



# **Beauly Primary School**

---

## **Stakeholder Group Meeting No. 1**

### **Project Update**

**16<sup>th</sup> November 2021**

**Robert Campbell, Estate Strategy Manager**  
**Dorothy Gibb, Principal Estates Officer**



# Background

- Capital funding was approved in 2019 for the first phase of a new build at Beauly, comprising nursery accommodation, kitchen/dining and a games hall, with some of the existing buildings demolished.
- The Council agreed in June 2021 that a complete new school at Beauly would be one of 5 school priorities for capital investment.
- A subsequent report to the Council meeting in September confirmed a budget of £12M for the project with a completion date of August 2024.
- The Scottish Government's new Learning Estate Investment Programme (LEIP) requires all new buildings included in the programme to meet a number of outcomes, such as much improved energy performance.
- Although only the new Tain 3-18 Campus, Broadford Primary and Nairn Academy are included in the LEIP, the aim is to ensure that all new school buildings will deliver these outcomes.

## Current Position

- Robertson Construction have been appointed as design and build contractor for this project, along with 3 other new primary schools at Broadford, Dunvegan and Park in Invergordon.
- This will allow early engagement with the contractor's supply chain, how best to achieve the required outcomes, consider measures to mitigate the impact of market cost pressures, and to provide more cost and programme certainty.
- The existing “flat-roofed” classroom building will be demolished ahead of the new build commencing, and modular classroom units will be installed as an interim measure.
- It is proposed that the smaller of the two stone buildings is retained and refurbished for use as nursery accommodation. The timing of this work will need to be confirmed.
- All of the remaining buildings will be demolished on completion of the new build and a new car park and access road to the house formed.

# Key Stages and Milestones

## Stage 1: Preparation and Briefing

- **Main Activities:** Design Masterplan; Site Surveys; Procurement Strategy; Initial Planning Advice
- **Key Outcome:** Confirm Scope, Budget and Programme
- **Completion:** Overlap with Stage 2

## Stage 2: Concept Design

- **Main Activities:** Develop Design and Specification; Obtain Pre-Application Planning Advice
- **Key Outcomes:** Submit Proposal of Application Notice (minimum of 12 weeks prior to Planning Application)
- **Completion:** End March 2022

## Stage 3: Spatial Coordination

- **Main Activities:** Develop Detailed Design and Specification; Public Event(s) for Comment on Proposals
- **Key Outcomes:** Prepare and Submit Planning Application
- **Completion:** End August 2022



# Key Stages and Milestones

## Stage 4: Technical Design

- **Main Activities:** Complete Technical Design; Market Testing of Work Packages
- **Key Outcomes:** Approval of Planning Application; Financial Close with Contractor
- **Completion:** End March 2023

## Stage 5: Construction Phase

- **Start on Site:** April 2023
  - **Completion:** June 2024 (15 Months)
- 

# Existing Site Plan



## Phase 1 – Demolition/Modular Units



## Phase 2 – New Build





## Phase 3 – Demolition/Refurbishment



## Phase 4 Car Parking/House Access



# Final Site Layout



## Next Steps

- Major Pre-Application meeting on 24<sup>th</sup> November.
- Meeting to be arranged with Sportscotland.
- Agree building form and layout (e.g. single or two-storey).
- Confirm legal requirements.
- Complete annual review of school roll forecasts.
- Continue engagement with group of Primary Head Teachers on design approach.
- Arrange workshops with school(s) – e.g. Carbon Conscious, Learning Through Landscapes.
- Separate briefing session for Beauly school staff.