Learning Estate Investment Programme
Programme Metrics, Terms and Conditions, and Funding Outcomes
Phase 3

The sections below outline the guiding principles, programme metrics, terms and conditions, and funding outcomes for Phase 3 of the Learning Estate Investment Programme (LEIP).

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Section 1: Guiding Principles

The following Guiding Principles are as outlined in the 2019 Learning Estate Strategy: *Connecting People, Places & Learning*.

	Guiding Principles	
1.	Guiding Principles for Programme	Before each project enters construction, a pre-construction review workshop will be held with Scottish Government and SFT representatives to enable the project team to evidence how the project has responded to the ten guiding principles of the Learning Estate Strategy: 1. Learning environments should support and facilitate excellent joined up learning and teaching to meet the needs of all learners 2. Learning environments should support the wellbeing of all learners, meet varying needs to support inclusion and support transitions for all learners 3. The learning estate should be well-managed and maintained, making the best of existing resources, maximising occupancy and representing and delivering best value 4. The condition and suitability of learning environments should support and enhance their function 5. Learning environments should serve the wider community and where appropriate be integrated with the delivery of other public services in line with the place principle 6. Learning environments should be greener, more sustainable, allow safe and accessible routes for walking, cycling and wheeling and be digitally enabled 7. Outdoor learning and the use of outdoor learning environments should be maximised 8. Good consultation about learning environments, direct engagement with learners and communities about their needs and experiences, and an involvement in decision making processes should lead to better outcomes for all 9. Collaboration across the learning estate, and collaboration with partners in localities, should support maximising its full potential 10. Investment in Scotland's learning estate should contribute towards improving learning outcomes and support sustainable and inclusive economic growth

Section 2: Programme Metrics

The following updated area and cost metrics apply for projects in Phase 3 of the Learning Estate Investment Programme.

<table>
<tr><th></th><th>Metrics</th><th></th></tr>
<tr><td>1.</td><td>Area per pupil</td><td>
<table>
<tr><th>Primary Capacity (Pupils)</th><th>Internal Sqm/Pupil</th><th>External Covered Sqm/Pupil</th></tr>
<tr><td>Up to 231</td><td>8.5</td><td>1.0</td></tr>
<tr><td>232-462</td><td>7.5</td><td>1.0</td></tr>
<tr><td>463+</td><td>6.5</td><td>1.0</td></tr>
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<table>
<tr><th>Secondary Capacity (Pupils)</th><th>Internal Sqm/Pupil</th><th>External Covered Sqm/Pupil</th></tr>
<tr><td>Up to 400</td><td>13</td><td>0.8</td></tr>
<tr><td>401-800</td><td>12</td><td>0.8</td></tr>
<tr><td>801-1200</td><td>11</td><td>0.8</td></tr>
<tr><td>1201+</td><td>10</td><td>0.8</td></tr>
</table>
Internal Sqm/pupil will be reduced by 0.5 sqm/pupil for the smaller of any schools which form part of a campus.

30sqm-33sqm/pupil for ASN Schools (NB: project specific requirements to be considered)

5.8sqm/pupil for ELC facilities

Local authorities to consider external covered spaces appropriate for a range of activities, for example, social/dining, outdoor learning and sports use. NB: The cost of providing the out door
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<table>
<tr><td></td><td></td><td>covered areas has been factored into the cost metric. The cost metric should not be applied to the outdoor covered area requirements.</td></tr>
<tr><td>2.</td><td>Cost per sqm</td><td>
<table>
<tr><th>School Type</th><th>Cost Metric/sqm £</th><th>Base Index</th><th></th></tr>
<tr><td>Secondary/All through Campus</td><td>3,500</td><td>333 (Q4 2019)</td><td>Base index based on All-in-TPI published on 10th June 2022</td></tr>
<tr><td>Primary (inc. co-located ELC)</td><td>4,200</td><td>333 (Q4 2019)</td><td>Base index based on All-in-TPI published on 10th June 2022</td></tr>
<tr><td>ASN</td><td>4,500</td><td>333 (Q4 2019)</td><td>Base index based on All-in-TPI published on 10th June 2022</td></tr>
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These cost metrics will apply to all projects in Phase 3 of the programme regardless of type i.e. newbuild, refurbishment or extension.
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Section 3: Terms and Conditions

