

DATA LABEL: PUBLIC



## **COUNCIL EXECUTIVE**

### **BEATLIE SCHOOL CAMPUS – LEARNING ESTATE INVESTMENT PROGRAMME UPDATE**

#### **JOINT REPORT BY HEAD OF EDUCATION (LEARNING, POLICY AND RESOURCES) AND HEAD OF FINANCE AND PROPERTY SERVICES**

##### **A. PURPOSE OF REPORT**

The purpose of this report is to update Council Executive on progress on delivery of the new, replacement, Beatlie School Campus, and to seek approval for the location of the new school and the formal submission of a New Project Request on the basis outlined in the report.

##### **B. RECOMMENDATION**

It is recommended that Council Executive:

1. Approves progressing the development of a new Beatlie School Campus to the east of the Xcite Craigswood Leisure Facility off Grange Road, Craigswood Livingston;
2. Notes the inclusion of the NHS Child Development Centre (CDC) as part of the new school campus;
3. Notes that the current projected total cost and proposed affordability cap of the new facilities, including the CDC is £14.753 million (Fourteen Million, Seven Hundred and Fifty Three Thousand pounds);
4. Approves the formal submission of a New Project Request to Hub South East Territory Partnership (HUBco) for the delivery of the new school;
5. Notes the progress to date to develop the project including the selection of a Tier One Contractor and Design Team;
6. Notes the proposed delivery timescales including completion by September 2023;
7. Delegates authority to the Head of Finance and Property Services to approve progressing of the project through the next key stages, on the basis that there are no material changes to the project or its parameters as outlined in this report;
8. Approves the principles of the funding agreement with the NHS to finance their contribution towards the development cost of the CDC;
9. Notes that, prior to financial close and construction commencement a further update report will be presented to Council Executive for approval; and
10. Notes the ongoing separate statutory Education Consultation process

## **C. SUMMARY OF IMPLICATIONS**

- |            |  |   |
|------------|--|---|
| <b>I</b>   | <b>Council Values</b>  | Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; making best use of our resources.  |
| <b>II</b>  | <b>Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b> | The Local Government etc (Scotland) Act 1994. Education (Scotland) Act 1980 and related regulations. The Standards in Schools (Scotland) Act 2000. The School Education (Amendment) (Scotland) Act 2002 and School (Consultation) (Scotland) Act 2010.  |
| <b>III</b> | <b>Implications for Scheme of Delegations to Officers</b>  | Recommendation 7 seeks approval to delegate authority to the Head of Finance and Property to progress the project through key stages subject to there being no material changes to the project parameters as set out in this report, noting that final approvals at financial close and pre-construction will be subject to Council Executive consideration.  |
| <b>IV</b>  | <b>Impact on performance and performance Indicators</b>  | <p>The proposed project will support various performance measures contained in the Corporate Asset Management Strategy and Property Asset Management Plan, including those relating to Compliance, Condition, Suitability, Sufficiency, Sustainability and Accessibility.</p> <p>Terms and Conditions of the Learning Estate Investment Programme incentivise maintaining the buildings in a satisfactory or good condition, reducing energy consumption and enhancing digital performance. These indicators will be reviewed throughout the 25 year funding support period</p> |
| <b>V</b>   | <b>Relevance to Single Outcome Agreement</b>   | Outcomes positively supported include: Our children have the best start in life and are ready to succeed; We are better educated and have access to increased and better quality learning and employment opportunities; People most at risk are protected and supported to achieve improved life chances; We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.  |
| <b>VI</b>  | <b>Resources - (Financial, Staffing and Property)</b>  | The approved General Services Capital Programme includes approved budgets of £6.75m to deliver the project from 2021/22 onwards.  |

The additional funding for the school will be met over a 25-year period by the Scottish Government as part the Learning Estate Investment Programme (LEIP) outcomes based funding model.

The NHS will pay a pro rata contribution of construction and ongoing property costs for the lease of the CDC facility within the campus.

The project will be managed through existing staff resources and supported by funded internal staffing and external technical consultants from within the project's financial resources.

**VII Consideration at PDSP** The statutory consultation for the relocation of Beatlie School will be considered by Education Policy Development and Scrutiny Panel and Education Executive approval will be sought for the consultation in November 2021.

**VIII Other consultations** Planning, Economic Development and Regeneration Services, and Operational Services. The local elected members for the proposed development location have been provided with a copy of this report for their information.

## **D TERMS OF REPORT**

### **D1 Background**

West Lothian Council wishes to optimise the educational experience for every child and young person by providing the best possible education which meets the need of all learners. To achieve this, the council is committed to ensuring that children are provided with learning environments that enable them to reach their full potential. This means providing schools that are satisfactory or better in terms of condition, suitability, accessibility, sustainability and sufficiency.

