

Agenda Item	5
Report No	HP/36/25

The Highland Council

Committee: Housing and Property

Date: 5 November 2025

Report Title: Property Capital Monitoring Statement and Progress Update

Report By: Assistant Chief Executive – Place

1 Purpose/Executive Summary

- 1.1 This report advises on the capital monitoring position at the end of the second quarter of 2025/26 for the budgets in the General Fund Capital Programme managed by the Property & Assets teams and provides an update on an exercise being carried out to examine options for improving the condition and suitability of our school buildings.

2 Recommendations

- 2.1 The Committee is invited to **scrutinise** and **approve**:-
- i. The capital budget position at the end of the second quarter of 2025/26, including project progress, the estimated year-end position, and the main financial variances outlined in the report; and
 - ii. Progress in the exercise to establish how the Council's previously stated intention to bring all our school buildings up to at least a "B" rating for condition and suitability could be achieved.

3 Implications

- 3.1 **Resource:** The expenditure on the individual projects and programmes of work is managed within the funding allocations included in the consolidated Highland Investment Plan (HIP) outlined in the update report approved in May 2025. This combined the previous 5-year capital programme (2024/25 to 2028/29) that was approved in September 2023 with the capital investment decisions that had been made by the Council over the previous 12 months. The May 2025 report also set out the approach to managing the known or emerging cost pressures in 2025/26 that must be accommodated within the agreed capital funding and affordability envelope.
- 3.2 **Legal:** The contents of this report and the annual accounts aim to satisfy the requirement of Sections 6 and 7 of the CIPFA Financial Management Code - 'Monitoring Financial Performance' and 'External Financial Reporting'. Also, the capital investment outlined in the report supports the Council's efforts to meet its statutory obligations to maintain compliance of buildings, manage school roll and accommodation pressures and complete the delivery of the Early Learning and Childcare expansion programme.

- 3.3 **Risk:** Risk implications to the budget position, and budget assumptions, will be kept under regular review and any risks identified reported to future meetings of this Committee. All risk matters are managed on both individual projects and across programmes of work.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people):** No further risks at this stage other than those highlighted in this report.
- 3.5 **Gaelic:** The HIP includes investment to support the delivery and expansion of Gaelic Medium Education.

4 Impacts

- 4.1 In Highland, all policies, strategies, or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 4.3 This is an update report and therefore an impact assessment is not required.

5 Capital Programme Monitoring

- 5.1 **Appendix 1** sets out the position at the end of Q2 and the projected final position at the end of this financial year. The total net budget for 2025/26 (excluding the Highland Investment Plan projects) is **£76.793M** with the forecast final position being net expenditure of **£78.874M**, a positive variance of **£2.081M**. This compares to an estimated positive variance of **£1.576M** at the end of Q1 that was set out in the report to the previous meeting of this Committee in August. This follows the approach set out in Paragraphs 3.1 and 5.4 of this report and reflects the additional approved expenditure on the Nairn Academy project, which is progressing well on site, along with the acceleration of expenditure on projects funded through the School Estate Improvement Programme and Property Estate Asset Management budget headings.
- 5.2 **Appendix 1** also includes the initial budget allocations for 2025/26 for the Highland Investment Plan (HIP) Phase 1 projects that were approved in March 2025. Work is progressing on finalising the procurement arrangements, the scope of each project, and the project budgets and expenditure profiles, and a full update was included in the HIP update report to the Council meeting on 30th October 2025.
- 5.3 **Appendix 2** provides information on the whole life cost of the major projects that are underway along with a RAG assessment of the key project criteria of cost, time, and scope. Regarding the Tain Campus project, it was recently confirmed that the new building will be operational in February 2026. Although this is later than was originally planned, it will ensure that this high-quality building is completed to the required standard and will deliver the anticipated benefits and outcomes. Also, following the receipt of Stage 1 tenders for the Broadford Primary project, Morgan Sindall were appointed as the preferred contractor and will collaborate with the Council's project team to finalise the contract sum by the end of 2025.

