



Beauly Primary

Stakeholder Group Meeting

Project Update

8th September 2022

Robert Campbell, Estate Strategy Manager



Background

1. The Council agreed at meetings in June and September 2021 that a new school building at Beaully would be a priority for capital investment, with an approved budget of £13M.
2. 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.
3. Although only the new Tain 3-18 Campus, Broadford Primary and Nairn Academy projects are currently included in the LEIP, the aim is to ensure that all new school buildings will deliver these outcomes.
4. Robertson Construction have been appointed as design and build contractor for this and 3 other new school buildings at Broadford, Dunvegan and Park. This allows early engagement with the contractor to consider how best to achieve the required outcomes, and to provide more cost and programme certainty.

Construction Cost Pressures

The following are the main factors impacting on construction costs.

1. General inflation/tender cost increases; high local and national demand.
2. Extraordinary increases in costs of certain materials or products.
3. Local supply chain – limited number of sub-contractors in Highland for certain types of work, or sizes of project.
4. Central belt supply chain – already busy so further inflated cost of working on Highland projects, effectively a higher location factor.
5. Risk management – contractors, sub-contractors and suppliers are factoring in additional risk allowances to cover potential further increases, thus exacerbating the overall position.
6. More stringent design and energy performance standards for new build schools. There is also a requirement to work towards ambitious targets in relation to achieving Net Zero Emissions and a reduction in Construction Embodied Carbon.

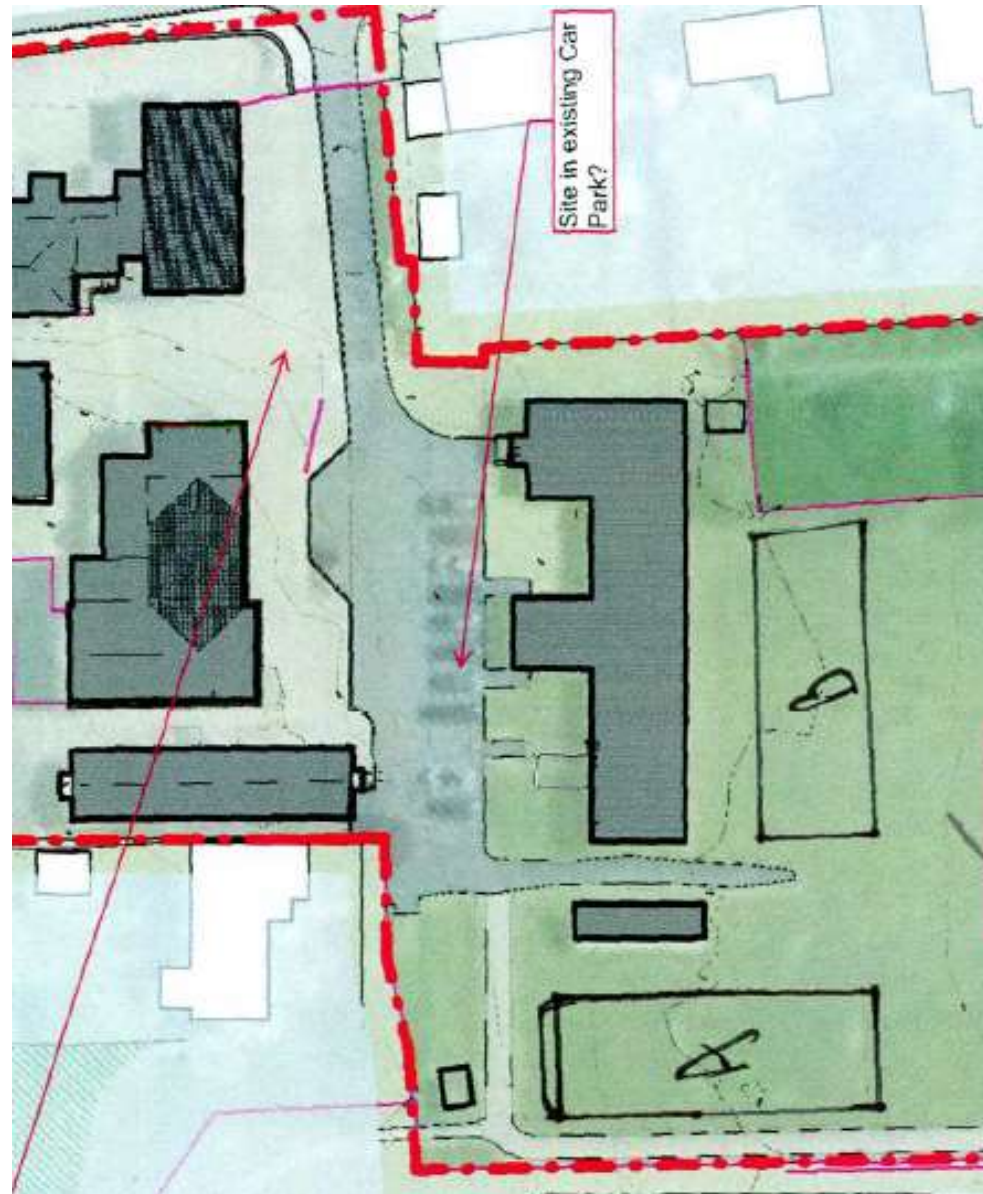
Current Position

1. At the Council meeting in June 2022, a report on the impact of these cost pressures was considered in private. Members agreed to carry out a review of the capital programme later this year, which will look at the phasing of the programme of works for the Council's capital projects.
2. However, it was also agreed that design and planning work would continue on all the major school projects at pre-construction stage, including Beauly.
3. Site investigation surveys have been carried out. A proposed location on the school campus for the installation of two temporary modular double-classroom units has been identified.
4. A planning application will be required for the modular units and we are currently finalising the programme for these works.
5. Once the units have been installed the "flat-roofed" classroom building can be decanted and subsequently demolished during a school holiday period.

