requested to:-

- i) Note the content of the monitoring statement.
- ii) Agree the expansion of the Wick High School Feasibility Study to include other sites in Wick as proposed in paragraph 2.1.5
- iii) Agree the revised specification for accommodation and works at Roybridge Primary School as set out in paragraph 2.2.
- iv) Note the position with respect to the development of an extension to Inverness Gaelic School, Bun-sgiol Ghaidhlig Inbhir Nis.
- v) Note the progress on Major projects as set out in **Appendix 4**
- vi) Agree the works to Cromarty Court House as set-out in paragraph 2.5 at a cost of £84,680 and that funding will be identified from other sources within the approved ECS Capital Programme.
- vii) Agree to recommend to the Resources Committee that Rowan House be declared surplus to Service requirements as set out in paragraph 2.6

Signature:

Designation: Hugh Fraser, Director of Education, Culture & Sport

Date: 5 January 2010.

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Background Papers Appendix 1 – Monitoring position as at November 2009
Appendix 2 – Wick High School Feasibility
Appendix 3 – Inverness Gaelic School extension – cost
analysis and related funding sources
Appendix 4 – Progress with major projects

SERVICE: EDUCATION, CULTURE & SPORT

Project Description	BUDGET			ACTUAL		VARIANCE
	A	B	C	D	E	F
	Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	Col E minus Col. C £(000)
COMMUNITY LEARNING AND LEISURE						
Village Halls						
Village Hall Armisdale	3	0	3	3	3	0
Village Hall Keiss	25	0	25	25	25	0
Village Hall Mey	21	0	21	16	21	0
Village Hall Minginish	57	0	57	52	57	0
Village Hall Waternish	0	0	0	0	20	20
CLL Facilities						
Leisure Facilities	1,525	100	1,425	167	380	(1,045)
Lochaber Leisure Centre - Extension	150	0	150	6	38	(112)
Major Plant Replacement - Inverness Leisure	45	0	45	0	2	(43)
Minor Works - Public Licences etc.	50	0	50	15	50	0
Golspie Leisure Centre (Sutherland Pool upgrade)	106	0	106	13	77	(29)
Cricket Pavilion Fraser Park	191	0	191	0	0	(191)
Halkirk Sports Facility - Contribution to development	200	0	200	0	0	(200)
Kilchuimen Multi Use Games Area	150	0	150	150	174	24
Tailrace Project - Fort William	292	300	(8)	5	(8)	0
Queens Park track resurfacing	63	0	63	72	72	9
Caithness Broch Centre	110	110	0	154	0	0
Highland Gallery and Museum (Inverness City funding)	300	0	300	0	0	(300)
Highland Folk Museum	150	0	150	23	150	0
Highland Archive and Registration Centre	3,039	1,419	1,620	906	1,486	(134)
Highland Archive Network						
Skye & Lochalsh Spoke	155	0	155	141	155	0
Caithness Spoke (Wick)	0	0	0	12	12	12
Sutherland Sports Facility	173	0	173	25	25	(148)
Purchase of Replacement Library Vans	0	0	0	0	432	432
Regional Cultural & Sports Facilities, Caithness	50	0	50	0	0	(50)
EDUCATION						
Major Projects						
Lochaber High School Refurbishment, Phase 1	3,400	0	3,400	2,308	3,400	0
Lochaber High School Refurbishment, Phase 2	2,500	0	2,500	1,054	2,500	0
Lochaber High School Refurbishment, Phase 3	200	0	200	0	200	0
Mallaig Hostel	1,893	23	1,870	1,425	2,047	177
Ullapool Hostel	50	0	50	0	56	6
Secondary Schools Programme	0	0	0	0	0	0
Thurso High - Refurb of Extension Block and Science Labs	465	0	465	310	383	(82)
Nairn Academy - ASN Extension	45	0	45	86	136	91
Farr High/Primary Roadworks	114	0	114	16	114	0
Nairn Academy Modular Unit	2,463	0	2,463	2,277	2,709	246
Grantown Grammar Modular Unit	1,948	0	1,948	2,135	2,277	329
Plockton High - Extension	300	0	300	262	569	269
Plockton High School, Hostel - Alterations to Showers	68	31	37	68	30	(7)
Wick High Dining Room, Toilets and Changing Rooms	500	0	500	90	185	(315)
Kingussie High School Replacement Footbridge	86	0	86	6	7	(79)
Legislative Requirement - Technical Room Dust Extraction	186	0	186	219	236	50