Scottish Government (SG) funding is predicated on the delivery of the following LEIP programme terms and conditions:

	Terms and Conditions	
3.	Internal Environmental Quality	Providing a suitable internal environment for building users is vital for their health, wellbeing and learning. Appropriate temperature, avoidance of draughts and provision of adequate ventilation are key factors in defining Internal Environmental Quality. The programme requires designs to be developed in line with BB101 2018/ CIBSE TMS2.
4.	Internal Monitoring	During the COVID-19 pandemic, the Scottish Government guidance required CO2 monitoring within the learning estate to ensure that good ventilation and air quality is provided. To improve and monitor this work, and allow local authorities to ensure the highest quality internal environment is delivered within their learning estate, the programme requires the installation of sensors in all internal habitable spaces to record the following for each space: • Environmental Factors (i.e. temperature, CO2, Relative Humidity, VOCs, Noise levels) • Occupancy • Heat Energy use (e.g. radiator flow rates/temperature) • Ventilation System status (e.g. MVHR, ventilation fan systems, window sensors) <u>Habitable Spaces</u>

		To provide consistency of definition across the variety of projects in the programme, the following spaces are not defined as habitable spaces and are therefore excluded from sensor monitoring: • Plant areas • Stores • Kitchen areas • Potential Other (e.g. specialist vocational/industrial facilities, Councils to propose)
5.	Quality Agenda	Planning how to focus on and deliver quality throughout the design and construction process will help enable the delivery of high-quality assets. The programme requires to see evidence of the local authorities approach to quality management and assurance. A Quality Assurance and Management Plan should be provided for all stages of the project including the briefing, design and procurement stage and the construction stage. The quality plan must include the resources that will be deployed. (Quality Plan Guide Link)
6.	Baseline Skillset	The skills and support provided by Senior Responsible Officers and Project Directors will be a key enabler to achieving successful project outcomes. The programme requires local authorities to complete the Baseline Skillset Toolkit at the outset of a project and to demonstrate how any resource gaps identified will be addressed to ensure the appropriate resources are in place on each project. (Baseline Skillset Toolkit Link)
7.	Zero Emissions Heating	To support the Scottish Government's commitment to decarbonisation of heat to new and existing buildings in the public sector estate, fossil fuels as the primary heat source on projects cannot be used in LEIP Phase 3 projects.

		The programme requires local authorities to use zero direct emission heating within the project site boundary.
8.	Electric Vehicle Charging	There is current statutory consultation underway for the provision of public electric vehicle (EV) charging network. In line with this vision, the programme requires the installation of EV Charging points to 10% of total parking on each project site, and ducting to a further 40% of total car parking spaces to facilitate future EV installation expansion.
9.	Healthier Learning Environments	Lessons learnt from the COVID-19 pandemic has shown that the design of the physical environment can help reduce the spread of infection within the learning estate. The programme requires local authorities to enhance infection resilience through design and specification. This may be achieved by, for example: - Easy clean specification (e.g. floor and wall finishes, wall hung WCs and benches) - Reduced touch points (e.g additional hold open doors, sensor taps, window actuators) - Improved hygiene (e.g. more hand washing facilities and sanitisation stations)
10.	Infrastructure Technology	The specification, delivery and management of information throughout the project lifecycle will improve efficiencies and ultimately create the conditions for the successful management of a new or refurbished asset.

		The programme requires the use of the SFT Standard Information Management Plan (SIMP v2). To support this a client-side Information Manager for each local authority and project should appointed. (SIMP Link)
11.	Project Data	Capturing project data will support and inform both the LEIP programme and future programmes of investment. The programme requires the submission of project data to the community benchmark database at contract close and at the agreement of the final account for all projects. (Community Infrastructure Benchmark Database Link)
12.	Project Evaluation	How the performance of and outcomes achieved by a project are evaluated will support the continuous improvement of existing and future investment programmes. The programme requires the completion of: • Post Project Review (PPR) – within 3 months of construction completion. The PPR should seek to measure and evaluate the achievement of project success criteria at the point of handover and will focus on the process to reach that key milestone. • Post Occupancy Evaluations (POEs) – within 12-18 months after construction completion. The POE should seek to measure and evaluate if the completed project has responded

		successfully to the project success criteria as defined at the project outset. The POE will focus on in-use outcomes and build on the lessons learned through the PPR.

