

Agenda Item	7
Report No	HP/05/21

THE HIGHLAND COUNCIL

Committee: Housing and Property

Date: 11th March 2021

Report Title: 2020/21 Capital Programme – Update on Education and Property Projects

Report By: Executive Chief Officer, Housing and Property

1. Purpose/Executive Summary

1.1 This report updates Members on progress on the Education and Property projects in the General Fund Capital Programme

2. Recommendations

2.1 Members are asked to:

- i. **Note** the progress made during the current financial year with the Education and Property projects in the Council's capital programme.

3. Implications

3.1 **Resource:** There are no implications arising from this report.

3.2 **Legal:** The capital investment outlined in the report supports the Council's efforts to meet its statutory obligations to maintain compliance of buildings, manage school roll pressures and deliver the Early Learning and Childcare expansion programme.

3.3 **Community (Equality, Poverty, Rural and Island):** The report details continuing investment across all geographic areas of the Council's estate. The capital programme will make a significant contribution to the economic recovery across Highland communities over the coming years.

3.4 **Climate Change/Carbon Clever:** The continuing investment will help meet Council and Scottish Government objectives in relation to energy efficiency and climate change.

3.5 **Risk:** All risk matters are managed on both individual projects and across programmes of work.

- 3.6 **Gaelic:** The capital programme includes substantial investment to support the delivery and expansion of Gaelic Medium Education, including a two-classroom extension at Bun-sgoil Ghàidhlig Loch Abar, an early level annexe at Bun-Sgoil Ghàidhlig Inbhir Nis, and new or upgraded Early Learning and Childcare facilities at 11 other primary schools.

4. Background

- 4.1 The COVID-19 pandemic has had a significant impact on the delivery of the Council's capital programme in the current financial year. Construction work on live projects had to be suspended for several months and then restarted in a phased manner. Projects at pre-construction stage that had not yet been contractually committed were also delayed due to a variety of factors (such as staff from consultants and contractors being placed on furlough, inability to visit sites during lockdown in line with national guidance, deployment of Council staff, and general IT issues that arose the early stages of working from home).
- 4.2 As a result of the ensuing pressures on the Council's budgets, Members were asked to approve all further contractual commitments to all programmed projects. Several reports were approved by Council from June 2020 onwards culminating in a report to the Council meeting on 7th January 2021 that set out a re-profiled capital programme. The re-profiled programme also includes the projects included in Phases 1 and 2 of the Scottish Government's Learning Estate Investment Programme (the new Tain 3-18 Campus and replacement buildings at Broadford Primary School and Nairn Academy).
- 4.3 The pandemic continues to impact on the construction industry with projects facing supply chain issues, additional site measures to ensure the health and safety of the workforce, and delays to project timescales. The combined effect of these factors has resulted in additional costs on projects where site work was suspended, an increase in recent tender levels, and delays to progress on some projects that are at pre-construction stage. The re-profiled capital programme takes account of all these factors and project teams are working to deliver all the projects within the approved funding boundaries.
- 4.4 Despite all of this, much has been achieved and the report sets out the Education and Property capital projects that have been completed during the financial year, those that are underway on site and finally those that are at pre-construction stage.

5. Education Projects

- 5.1 Highlights in the current financial year includes the handover of new buildings at Alness Academy and Merkinch Primary School, and the refurbishment of Inverness High School that is due to be completed this month.
- 5.2 There has also been significant progress on the combined Early Learning and Childcare/School Estate Investment Programme that was initially approved in June 2019 along with further projects approved since June 2020.
- 5.3 A successful funding bid to the Learning Estate Investment Programme saw replacement schools for Broadford Primary School and Nairn Academy included in the second phase of projects announced by the Scottish Government in December 2020, with both due to be operational in 2025. The new Tain 3-18 Campus is included in Phase 1 of the programme and is due to open in 2024.

5.4 **Appendix 1** lists all of the Education projects in the programme under 3 headings, either completed, at construction stage or at pre-construction stage.

