



Tain Campus

Stakeholder Group Update

23rd August 2022

Robert Campbell, Estate Strategy Manager



Current Position

- As discussed at the meeting in June, the cost of the project has increased significantly due to various cost factors and volatile market conditions.
- The meeting of the Highland Council on 30th June considered a report in private on the cost pressures impacting on the construction industry, and approved a recommendation to proceed with the project.
- We had previously advised that we would aim for a contract award 4 weeks after the Council meeting on 30th June. However, more time has been required to resolve all remaining technical issues and ensure that the approach to managing inflation and cost risk factors is as robust as possible under the challenging circumstances.
- The Council commissioned an independent review of the overall approach to cost risk management. This concluded that the response to the difficult contractual and commercial position is considered appropriate and represents a well considered alternative with suitable mechanisms in place. We also spoke to colleagues in other local authorities to seek assurance that our approach was in line with that on other projects.

Programme/Next Steps

- We now intend to award the contract early next week. With a four week mobilisation period, construction work would start on site in late September.
- The construction period is 117 weeks, which would result in a building handover in late December 2024, with a suitable transition period thereafter.
- Based on this, it would be possible to plan for the primary school to operate from the new building after the mid-term break in February 2025, with the Academy following from the start of the term after the Easter holidays. It was always intended that St Duthus would gradually migrate to the new building.
- Consideration will need to be given to establishing the new combined primary school from either August 2024 or August 2025.



Other Matters

- Public Library – Members will consider the proposed relocation of the library, along with the one in Nairn, in due course.
 - Community Complex – Officers have commenced work on the business case comparing the whole life capital and revenue costs of a new swimming pool with retaining and upgrading the existing facilities. This has stalled recently due to the input required on the new build contract over the last few months, but will now resume again and be completed in time for any review of the capital programme.
 - Future Meetings – The timing and frequency of meetings will be considered on an ongoing basis. However, there will be more focus on progress updates from the contractor and discussing Community Benefits.
- 