Section 4: Funding Outcomes

Scottish Government (SG) funding will be available through the Outcomes Based Funding (OBF) model. SG funding will be released as the achievement of agreed outcomes is evidenced. The details of these outcomes are included in the table below:

Funded Outcome	Outcome to be achieved
1. Condition	Local authorities must provide evidence, through their annual returns that the facility is kept in condition A or B for a period of 25 years. This is intended to be a binary funding condition. In recognition of the potential for survey issues to be identified, removal of funding would be suspended for one year to allow for rectification of any issues leading to a C condition rating. The funding would be reinstated, the next financial year, once it could be demonstrated that the facility was in A/B condition again. If the building drops into condition C more than once during a five-year period, the condition funding element will be suspended without the one-year grace period, until the condition is rectified to A/B. In the event of exceptional circumstances such as fire or flood resulting in the condition of the building being unable to be rectified to an A/B condition within 1 year of becoming a C, or meaning that the facility drops into condition C for a second occasion, this will be reviewed on a case by case basis between the authority and SG.

2. Energy Efficiency	Authorities must provide evidence that the in-use energy target of 67/kWh/sqm/p.a. for core hours of 2,000 p.a. and core facilities is achieved. **Core Facilities** To provide consistency of definition across the variety of projects in the programme, the following facilities are excluded from the total energy consumption target: • Dedicated community/health facilities • Swimming pool/hydrotherapy pool • External sports flood lighting • Production kitchens (serving multiple sites) • Data centres (serving multiple sites) • Electric Vehicle Charging Points • Other (e.g. specialist vocational/industrial facilities, councils to propose) Within the remaining core facilities, all energy uses relating to the building and users are included in the energy target. The target includes all consumed energy regardless of source e.g. energy provided from renewable sources is included in the same manner as gas or electricity from the mains or grid. Contribution from heat pumps should be included on the output side rather than input side to support the aim of creating energy efficient buildings using a fabric first approach. **Core Hours** To recognise that councils and individual schools have different operational hours and term dates, the target is anticipated to cover all energy uses during a bank of 2000 operational hours per annum. If the facilities are operational for more or less hours then a pro rata approach should be taken to compare against the target. Building use purely for cleaning, maintenance or security tasks will not be considered as operational hours. **Example** To report on previous year:

- total open operational hours of a facility for school and community use (excluding cleaning etc) = 3000 hours
- total annual energy consumption from all sources (after exclusions) = 120 kWh/m2/annum
- reportable core energy consumption would be (2000/3000) x 120 = 80 kWh/m2/annum

Energy Outcome Funding

This is recognised as being an ambitious target, therefore it is not anticipated that this will be a pass/fail outcome for funding but that a sliding scale will be attached.

From feedback and discussion with Directors of Finance, ADES Resources and SHOPs the sliding scale is grouped into ranges with a corresponding alteration to funding depending on which range is demonstrated as being achieved:

Energy Consumption kWh/sqm/p.a.	Energy Funding %
A 67- 83	100%
B 84- 99	90%
C 100 – 115	60%
D 116 -130	30%
E 131+	0%

If the facility exceeds 130/ kWh/sqm/p.a for core hour use of energy use – no funding will be available for that outcome.

<table>
<tr><td></td><td>The funding for the energy outcome will commence in year 3 of operations to allow a 2-year period to monitor in use energy consumption and optimise systems and behaviour. At the end of year 2 the in-use energy will be measured, and this will determine the initial funding band.

Following the initial reporting of the energy target at the end of year 2, the energy outcome will be assessed every 5 years in years 7, 12, 17 and 22. The rolling five-year average is what should be reported. In the event of a change of performance from the previous measurement, there will be a 1-year grace period to allow Councils to rectify the change and bring back to the original target of maintain improved energy performance, before any required changes, to funding are implemented.</td></tr>
<tr><td>3. Digitally Enabled Learning</td><td>Digital is an evolving and fast-growing area and one that is becoming more prevalent in every-day learning as digital learning and teaching strategies continue to develop.

To ensure facilities are future proofed and able to continue to support high quality digital learning and teaching, regardless of technology advancement, the local authority must provide evidence that the underlying digital infrastructure of the facility is capable of supporting 11Gbps. This underlying infrastructure should extend to at least one point within every learning and teaching space throughout the facility.