6. **Property Projects**

6.1 Highlights in the current financial year include the completion of the Nairn Courthouse Steeple and Stonework Refurbishment project, and continuing investment in General Fund properties through the Fire Safety and Gas Safety programmes of work.

6.2 Due to many properties being either mothballed or having much reduced usage in the past year, significant flushing and disinfecting of water systems has had to be undertaken to avoid the risk of water borne contamination. There are also ongoing improvement works to ventilation systems to minimise potential Covid aerosol transmission where possible.

6.3 **Appendix 2** lists all categories of the Property projects in the programme under 3 headings, either completed, at construction stage or at pre-construction stage.

Designation: Executive Chief Officer, Housing and Property

Date: 15th February 2021

Authors: Finlay MacDonald, Head of Property and Facilities Management
Robert Campbell, Estate Strategy Manager
Tom Murdison, Property Manager
Neil Jaffrey, Principal Project Manager

Education Projects			Appendix 1
	Property	Project Works	Progress Comments
	Major Projects		
	Completed		
1	Alness Academy - Phase 1	New School Building	Handed over in October 2020
2	Inverness High	Refurbishment	Completed in February 2021
3	Merkinch Primary - Phase 1	New School Building	Handed over in October 2020
	At Construction Stage		
4	Alness Academy - Phase 2	Demolition of School/External Works	To be complete by October 2021
5	Merkinch Primary - Phase 2	Refurbishment/External Works/Relocation of Family Centre	To be complete by August 2021
	At Pre-Construction Stage		
6	Beaully Primary	Phase 1 New Build	To open in 2022
7	Broadford Primary	New School Building	To open in 2025
8	Charleston Academy	Extension/Refurbishment	Extension to open in 2023
9	Charleston Academy	Refurbishment of PE Changing	Completed in November 2020
10	Culloden Academy	Extension/Refurbishment	Extension to open in 2023
11	Culloden Academy	Advance Works - Toilets/Demolition of Houses/Modular Classroom Units	To be complete by August 2021
12	Dunvegan Primary	Phase 1 New Build	To open in 2022
13	Milton of Leys Primary	Nursery Annexe	To open in 2022
14	Nairn Academy	New School Building	To open in 2025
15	Ness Castle	New Primary School	To open in 2022
16	Tain 3-18 Campus	New School Building	To open in 2024
	Other Projects		
	Completed		

17	Achiltibuie Primary	External Works	Complete
18	Broadford Primary	Nursery Alterations	Complete
19	Deshar Primary	Nursery Unit	Complete
20	Durness Primary	Nursery Alterations	Complete
21	Gairloch High	ASN Alterations	Complete
22	Glenurquhart Primary	Modular Classroom Unit	Complete
23	Invergarry Primary	Refurbishment Phase 2	Complete
24	Keiss Primary	Nursery Unit	Complete
25	Kilchoan Primary	ASN/Nursery Alterations	Complete
26	Lady Lovat Primary	Demolition of Unit	Complete
27	Mallaig Primary	Nursery Alterations	Complete
28	Park Primary	Demolition of Fire Damaged Block	Complete
29	Rosebank Primary	Nursery Refurbishment	Complete
30	Stratherrick Primary	Modular Classroom Unit	Complete
31	Tain Royal Academy	Accessibility Improvements	Complete
32	Thurso High	Accessibility Improvements	Complete
33	Tomnacross Primary	Conversion of House to Nursery	Complete
34	Tongue Primary	Nursery Unit	Complete
	At Construction Stage		
35	Ardersier Primary	Modular Classroom Unit and Nursery Extension/Refurbishment	On site
36	Auldearn Primary	Nursery Unit	On site
37	Avoch Primary	Nursery Extension/Refurbishment	On site
38	Beaully Primary	Internal Alterations	On site
39	Ben Wyvis Primary	Nursery/Classroom Extension and Internal Alterations	On site