Project Description	BUDGET			ACTUAL		VARIANCE
	A	B	C	D	E	F
	Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure to date £(000)	Net Estimated Outturn £(000)	Col E minus Col. C £(000)
Primary Schools Programme	0	0	0	0	0	0
Acharacle Primary Replacement	901	0	901	704	897	(4)
Aviemore Primary Replacement	638	0	638	55	570	(68)
Conon Bridge/Maryburgh Primary	450	0	450	0	527	77
Cradlehall Primary Drop Off - Health and Safety	70	0	70	62	70	0
Farr Primary, Inverness - Extension	200	0	200	3	60	(140)
Kilchuimen Primary - Extension	580	0	580	48	426	(154)
Lochaline Primary School - replacement	250	0	250	160	277	27
Milton Primary School Refurbishment - Kildary	10	0	10	0	14	4
Milton of Leys P S - new school	250	0	250	0	444	194
Milton of Leys P S - Enabling Works	100	0	100	0	100	0
Tomnacross Primary Extension	370	0	370	322	370	0
Greater Fort William Primary Schools rationalisation	50	0	50		97	47
Roy Bridge Primary	300	0	300	21	32	(268)
Curricular Equipment						
New Schools Curricular Equipment - PPP	479	0	479	271	461	(18)
New Schools Curricular Equipment - Non PPP	200	0	200	4	200	0
Asset Management						
Roll Pressures	350	0	350	291	384	34
ASN Early Years Improvement/adaptations	150	45	105	68	105	0
Science/Home Ec. Classroom Upgrades	50	0	50	0	10	(40)
Health & Safety	150	0	150	110	255	105
School Security	50	0	50	0	0	(50)
Major Fabric Improvement Projects	1,639	0	1,639	1,108	1,612	(27)
Area Devolved Funding (H&S, Care Commission & HMle)	500	0	500	344	500	0
Office Accommodation (Ness, Ruthven, Ardross St)	75	0	75	29	174	99
Retentions (Various)	50	0	50	19	24	(26)
Black Isle Education Centre Replacement	75	0	75	0	0	(75)
Former Achintore School - Remedial Works	93	0	93	10	13	(80)
Inverness High School - Fire	130	350	(220)	182	(220)	0
East Seaboard SEN (estimated cost)	50	0	50	0	0	(50)
Water Sensors Spend to Save	135	135	0	0	0	0
Thermostatic Mixing Valves	100	0	100	0	25	(75)
Catering and Cleaning						
Floor Upgrades	124	0	124	9	85	(39)
Dining Room Upgrades	267	0	267	39	183	(84)
Capital Equipment	111	0	111	57	111	0
Cashless Payment Systems	240	0	240	0	135	(105)
ICT						
Schools ICT Integrated Programme	581	0	581	465	581	0
Telephone exchange replacements	200	0	200	4	200	0
Miscellaneous Projects						
Early Years Childcare	260	0	260	250	304	44
Resolis Memorial Hall Grant	10	0	10	0	0	(10)
Synthetic Turf Pitch Rejuvenation	200	0	200	176	189	(11)
Grass Pitch Condition and improvement	100	0	100	6	63	(37)
UHI History Centre Grant (Capital discretionary fund)	200	0	200	0	0	(200)
Overprogramming	(1,180)	0	(1,180)	0	0	1,180
OVERALL TOTAL	30,631	2,513	28,118	16,858	27,298	(820)

Appendix 2

Wick High School Feasibility Study

Members will be aware of the ongoing Feasibility study upon the future development of Wick High School and in particular the Scottish Government contribution of two thirds the cost on a current 'like for like' basis utilising the Scottish Futures Trust as a vehicle to maximise efficiency in procurement and achieving parity of provision across Local Authorities in receipt of the offer of funding for new schools. The following paragraphs set out the progress to date and the limitations of the developments.

The feasibility Study is evaluating 3 options:-

- Refurbishment of the current school
- Redevelopment of the school, partial demolition, new build and refurbishment of the 1900's building
- New School on the Current Site.

These options have been evaluated and the outcome of that qualitative evaluation is recorded in table 1. The following comments are made with respect to each option as a result of the findings by to date of the Feasibility Study.

- i) **Refurbishment of the Current Building**.- Costs likely to be around 75% of new build costs and it would be impossible to achieve a modern 21st Century school because disparity of buildings, levels and the inability to achieve high levels of energy efficiency due to the building structures. Given this position this option has not been pursued beyond the first stage, i.e. outline plans, of the appraisal.
- ii) **Redevelopment of the current building in two phases** – This would involve the refurbishment of the 1900's building and current hall, new build classroom accommodation, library, dining facilities thus combining the old school with the new in phase 1 and the demolition of all the remaining buildings to make way for a new build sports facilities. This would like take up to 3 years, involve a significant decant of classrooms to temporary accommodation. Comments are as follows
 - a) This proposal has a great deal of Merit as it retains a major characteristic of the current High School which can readily be integrated with the new build.
 - b) The development is very intense with respect to operation fo the school and great care will need to be taken in the management of the projects and conflict with operational teaching.
 - c) This proposasl does not resolve any of the real traffic management issues around the school.
- iii) **New Build, Current site** – This involves the building fo a new school on the playing field site followed by the demolition of the current school with the exception of the 1900's building as the Planning guidance is that it must be kept

because of its historical significance and Architecture. Comments are as follows.