If the cost of providing the initial connection speed to the facility is prohibitively expensive due to geographic location or it is not physically possible yet in that location, this can be reviewed on a case by case basis to establish an appropriate solution.</td></tr>
<tr><td>4. Economic Growth</td><td>Investment in infrastructure is synonymous with economic growth. The Construction Industry Training Board (CITB) has published benchmarks outlining how many new jobs should be supported from investment in the education sector.

The authority will require to collate and provide evidence that they have met the target for jobs supported as per the CITB benchmarks published July 2017. The number of jobs to be supported depends on the size of investment (based on construction contract value):

<table>
<tr><td>£1-3.5m</td><td>£3.6-6m</td><td>£6.1-10m</td><td>£10.1m-15m</td><td>£15.1-20m</td><td>£20.1-30m</td><td>£30.1-40m</td></tr>
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<table>
<tr><td>1</td><td>4</td><td>5</td><td>10</td><td>11</td><td>12</td><td>14</td></tr>
<tr><td>£40.1-50m</td><td>£50.1-60m</td><td>£60.1-70m</td><td>£70.1-80m</td><td>£80.1-90m</td><td>£90.1-100m</td><td></td></tr>
<tr><td>15</td><td>18</td><td>19</td><td>19</td><td>21</td><td>22</td><td></td></tr>
</table>

Funding will be available if the relevant target is achieved. If this is not achieved in full, funding will be adjusted accordingly. E.g. if 12 jobs is the target but only 11 are evidenced as being achieved then 11/12ths of the funding for that outcome will be available.

This outcome could be multi-faceted and also provide a measure to ensure training places are supported and learner engagement is embedded in the design and construction process through site visits and work experience placements.

It is proposed that because the achievement of this outcome will happen in the design and construction phase of the project that the funding for it, if achieved, is received in the first two years of operations, rather than extend over the 25-year period.</td></tr>
<tr><td>5. Construction Embodied Carbon</td><td>Reducing Whole Life Carbon is key to ensuring the long-term sustainability of the learning estate. Building on the Operational Energy Target already established in LEIP, the opportunity exists to significantly reduce the Construction Embodied Carbon footprint from inception, through design and construction to practical completion.

<u>Construction Embodied Carbon Outcome</u>
Local authorities should evidence that the construction embodied carbon target of 600 kgCO2e/m2 for core facilities is achieved. Local authorities should track and record this throughout the project stages using an assessment tool compliant with BRE IMPACT methodology managed by an assessor with appropriate expertise.

Evidence of achieving this target using actual material, product, transport and contractor activity data will be required at project completion.

<u>Methodology</u></td></tr>
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The Construction Embodied Carbon target should be assessed for the building and external plant only, excluding external works and loose FF+E. This should include Stages A1-A5 "from cradle to practical completion" as defined in the RICS Professional Statement of Whole Life Carbon:

- A1-A3: Products/Materials (c. 95% of target CO2 emissions)
- A4: Transport of materials and products to site
- A5: Construction site operations

Local Authorities should consider the guidance in the Net Zero Public Sector Building Standard (NZPSBS) Objective 2.

Core Facilities

To provide consistency of definition across the variety of projects in the programme, the Construction Embodied Carbon target should only include the core facilities, as defined in Outcome 2 – Energy Efficiency.

Construction Embodied Carbon Outcome Funding

This is recognised as being an ambitious target, therefore it is not anticipated that this will be a pass/fail outcome for funding but that a sliding scale will be attached.

The construction embodied target funding is grouped into bands corresponding alteration to funding depending on which range is demonstrated as being achieved:

Embodied Carbon kgCO2e/m2	Embodied Carbon Funding %
A <600	100%

B 601-666	90%
C 667-733	60%
D 734-800	30%
E 800+	0%

If the facility exceeds 800 kgCO2e/m2 of construction embodied carbon, no funding will be available for that outcome.

Refurbishment

The Construction Embodied Carbon funding targets will apply to all projects in the programme – Newbuilds, Refurbishments and Extensions. Where a proposed project has over 50% GIFA as refurbishment it will automatically be deemed Band A compliant and receive 100% associated Construction Embodied Carbon funding. A Construction Embodied Carbon assessment should be provided for all projects.