5.4 The May 2025 HIP update report identified that there were expected to be a number of underlying cost pressures and project cost revisions required across the programme to take account of inflationary and other cost factors impacting on project budget. It also set out the approach to re-profiling and over-programming within the consolidated HIP programme, which included £5M of accelerated funding for Property Estate Asset Management in 2025/26 to address various pressures and unplanned expenditure in recent years and to allow projects to proceed in 2025/26 and 2026/27 that may otherwise have been delayed to future years. Given the need to ensure that the HIP remained within the overall budget and affordability parameters agreed by Council, it was agreed that Officers would progress actions to achieve this. This work is ongoing and may result in some revisions to individual project budgets and profiles, which will be reflected in future reports to Members.

5.5 **School Estate Improvement Programme:** The programme of works is progressing with continued investment in essential improvements to school buildings, including meeting the Council’s obligations to address immediate roll pressures and suitability issues, and adaptations for pupils with specific needs. Work is underway to determine the known priorities over the coming years that can be delivered within the available funding envelope. Once the ongoing work outlined in Paragraph 5.4 has been completed, and the available funding and profiles have been confirmed, an update on the projects to be taken forward will be provided to a future meeting of this Committee.

5.6 **Property Estate Asset Management:** The programme of works is progressing with continued investment to maintain statutory compliance and carry out improvements to the condition of the building fabric and engineering installations in the various properties in the General Fund estate. Again, work is underway to determine the known priorities over the coming years that will be delivered within the available funding, and an update will be provided to a future meeting of this Committee once this has been confirmed.

6 The Learning Estate

6.1 The updated condition and suitability ratings from the annual return to the Scottish Government (SG) in May 2025 are included in **Appendix 3** along with provisional 2025/26 pupil roll numbers, and capacity and occupancy information. The condition and suitability statistics are summarised below, with the ratings being A: Good, B: Satisfactory, C: Poor and D: Bad (only Charleston Academy and Nairn Academy are rated as D for condition).

	Condition			Suitability		
	A	B	C or D	A	B	C
Primary	28	82	53	27	82	54
Secondary	10	8	11	11	6	12
Special	2	0	1	1	1	1
Totals	40	90	65	39	89	67
Percentage			33%			34%

- 6.2 One of the key objectives of the HIP will be to initiate a programme of improvements to our learning estate with 91 of our 195 operational school buildings currently rated below B for condition and/or suitability. The intention to bring all our school buildings up to at least a B rating for condition and suitability was stated in the May 2024 HIP report and reiterated in the Learning Estate Strategy approved by the Education Committee in February 2025. An exercise is underway to identify how this can be achieved, and this section of the report provides an update on progress.
- 6.3 The 11 major capital projects included in the consolidated HIP programme includes 17 existing schools (six secondary schools, nine primary schools and two special schools) along with a new primary school at Tornagrain to address the roll pressures at Croy Primary. The place-based reviews for the remaining Phase 1 prioritised locations will include a further 11 schools (three secondary and eight primary).
- 6.4 The three projects at Broadford, Nairn and Tain that are included in the SG's Learning Estate Investment Programme (LEIP) will receive revenue funding from the SG totalling over £70M over 25-year periods following occupation of each of the new buildings. One of the LEIP funding conditions is to provide evidence through annual returns that the facility is kept in condition "A" or "B" over the 25-year period. Failure to do so could result in part of the funding being suspended until the "A/B" condition rating is restored. Officers will engage with the Scottish Futures Trust to formulate an approach that will demonstrate how this funding requirement will be achieved, part of which will be to conduct regular condition surveys and prepare individual capital and revenue investment plans.
- 6.5 The capital investment required to achieve or maintain at least "B" ratings and to address current or future roll pressures across the estate would comprise the following categories.
- a) **Large-Scale Projects:** Major new build or retrofit projects to be delivered through future phases of the HIP.
 - b) **Medium-Scale Projects:** Extension and/or refurbishment projects including life-cycle investment on building elements such as roofs, windows, heating, or electrical installations.
 - c) **Moderate-Scale Projects:** Investment in the remaining "C" rated buildings to achieve "B" ratings.
 - d) **Remaining "A" or "B" Rated Buildings:** Life-cycle investment will be required to maintain at least a "B" rating. This will include investment plans for the new LEIP buildings over 25 years as outlined in Paragraph 6.4.
- 6.6 One of the key outcomes from the implementation of the Learning Estate Strategy will be to ensure the provision of suitable accommodation in all school settings to meet the additional support needs of children and young people. This will include facilities for additional support and enhanced provision in mainstream schools. The approach to this is being developed with colleagues in the People Service which will inform the capital investment that would be required to provide the necessary improvements or additional accommodation.