- a) This proposals requires purchase of land to enable access and parking to be developed appropriately. The land in question is zoned for Housing in the local plan.
- b) The site is sufficient for the school building itself but limitations are evident with respect to limited provision of sports pitches to sportscotland recommended levels.

In recognition the Consultant feedback officials took the view that alternative sites should at least be explored and this was reported to the stakeholder Group consisting of officials, High School Staff, Parent Council representatives and pupils representatives at the stakeholder meeting of 30 October 2009 The position above was also reported to a Caithness Ward Business Meeting of 7 December 2009 along with a proposals for an additional option on Bignold Park, Wick. The report was well received by Ward Members who made the recommendation that there should be an overall review of potential suitable sites in Council ownership within Wick.

Subsequently a Stakeholder meeting took place on 11 Dec 2009 to evaluate the two original options, Redevelopment and new build current site along with new build on the Bignold Park. There were 15 sets of criteria used in that evaluation which resulted in the following outcome:

Option	Site	Score out of 75
1	Refurbishment Current School	Not Marked
2	Redevelopment of current school with new build etc.	48
3	New School Current Site	72
Additional	New Build Alternative site (Bignold Park)	67

Table 1 – Outcome of Qualitative analysis by Stakeholder Group.

Members are requested to note the outcome of the qualitative analysis undertaken by Stakeholders and, due to the limitations of new build on the current site, Members are requested to approve extending the Feasibility Study to investigate alternative sites in Highland Council Ownership, including Bignold Park and appraise those alternatives on suitability of meeting both the School and the needs of the community.

Appendix 3

Extension to Inverness Gaelic School, Bun-sgiol Ghaidhlig Inbhir Nis

Members agreed at the ECS Committee Meeting of 12 November 2009 Bun-sgoil Ghaidhlig Inbhir Nis be extended by two classrooms to address emerging accommodation pressures, that Officers enter into discussions with the Depute Chief Executive and Director of Finance to determine how this project could be progressed within the terms of the PPP2 contractual arrangements and the related best value funding options and that these options be presented to Members for consideration at the Education, Culture and Sport Committee meeting on 14 January 2010. The following sets out the progress to date for Members consideration.

Options Available to the Highland Council.

Two options exist to create the additional accommodation to meet projected roll.

- i) 2 Unit Demountable Classroom in ground of school – Considered to be an undesirable option given that this is a new school and school rolls are likely to be sustained.
- ii) 2 Classroom built extension – As part of the PPP 2 process, design of the school was such that provision was made for a future extension should the need arise. That extension was in the form of two classrooms and toilet facilities at the end of the building adjacent to the current classroom accommodation. Most desirable option. The following sets out the position with respect to providing additional accommodation within the PPP2 contract.

Accommodation required

The accommodation requirements are the same for both options. Namely – 2 Classrooms, 2 toilets, cloak room and pupils support room. Approx 175sqM.

PPP Contractual Issues

Discussion with Alpha schools suggests that the contractual issues are resolved through the initiation of a change order to the PPP2 contract which is allowed under the PPP Contract. This is the same contractual vehicle used to extend Inshes Primary School.

Best Value and Funding Source

Advice from the Finance Service is that the funding for the extension is a revenue cost to the Council and cannot be supported through Capital due to the mechanisms associated with recording asset ownership during the life of the PPP contract. Therefore, the cost of the extension would have to be met from revenue which will create a revenue pressure in financial year 2010/11.

Highland Council Budgets.

It should be noted that a revised uplift in the Unitary Charge paid by the Council to Alpha Schools of approximately £12,501 per annum plus through costs associated with

Utilities/Rates etc, would be required for the life to the contract. The uplift is part of the contractual requirement and it should be noted that a significant proportion of these costs, e.g. Maintenance, cleaning, utilities and rates are comparable with revenue costs post the building of a similar extension to a school out with the PPP contract.

Curriculum equipment can be purchased through Capital funds e.g. items such as Smart Boards and Computers, as they would be in Highland Council ownership.

Costs have been obtained through Alpha Schools and are in the process of being benchmarked by the Housing and Property Service against Highland Council traditional procurement routes. Initial indications at the time of writing the report are that they are favourable and represent best value.