A review of the delivery of Additional Support Needs (ASN) education in late 2017 identified the following key priorities:

1. The existing ASN education estate requires to provide opportunity to deliver additional capacity to meet rising roll demand if required;
2. An ASN school estate that delivers long term asset performance, and, in particular, addresses constraints on long term condition and suitability;
3. Options for future service delivery to be reviewed and the financial implications of these considered;
4. Statutory consultations and engagement to be undertaken on the future ASN school estate investment.

To deliver these priorities, changes to property assets such as Beattie School which support the delivery of ASN education were considered with strategic outline business cases developed and initial funding approved as part of the General Services Capital Programme 2018/19 to 2027/28.

The business case for this project provided for a new school to be built utilising a bid for Schools for the Future to provide additional funding. The priorities for the business case highlighted that by replacing the existing school would provide a new modern purpose-built specialist profound support needs school and a specialist nursery for our most vulnerable children.

The update of the General Services Capital Programme for 2021/22 to 2027/28 approved by Council on 19 February 2019 incorporated a budget allocation of £6.75m for Beattie School (excluding the CDC) which was based on a 50:50 support for construction costs by the Scottish Government through the LEIP.

The council was successful in its application for LEIP funding. The project continues to be based on the development of a new school but also now includes partner accommodation for the NHS Child Development Centre (CDC) which is currently located at the existing Beattie Campus. The CDC accommodation is being funded entirely by the NHS.

## **D2 Site Selection**

An extensive site appraisal exercise was carried out, with several sites identified for the potential relocation of the school. The preferred location that has been identified by officers for the new Beattie School is on the existing playing fields to the east of Craigswood Xcite, West Lothian Leisure Sports Facility. Appendix 1 of this report contains the site plan showing the location of the preferred site and the adjacencies to the existing facility.

The principles of the site selection exercise were as follows:

1. Land must be owned by the council (or a partner organisation) and be sufficient for the delivery of the campus;
2. Preference for remaining within Craigshill, Livingston to maintain existing strong links with local community organisations;
3. The site should not if possible be technically challenging to develop in terms of topography and utilities to mitigate cost risks associated with abnormal development costs; and
4. The site should be in a location that is accessible for public transport and the road network. Proposed site is on a bus route (276 - Bathgate to Broxburn).

The site is currently used as open space and football pitches. The intention is that the pitches will remain with the new school sited with the southern portion of the site. Existing users can be accommodated on other pitches and open space to the west of Craigswood Xcite.

If the site proposed is approved for the new school, appropriate engagement with existing users and West Lothian Leisure will occur advising of the timescales for delivery.

### **D3 Inclusion of the NHS Child Development Centre**

The NHS currently operate the CDC from the annex to the existing Beatlie School which formerly housed the Craigshill / Almondbank Library. This integrated facility, between Education Services and NHS Lothian is best practice and held up as an exemplar service for the assessment and development of children within West Lothian with additional support needs.

NHS Lothian have confirmed their preference for the new Beatlie School to have an integrated CDC as part of the project and have underlined their commitment with an initial payment of £1 million as a contribution to the CDC, with the balance of payment to be reconciled at Financial Close.

Heads of Terms for the lease of the facility and Funding Agreement principles have been agreed and will be finalised as part of concluding the financial close process.

### **D4 Technical and Design Development**

Through the Strategic Support Framework with our delivery partners Hub South East, the council have procured a full design team and appointed Morrison Construction Scotland as tier one contractor.

The process has enabled the project to be developed to a mature position to provide a high degree of confidence around the cost, quality and programme, with reduced risks to the council.

Technical investigations and appraisal works have been completed and the site has been assessed as being the most suitable location for construction which meets the criteria outlined in section D2 with no abnormal ground or remediation works required.

The layout plan at Appendix 1, has been developed in consultation with Education Services, Beatlie School Senior Management Team, and NHS Lothian Estates and the CDC Management Team.

The School has been designed to accommodate Nursery, Primary and Secondary Pupils with a hydrotherapy pool and a fully integrated hoist system that is designed into the fabric of the building to enable all pupils to have full access to all appropriate areas that will provide maximum support to staff and carers for transitions between mobility aids.

The school is being designed with enhanced energy reduction measures in line with the LEIP funding outcomes and the councils drive towards net zero carbon.

### **D5 Project Costs**

The approved General Services Capital Programme includes a budget of £6.750m to deliver the project from 2021/22 onwards.

The total projected cost of the project based on the operational dates, the current accommodation schedule, including the CDC, and the emerging material pallet has been advised as £14.753 million (Fourteen Million, Seven Hundred and Fifty Three thousand). This will form the basis of the council's new project request submission to HUB South East Partnership Ltd (HUBco).