40	Bun-Sgoil Ghàidhlig Loch Abar	Two-Classroom Extension	Contract awarded
41	Bun-Sgoil Shlèite	Nursery Unit	Contract awarded
42	Duncan Forbes Primary	Nursery Unit	On site
43	Golspie High	ASN Alterations	On site
44	Kirkhill Primary	Nursery Extension/Refurbishment	Complete
45	Kyle Primary	Nursery Unit	Contract awarded
46	Lochaber High	ASN Alterations	On site
47	Lochaber High	Flood Damage Remedial Works	On site
48	Lochcarron Primary	Modular Classroom/Nursery Units	On site
49	Millbank Primary	Nursery Alterations	Contract awarded
50	Miller Academy Primary	Nursery Unit	On site
51	Mulbuie Primary	Modular Nursery/Canteen Unit and Internal Alterations	On site
52	Newtonmore Primary	Classroom Extension/Nursery Refurbishment	On site
53	North Kessock Primary	Nursery Unit	On site
54	Obsdale Primary	Nursery Unit	On site
55	Plockton High	ASN Extension/Refurbishment	On site
56	Reay Primary	Nursery Unit	Contract awarded
57	Strathpeffer Primary	Nursery Conversion	On site
58	Wick High	Pedestrian/Cycle Pathway	On site
	At Pre-Construction Stage		
59	Abernethy Primary	Demolition of Redundant Wing/Internal Alterations	At design stage
60	Ardgour Primary	Nursery Unit	At tender stage
61	Arisaig Primary	Nursery Unit	At tender stage
62	Balloch Primary	Nursery Alterations	At design stage

63	Bridgend Primary	Nursery Unit	At tender stage
64	Cannich Bridge Primary	Internal Alterations	At design stage
65	Cauldeen Primary	Nursery Alterations	At design stage
66	Central Primary	Nursery Alterations	At design stage
67	Coulhill Primary	Nursery Unit	At tender stage
68	Cradlehall Primary	Internal Alterations/Demolition of House	At design stage
69	Cromarty Primary	Nursery Alterations	At design stage
70	Crown Primary	Conversion of Church Hall to Nursery	At design stage
71	Croy Primary	Modular Classroom Unit	At design stage
72	Daviot Primary	Replacement of Modular Unit	At design stage
73	Dingwall Primary	Nursery Extension	At design stage
74	Dunvegan Primary	Replacement of Modular Units	At tender stage
75	Farr High	Replacement of Modular Units	At design stage
76	Fortrose Academy	Internal Alterations	At design stage
77	Gairloch Primary	Nursery Alterations/Extension	At design stage
78	Glenurquhart Primary	Nursery Alterations	At design stage
79	Grantown Primary	Kitchen Extension and Internal Alterations	At design stage
80	Hilton Primary	Nursery Unit	At tender stage
81	Holm Primary	Nursery Alterations	At design stage
82	Invergordon Academy	Refurbishment of Toilets	At design stage
83	Kiltearn Primary	Extension/Refurbishment	At design stage
84	Kinmylies Primary	Nursery Unit	At design stage
85	Lairg Primary	Nursery Alterations	At design stage
86	Lochaber High	Refurbishment of Playing Fields	At design stage

87	Mallaig High	Resurfacing of Synthetic Playing Field	At design stage
88	Mount Pleasant Primary	Nursery Alterations	At design stage
89	Muirtown Primary	Nursery Alterations	At tender stage
90	Nairn Academy	Resurfacing of Synthetic Playing Field	At design stage
91	Newton Park Primary	Nursery Alterations	At design stage
92	Park Primary	Modular Classroom Units and Internal Alterations	At design stage
93	Pennyland Primary	Nursery Alterations	At design stage
94	Raigmore Primary	Nursery Unit	At tender stage
95	Rum Primary	Demolition of House	At design stage
96	Shieldaig Primary	Refurbishment/Conversion of House	At tender stage
97	St Joseph's Primary	Nursery Alterations	At design stage
98	Strathconon Primary	Refurbishment	At design stage
99	Thurso High	Improvements to Access and Parking	At design stage
100	Tomnacross Primary	Conversion of Upper Floor of House to Classroom Accommodation	At design stage
101	Wick High	Improvements to Reception and Dining Area	At design stage