The following sets out the anticipated costs to the Council

Element	Narrative	Cost	Funding source
Construction 2 Classrooms etc.	Same specification as current building excluding ICT hard wear	£417,789	Revenue
Professional costs	Including diligence, initial lifecycle costs, contingency sum	£80,208	Revenue
Highland Council Professional costs	Finance and legal advice etc. Construction Quality Control (Estimate)	£15,000	Revenue
Curriculum equipment	Smart boards, Computers etc. (Estimate)	£12,000	Capital Cost
Total	Revenue	£522,997	
	Capital	£12,000	

Programme

The proposed programme is very tight and assurances have been given that the timescales can be met providing a design freeze on the proposed extension is made by 8 January 2010. Thereafter, on site 29 March 2010, 18 week build programme with handover on 12 July 2010 and operational 17 August 2010.

Members are requested to consider the above report and approve the extension to Inverness Gaelic Primary School- Bun-sgoil Ghaidhlig Inbhir Nis.

Major Project Progress

The following provides Members with an update on with significant major projects within the ECS Programme.

Aviemore Primary School replacement -

- The project remains on programme with a proposed start on site date of 3rd Quarter 2010.
- Discussions are ongoing with stakeholder groups including the Aviemore Community Centre .
- In order to underpin budget costs and levels of accommodation a Value Engineering Workshop will be undertaken in Mid January 2010.
- The site conditions associated with topography, site drainage run off and sewerage discharge levels indicate that there will be a requirement to raise the level of the building through importing material. The cost of this has a direct impact on the current budget of £10.65M which did not take account of this position and it is likely that the current budget will have to be revised. The cost of this work is currently being investigated and a further report is anticipated.

Milton of Leys Primary School

- The project programme is high risk to deliver a new school on this site by August 2011 but it remains on programme with respect to design work and briefing of stakeholders and Local Members is being undertaken on a regular basis.
- In order to minimise the programme risk the Housing and Property Service is investigating a number procurement solutions which include transfer (novation) of the detailed design work for the building and its subsequent build to a suitably qualified construction firm.
- The statutory planning applications have been made and discussions with Planning Officers and the Developers who currently own the site are ongoing. It should be noted that legal work needs to be completed on the proposed location of the school and the original location set aside under Section 75 Planning Consent.
- Progress is being made with respect to site surveys and ground condition reports and these are expected by Mid February 2010.

Conon Bridge Primary School and Maryburgh Primary School – replacement combined school

- Discussions with stakeholder groups from both Maryburgh and Conon communities is ongoing and a steering group will be fully established by the end of January 2010.
- The premise for the design is that there will be community facilities provided in the form of a Community Room, wrap around care room and ongoing access to a 2 badminton court size hall and a floodlit 7 aside multi use game area. It has been made clear that there will be no additional

community facilities that compete with other local facilities such as those at Dingwall Academy etc. and that anything over and above the premise for design will need to be fully funded by the community. E.g. Additional community Kitchen.

- Members will recall the real concerns expressed by the Maryburgh Community over safe routes to school and the undertaking that until an acceptable safe route to school has been provided that transport for Pupils from Maryburgh will be provided. A Safer Routes to School Survey has been undertaken by the Highland Councils Road Safety Team and the report has been circulated to the stakeholders. Meeting this requirement will be an ongoing process over the coming months.
- Developers contributions for the Brae of Conon housing development are currently being negotiated by the Planning officers.

Lochaline Primary School replacement

- This is a multi agency project involving the co-location with the Lochaline retained fire station.
- Design work is progressing and a planning application is anticipated to be lodged in late January 2010.
- The final round of public consultation will take place by end January 2010.
- Programmed to start on site towards end 2010.

Lochaber High School – major redevelopment –

- Phase 1 of the development which included demolition of very poor quality sports facilities and their replacement by a full 21st Century Sports Facility is on programme and it is anticipated that this phase will complete April 2010.
- The demolition of the main teaching block was completed during summer of 2009 and the tremendous positive impact this has had on the school should not be underestimated.
- The first stage Phase 2, refurbishment of classroom Geography and Maths classrooms which form part of the 1950's building is complete and the school will be moving into this area during the months of January.
- The contract for the second stage of Phase 2, which completes the refurbishment of the 1950's accommodation and the building of a new Utilities Building housing a new bio mass boiler is about to be awarded.
- The redevelopment of the grass pitch is complete and ready to be grass seeded. This is a major step forward for the School, the delivery of the Athletics curriculum and the Fort William Community.
- All of the above works are reported to be within 0.5% of budget allocation of £15M for Phase 1 and 2.

Plockton High School – major redevelopment –

- This project involves the major redevelopment of the school to provide new dining facilities and a cohesive school building through the formation of a link building that includes the new dining facility.
- The first phase of project comprising the enabling works (building a new

technical store and diverting services) will start end of January 2010.

- The main works relating to the link extension are scheduled to start during the summer of 2010.
- This project is currently on programme and budget.