Funding support through the LEIP will provide a maximum of 50% contribution towards the project, excluding the CDC facility, and will be paid annually over 25 years. This contribution is conditional on achieving the following outcomes;

1. Condition - The building must be maintained in a Good or Satisfactory Condition for the duration of the 25 years;
2. Energy Efficiency - The building must achieve energy consumption targets of between 67 and 83kWhr/m<sup>2</sup>/annum;
3. Digitally Enabled Learning – The digital infrastructure must be capable of supporting 1Gbps in every learning space within the building;
4. Economic Growth – Evidence must be provided that the Construction Industry Training Board benchmark for jobs supported in education sector construction is achieved. A project of this size should support 10 new jobs.

It is anticipated that the project will meet all of the outcomes above and officers have no major concerns regarding achievement of the performance measures.

The NHS CDC portion of the projected is estimated to cost £1.464million and the NHS has confirmed for this this element.

The proposed affordability cap will be subject to the normal risks associated with projects of this scale. These include site condition / remediation, utilities and services and contractor performance. In addition, there are external project risks associated with material and contractor availability as a consequence of the pandemic, the UK exist from the EU and other factors that could materialise. At this stage, of the project the greatest risk is around the procurement and demand for materials This has been accounted for within the current affordability cap.

In delivering the project through HUBco, upon the project reaching financial close, all construction based risks transfer to the primary contractor as opposed to traditional procurement where these would be retained by the council.

## **D6 New Project Request**

Progressing the project to its current stage of development has been undertaken under the HUBco Strategic Support Services Framework. This means that there is no commitment by the council to progress the project any further, with only costs incurred to date to be paid.

To progress the project to the next stage and to refine and finalise the total costs of delivery, together with confirming proposed contractual delivery timescales, the council requires to issue a formal New Project Request to HUBco. If accepted and agreed, this establishes the affordability cap, delivery timescales, accommodation brief and milestones for measuring progress. In addition, this part of the process notifies the supply chain that the project is confirmed for delivery and that detailed market testing and tendering will be undertaken in due course.

This report seeks approval to formally issue the New Project Request to HUBco on the basis of the estimated total costs and timescales outlined in the report. To date, under strategic support, a full design team and Principal Contractor (Morrison Construction Scotland) have been appointed and the design has been developed to a state of maturity that has been confirmed as meeting the needs of the pupils, parents and staff and, importantly that the project sits within the affordability cap. The proposed layout of the new school is shown within Appendix 1.

## D7 Next Stages

If the project is agreed the following timescales are proposed:

<b>Project Stage / Milestone</b>	<b>Projected Date</b>
New Project Request Issued by the council Stage 1 Report Approved by the council	18 June 2021 25 June 2021
Stage 2 Report Submitted by HUBco Stage 2 Report Approved by the council	14 February 2022 8 April 2022
Financial Close (reported to Council Executive for approval)	13 May 2022
Construction Commencement	10 June 2022
Construction Completion	31 August 2023

It is proposed that the Head of Finance and Property Services is provided with delegated authority to approve the project progressing through stage two which, in summary, further refines costs, develops the designs and considers risks and their mitigation in greater detail. Delegate authority is sought on the proviso that the project parameters set out in this report are not materially different and that prior to financial close and construction commencement, Council Executive, is provided with a report for approval.

## D8 Education Consultation

A separate report will be presented to Education Executive to consider the intention to commence formal public consultation on the proposal to relocate Beatlie School to the new purpose built facility at Craigswood based on Council Executive approving the proposed location.

It is anticipated that the outcome of the consultation will be prepared in October 2021 and will be presented to Education Executive for decision in November 2021.

## E. CONCLUSION

The council is committed to investing in our learning estate to improve performance and to enhance the teaching environments. This includes supporting our most vulnerable children accommodated within our ASN estate.

The proposed project has been fully appraised and is now at the stage where commitment to proceed subject to statutory education consultation is required to enable it to progress further.

The proposed site meets the project requirements. If Council Executive approves progression of the project as outlined in the report the appropriate engagement and statutory consent applications will be made.

The delivery of the new Beatlie ASN Campus incorporating the CDC facility will enable the continued provision of highest quality facilities for the pupils, parents, stakeholders and the wider West Lothian community.