- 6.7 There are six active primary schools located on islands or remote peninsulas (Eigg, Inverie, Muck, Raasay, Scoraig and Rum) along with Canna Primary which is currently mothballed. One of the outcomes of the current will be to identify options to provide sustainable school and community facilities in these locations and to address staff housing issues that may exist in line with the principles of the Highland Housing Challenge approach. It should be noted that a project to deliver housing accommodation for permanent and visiting staff on Rum is programmed for completion in 2026 and planning permission was granted earlier this year.
- 6.8 Members are reminded that the principles of the HIP that have been established through the series of reports since May 2024 that relate to the future of the Learning Estate are as follows:-
- a) Community PODs will be places where a wide range of Council services, which may include education, are delivered alongside other partner and community services.
 - b) Significant capital investment in school buildings will help drive the change strategy.
 - c) Education solutions will seek to integrate assets into more sustainable and efficient operational models.
 - d) We cannot afford to rebuild all these establishments on a like-for-like basis.
- 6.9 The final outcomes from the current exercise will be reported to a future meeting of this Committee.

7. Housing (Non HRA) Gypsy Traveller Sites

- 7.1 Housing and Building Maintenance have been successful in securing Scottish Government funding to transform Longman Park into a “great place to live and bring up children.” This will improve and future proof the services on offer to the tenants at the site (rented from Inverness’ Common Good Fund). Phase 1 consisting of five modular accommodation units was handed over in early December 2024 with families signed up and moved in before Christmas. Construction of Phase 2 consisting of eight accommodation units has commenced and is due for completion by December 2025. Phase 3 of the works are programmed to start concurrently with the later stages of Phase 2 and are due to complete by Summer 2026. The residents have been actively involved in helping to draw up the design plans - making sure that their needs and preferences inform the improvements. Tenants of Phase 1 have provided positive feedback regarding the quality of their new housing. This close working and active engagement will continue.
- 7.2 The capital budget for Highland Gypsy Traveller sites has been carried forward from previous years to provide the required match funding. This project will help deliver the Council’s ‘Fairer Highland’ commitments and is one of a small number of Scottish demonstrator projects.

Designation: Assistant Chief Executive – Place

Authors: Finlay MacDonald, Chief Officer – Property and Assets
Robert Campbell, Service Lead – Capital Planning and Estate Strategy
Rory MacLeod, Service Lead – Housing Investment and Building Maintenance

Date: 16 October 2025

Appendices: Appendix 1: Monitoring of Capital Expenditure – Q2 2025/26
Appendix 2: Capital Major Project Whole Life Reporting – Q2 2025/26
Appendix 3: School Estate Core Facts Summary