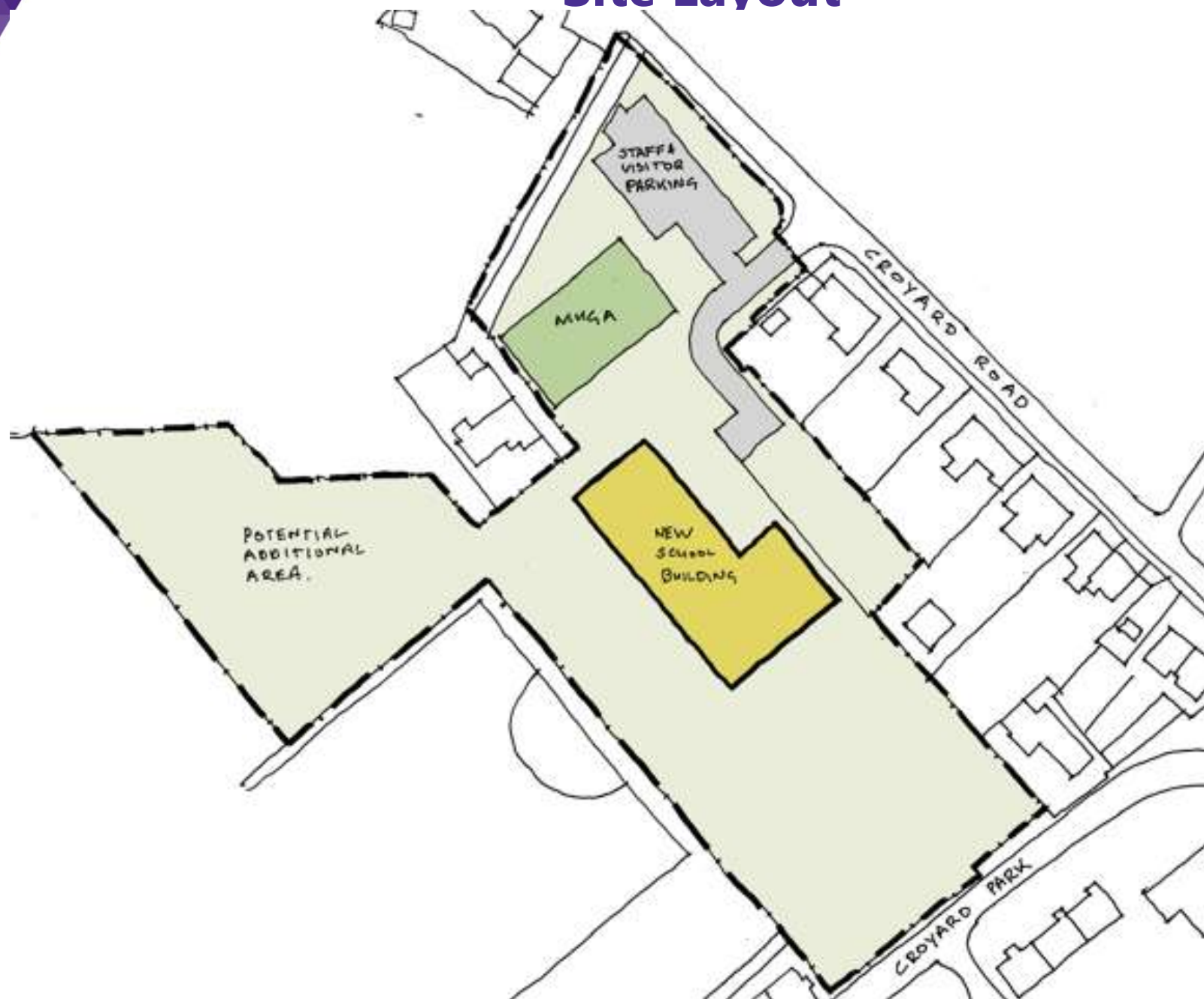
New Building

1. The project team have considered the possible retention of the Games Hall building, and if this would be suitable for conversion for us as nursery accommodation.
2. However, following an assessment of the various factors associated with this, the clear proposal is that the building should be demolished and the nursery accommodation included in the new school building.
3. The current programme for the new build shows a planning application being submitted by April 2023. This would follow on from a minimum 3 month Pre-Application Notice period during which public consultation events would be held.
4. We would propose that at least two public events should be held, one at the school and another online. Dates will be confirmed in due course.

Proposed Location of Modular Units



Site Layout



Site Layout