**F. BACKGROUND REFERENCES**

None

Appendices/Attachments:

Appendix 1 – Proposed Site/Location Plan

Appendix 2 – Proposed Floor Plan

Appendix 3.1 – Architect's Images - External

Appendix 3.2 – Architect's Image - Internal

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**James Cameron, Head of Education (Learning, Policy and Resources)**

**Donald Forrest, Head of Finance and Property Services**

Date of meeting: 8 June 2021





DATE	REVISION	REV/DRW/CHK
21.05.21	FIRST ISSUE	P01 GC NR

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North Arrow

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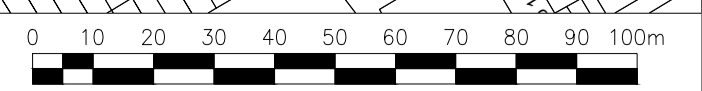
Project: BEATLIE CAMPUS

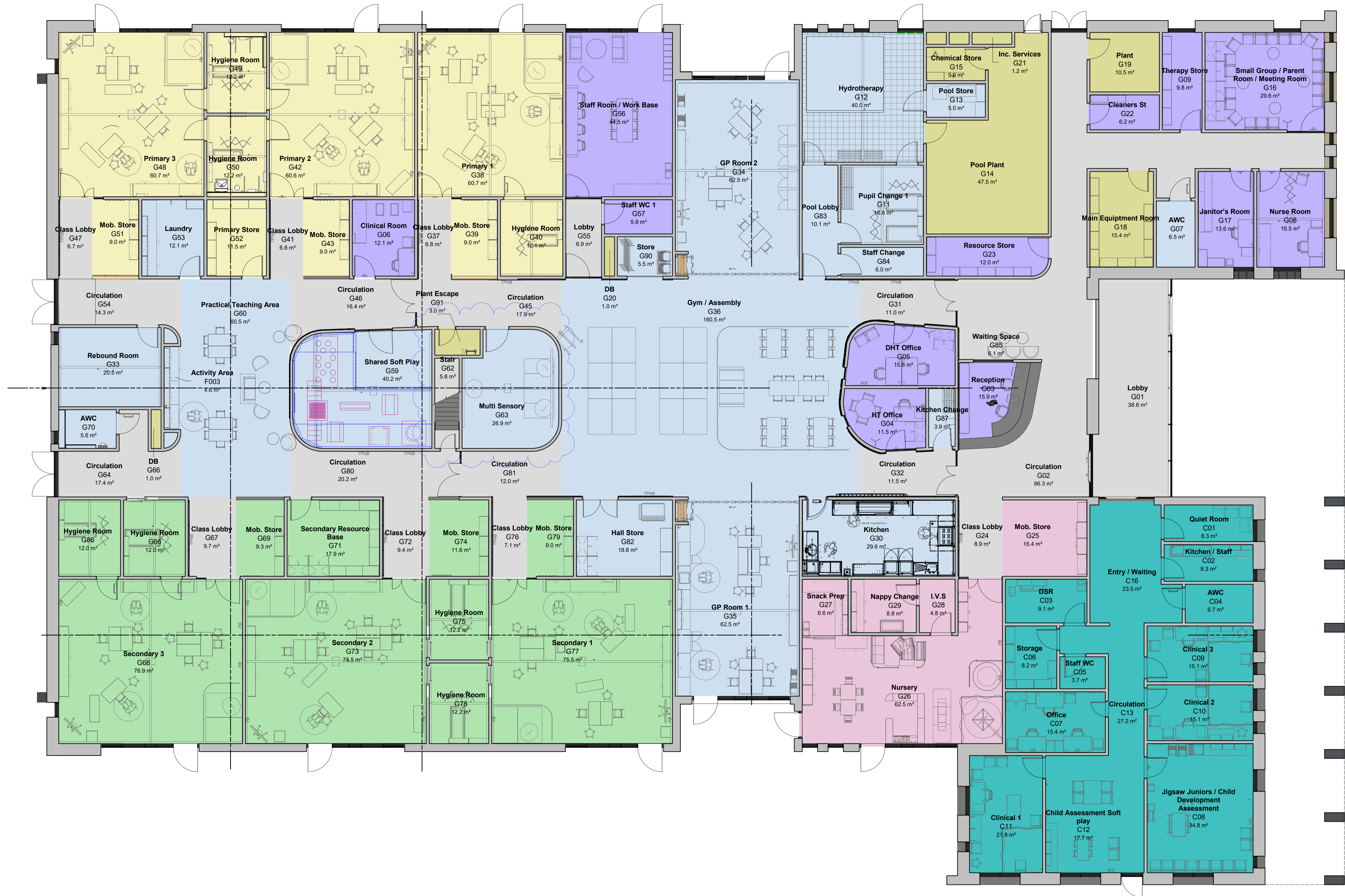
Drawing Title: SITE LOCATION PLAN

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Appendix 2 - Proposed Floor Plan



Main Entrance



South Elevation



North Elevation



Appendix 3.1 Architect's Images, External



GP Space 1



Typical Classroom



Typical Classroom



GP Space 2

Appendix 3.2 Architect's Images, Internal