Property Projects		Appendix 2
Property	Project Works	Progress/Comments
Fire Safety		
Projects Completed		
Abernethy Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Achiltibuie Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Alvie Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Balloch Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Balloch Primary School	Fire Safety Work to Structure & Fabric	Works Complete
Carrbridge Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Crossroads Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Croy Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Dornoch Academy & Primary	Fire Safety Work to Structure & Fabric	Works Complete
Dornoch Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Dunbeath Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Farr High School	Upgrade Fire Alarm and Detection System	Works Complete
Grantown Grammar School	Upgrade Fire Alarm and Detection System	Works Complete
Grantown Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Hill of Fearn Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Inver Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Invergordon Academy	Upgrade Fire Alarm and Detection System	Works Complete
Keiss Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Kinlochewe Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Lochinver Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Lybster Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Marybank Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Miller Academy Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Strathgarve Primary School	Upgrade Fire Alarm and Detection System	Works Complete

Tongue Primary School	Upgrade Fire Alarm and Detection System	Works Complete
Projects at Pre-Construction Stage		
Bridgend Primary School:	Compartmentation and component integrity works	Specification Stage
Nairn Academy	Fire Safety Work to Structure & Fabric	Specification Stage
Tain Royal Academy	Fire Safety Work to Structure & Fabric	Specification Stage
Thurso High School	Fire Safety Work to Structure & Fabric	Specification Stage
Projects at Construction Stage		
Ardersier Primary School	Upgrade Fire Alarm and Detection System	Works ongoing
Balnain Primary School	Upgrade Fire Alarm and Detection System	Works ongoing
Cradlehall Primary School	Upgrade Fire Alarm and Detection System	Works ongoing
Various Sites	Future Fire Risk Assessment Works	Works ongoing
Water Management		
Projects Completed		
Highland Wide	Highland Wide - Flushing & Disinfection Works	250No. sites completed
Projects at Pre-Construction Stage		
Kilmuir Primary School	Water Safety Upgrade Works	Specification Stage
Projects at Construction Stage		
Invergordon Leisure Centre	Water Safety Upgrade Works	Works ongoing
Mallaig Hostel	Water Safety Upgrade Works	Works ongoing
Nairn Leisure Centre	Water Safety Upgrade Works	Works ongoing
Engineering Compliance		
Projects Completed		
Ach an Eas Residential Home	New boiler room and gas pipeline upgrade works	Complete
Bridgend Primary School:	Completion of water upgrade works. Replacement of failed water services	Complete
Carrs Corner Roads Depot	Gas safety upgrade works	Complete
Craig Maclean Centre	Replacement of gym air conditioning. Existing units beyond economical repair	Complete
Dalneigh Primary School	Upgrade of Electrical System	Complete
Halkirk Primary School	Install new containerised boiler	Complete

Kingussie High School	Install new containerised boiler	Complete
Plockton High School	Upgrade school heating system	Complete
Plockton High School	Gas safety upgrade works	Complete
Raigmore Primary School	Boiler replacement and plant room upgrade works	Complete
St Josephs Primary School	Boiler replacement and plant room upgrade works	Complete
Projects at Pre-Construction Stage		
Charleston Academy	Gas installation upgrade works	Specification Stage
Grantown Grammar Ph1	New Boilers	Tender Stage
Helmsdale Primary School	Heating upgrade works. Partial replacement of heating pipework	In Design
Helmsdale Primary School	Upgrade of Electrical System	Specification Stage
Kyle Primary School	Switchgear Upgrade	In Design
Miller Academy	Upgrade of Electrical System	Specification Stage
Tarradale Primary School	Boiler Replacement	Specification Stage
Various Sites	Underground heating pipework replacements	Specification Stage
Projects at Construction Stage		
Dingwall Roads Depot and Street Lighting	Replacement of stores heating	Works ongoing
Gairloch High School	Gas storage upgrade works	Works ongoing
Inverness Library	Boiler replacement. Existing boilers are failing and do not generate sufficient heat for site	Works ongoing
Kinlochbervie High / Primary School	Gas storage upgrade works	Works ongoing
Structure and Fabric		
Projects Completed		
Arisaig Primary School	Window Replacements	Complete
Caithness House	Acoustic Improvements	Complete
Cannich Bridge Primary School	Septic tank replacement	Complete
Cromarty Courthouse	Listed building repairs	Complete
Dingwall Council Offices and Service Point	Toilet Refurbishment	Complete
Dingwall Leisure Centre	Service duct repairs	Complete
Dingwall Town Hall	Refurbishment and replacement of structural elements - Dry Rot	Complete

