

REPORT TO BUCHAN AREA COMMITTEE: 19 JUNE 2018

NEW PETERHEAD COMMUNITY CAMPUS AND OTHER FACILITIES - UPDATE

1. Recommendation

The Committee is asked to:

- 1.1 **Note the progress to date on the New Peterhead Community Campus project – incorporating a new Academy and Community Facilities, alongside other key projects being considered in relation to assets and services in Peterhead.**
- 1.2 **Agree to receive further updates as appropriate as this significant programme develops.**

2. Background / Discussion

- 2.1 The Committee previously considered a report on the Peterhead Learning Estate, incorporating a new Peterhead Academy and new community facilities at its meeting on 14 March 2017. Since that time, the Council, at its budget setting meeting held on 8 February 2018, agreed to include in the Capital Plan a sum of £71m for a new Peterhead Campus during 2023-28. Accepting these timescales may appear some way off, it is important to begin the planning process now in order to ensure the Council, any partners, and the community are well positioned to deliver these aspirations for Peterhead. This report represents an initial update and commits to further work in order to make progress on what is a great opportunity to take advantage of significant investment in Peterhead.
- 2.2 Alongside the Learning Estate, there are a series of significant capital programmes identified for Peterhead which interrelate and which involve Education, Early Years, Health and Social Care, Housing and Community Facilities/well-being. There is also the Regeneration work which these wider capital programmes impact on. Peterhead is one of the areas focussed on by the Community Planning Partnership's Locality Planning approach. As such these programmes would benefit from a 'master-planning' approach and, recognising the cross-directorate and agency nature of these projects, the Director of Business Services has been tasked with bringing together the key officer leads and coordinating the progression of these projects. This paper affirms this is now well underway.
- 2.4 A cross-service group of lead officers has explored the capital projects under discussion for the town under a programme management approach.
- 2.5 The Council employs a 'Gateway' process for the assessment and management of large capital projects. A summary diagram of the Gateway stages with indicative timescales is attached as **Appendix 1**. Officers have been working to meet the requirements of the Gateway process. The Peterhead Academy and Community Facilities Project is now at Stage 1 of the

Gateway process, having been approved as a Capital Project and entered into the Capital Plan as part of the report to Council on 8 February 2018.

3. Next Steps

- 3.1 In relation to the Learning Estate, the key next step is to undertake a full options appraisal on the two previously identified sites – the current Academy Site and Kinmundy Road. The initial community engagement and consultation showed a clear preference for the new build option on the Kinmundy site but with the retention or development of community facilities in the town centre. This has been confirmed by the recent consultation work on sports, community and cultural facilities. Further formal public consultative work will need to be undertaken to meet statutory obligations. However it is important to be in a position to make some early decisions on the scope of the project, including locations, so the Council is in the best possible position to progress this work and to ensure the Council can be well placed with regard to accessing any emerging funding streams.
- 3.2 While the two broad options (Kinmundy Road and existing Academy site) remain, there are a series of sub options involving the co-location of sports and community facilities either with the Academy on the Kinmundy site, retained on the existing site or new build on an alternative site nearer the town centre. The options appraisal will explore these options including the cost implications, deliverability and impact on the viability of the project.
- 3.3 The detailed work on the options will take place over the next 6 months and a recommendation be taken back through Committee(s) by the end of 2018.
- 3.4 The New Peterhead Academy and Community Facilities project is part of a cross-directorate programme and it impacts on a number of Council Committees, particularly the Area Committee, Education and Children's Services Committee, the Communities Committee and also the Integrated Joint Board. Officers are currently working on proposals for Councillors to consider in relation to overall governance of the programme that aims to respect the interests of all the Committees involved.

4. Scheme of Governance

The Committee is able to take a decision on this item in the terms of Section B1.2 of the List of Committee Powers in Part 2A of the Scheme of Governance as they are being asked to comment on a matter impacting the Buchan Area.

5. Equalities, Town Centre, Staffing and Financial Implications

- 5.1 An equality impact assessment is not required for this report as we are not changing policy, a full assessment will be determined at the Full Business Case stage.
- 5.2 Depending on the option selected for the New Peterhead Academy and community facilities there could be a significant impact on the town centre. Although a greater level of analysis is required, initial work undertaken would suggest that this may not necessarily be overly detrimental to the existing retail provision. A study of the lunchtime footfall from the Academy and trade

in the town centre indicated the largest loss would occur to the adjacent supermarket rather than town centre retail premises. Anecdotal evidence from Ellon suggests that while there was an economic impact initially on the town centre, other opportunities for investment and service provision have been created and stimulated a different high street offer.

- 5.3 The staffing implications have yet to be fully assessed however it is anticipated there will be no negative impact on staffing. There are financial implications as a result of this project however these will be fully assessed as part of the business case on the preferred option.
- 5.4 The Capital Plan allocates a sum of £71m. This is based on the 2018 capital cost of building a like-for-like replacement Academy with leisure and community facilities on a single site, adjusted for inflation to the period 2023-2028.
- 5.5 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and comments have been incorporated

Ritchie Johnson
Director of Business Services

Report prepared by: Robert McGregor, Area Project Officer

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Capital Projects Gateway Process - Visual Summary