Inverloch Primary School	Window Replacements	Complete
Lochinver Primary School	Reroofing of annex	Complete
Nairn Courthouse	Listed building repairs / steeple	Complete
Projects at Pre-Construction Stage		
Banavie Primary School	Pitched Metal Roof Replacements and associated works Phase 1.	In Design
Dingwall Town Hall	Replacement of roof vents.	In Design
Dalneigh Primary School	Roof Replacement and associated works	Specification Stage
Dornoch Academy & Primary	Stonework and Lintel repairs to Primary School Phase 2.	Tender Stage
Glenelg Primary School	Replacement Skylights, rain screening and associated works	Specification Stage
Grantown Grammar School	Roof Replacements and associated works	Specification Stage
Holm Primary School	Roof Refurbishment	Specification Stage
Kingussie High School	Water Tank Rainscreen and associated works.	Specification Stage
Lochaber High School	Roof Replacements and associated works Phase 1	Specification Stage
Marybank Primary School	Canteen Roof Refurbishment	Specification Stage
Plockton High School	Window replacement and associated works Phase 1	In Design
Plockton High School - Hostel	Roof Refurbishment and associated works Phase 1 (Link Roof)	Specification Stage
South Lodge Primary School	Toilet Refurbishment	Specification Stage
South Lodge Primary School	Roof Replacements and associated works Phase 1	Specification Stage
Tarradale Primary School	Roof Replacement Phase 2	Specification Stage
Ullapool High School	Valley Gutter Replacement and associated works	Tender Stage
Projects at Construction Stage		
Highland Wide - Various properties	Intrusive Cavity Surveys & Remedial Works	Survey works ongoing
Highland Wide Properties	Various Sites - Component Failure	Works ongoing
Property Security		
Projects Completed		
Highland Wide - Security Improvements	Highland Wide - Security Improvements	15No. sites complete
Projects at Pre-Construction Stage		
Kingussie High School	Security Works - Police Scotland	Specification Stage

Lochaber High School	Security Works - Police Scotland	Specification Stage
Nairn Academy	Security Works - Police Scotland	Specification Stage
HQ	Security Works - Phase 2	Specification Stage
Catering & FM Compliance		
Facilities Management Equipment		
Projects Completed		
Schools	Purchase of Gutter & high-level cleaning equipment	Complete
Schools	Purchase of Battery Grounds Equipment – mowers, strimmers, hedge cutters	Complete
Projects at Pre-Construction Stage		
Schools	Purchase of Access Equipment – MEWPS	Specification Stage
Secondary Schools	Provision of Tractors for grounds maintenance	Specification Stage
Service Requirement	Purchase of Trailers	Specification Stage
Projects at Construction Stage		
Nairn Academy & Charles Kennedy Building	Storage Containers	Orders placed
Schools & Offices	Purchase of Pressure Washers & Window Cleaning Equipment	Orders placed
School & Offices	Winter gritting equipment/accessories	Orders placed
Catering Equipment		
Projects Completed		
Inverloch Primary School	Upgrade of servery and kitchen	Complete
Schools	Installation of dishwashers in 10 schools	Complete
Projects at Pre-Construction Stage		
Kingussie High School	Installation of extraction canopy and roof repairs	Specification Stage
Duncan Forbes Primary School	Upgrade kitchen inc extraction canopy	Specification Stage
Projects at Construction Stage		
Schools	Provision of allergen management equipment	Order placed
Energy Works		
Projects at Construction Stage		
Energy Works	SMART Cities Programme - Installation of remote engineering monitoring equipment	Works ongoing

Energy Works	Vlan & Building Management Systems – Essential upgrade works	Works ongoing
Energy Works	LED Lighting	Works ongoing with 45No. sites complete