Project Description	BUDGET	ACTUALS TO END OF AUGUST			FORECASTS TO END OF 25/26			VARIANCE			COMMENTS
	2025/26 Capital Budget	2025/26 Actual Expenditure	2025/26 Actual Income	2025/26 Actual Net Year to Date	2025/26 Forecast Expenditure	2025/26 Forecast Income	2025/26 Forecast Outturn	2025/26 Variance Forecast Outturn v Budget	25/26 Reprofile to Next Financial Year	2025/26 Overspend/ (Underspend) Completed Projects	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
COMMUNITY & LEISURE FACILITIES											
HLH Properties - Life Cycle Investment	440	10	0	10	440	0	440	0	0	0	Various projects including Inverness Leisure and Queens Park. Various projects.
Community & Leisure Facilities	270	0	0	0	270	0	270	0	0	0	
LEARNING ESTATE											
Tain 3-18 Campus (LEIP Phase 1)	14,624	10,159	0	10,159	13,824	0	13,824	(800)	(800)	0	Construction work ongoing, underspend will carry forward to 26/27. Underspend will carry to 26/27.
Broadford Primary (LEIP Phase 2)	16,447	319	(599)	(281)	7,648	0	7,648	(8,799)	(8,799)	0	
Nairn Academy (LEIP Phase 2)	26,277	8,419	0	8,419	31,582	0	31,582	5,305	5,305	0	Construction work ongoing, additional funding approved in June 2024.
New Tornagrain Primary	0	282	0	282	250	(250)	0	0	0	0	Design in progress, developer contributions will cover 25/26 spend.
Legacy Projects	1,108	1,028	0	1,028	1,108	0	1,108	0	0	0	Various commitments and retentions.
School Estate Improvement Programme	6,927	4,739	(205)	4,534	9,427	0	9,427	2,500	2,500	0	Various essential works; approval in May 2025 to accelerate in 25/26. £2.5m of further spend approved but budget to be allocated.
Residential Properties	708	12	0	12	458	0	458	(250)	(250)	0	Design of staff housing in Rum ongoing.
HEALTH & SOCIAL CARE PROGRAMME											
Adult Services (NHS)	883	176	0	176	883	0	883	0	0	0	Various essential works.
Children's Services/Out of Authority	329	10	(31)	(21)	360	(31)	329	0	0	0	Various essential works.
Moss Park Care Home Purchase	0	807	0	807	1,607	(1,607)	0	0	0	0	Additional funding approved for purchase of building. Earmarked reserve for purchase to be drawdown. Further earmarked reserve intended to cover essential works.
PROPERTY ESTATE ASSET MANAGEMENT											
Engineering Compliance	1,000	127	0	127	850	0	850	(150)	(150)	0	Various essential works on-going
Catering & FM Compliance	300	0	0	0	300	0	300	0	0	0	
Property Structures and Fabric	1,394	1,512	0	1,512	4,700	(175)	4,525	3,131	3,131	0	Various essential works on-going. CRF funding towards Hector MacDonald Monument. £2.5m of further spend approved but budget to be allocated.
Property Security	500	337	0	337	500	0	500	0	0	0	Various essential works on-going
Property Surveys	250	231	0	231	250	0	250	0	0	0	Condition survey programme on-going
Council Property Estate Annual Improvements	500	410	0	410	500	0	500	0	0	0	Various essential works on-going
Water Management	150	2	0	2	150	0	150	0	0	0	Various essential works on-going
Fire Safety	300	115	0	115	300	0	300	0	0	0	Various essential works on-going
Asbestos Removal	100	33	0	33	100	0	100	0	0	0	Various essential works on-going
Energy Management	1,250	191	0	191	1,500	(350)	1,150	(100)	(100)	0	Salix funding to be received, currently estimated at circa £350k.
Depots - Health & Safety	500	393	0	393	500	0	500	0	0	0	Various essential works on-going
Property Rationalisation	500	100	0	100	500	0	500	0	0	0	
Portree Demonstrator Project	99	99	(482)	(383)	2,500	(2,401)	99	0	0	0	Project awarded. £800K of funding from Scottish Government.
Caitness Demonstrator Project	0	41	(324)	(282)	324	(324)	0	0	0	0	Various works funded from Scottish Government grant.
HOUSING (NON HRA)											
Private Sector Housing Grants	2,207	668	(36)	632	2,243	(36)	2,207	0	0	0	Spend has been accelerated from future years to meet demand.
Travelling People Sites - Longman Park Redevelopment	1,100	1,102	(1,776)	(674)	2,750	(1,776)	974	(126)	(126)	0	See update in Appendix 2.
Travelling People Sites - General	0	7	(60)	(53)	60	(60)	0	0	0	0	Remaining £53k of spending is planned to go towards Spean Bridge TPS Fire Safety Works.
OTHERS											
Property Capital Multiplier Impact	(1,370)	0	0	0	0	0	0	1,370	1,370	0	Rebasing of individual project budgets required to offset this.
SUB-TOTALS	76,793	31,329	(3,512)	27,817	85,884	(7,010)	78,874	2,081	2,081	0	
Highland Investment Plan											
Beauly	3,000	0	0	0	3,000	0	3,000	0	0	0	Expected to spend to budget.
Charleston	1,000	0	0	0	1,000	0	1,000	0	0	0	Expected to spend to budget.
CAL25023 Dingwall PS Community POD Development	2,000	0	0	0	2,000	0	2,000	0	0	0	Expected to spend to budget.
Dunvegan	4,000	0	0	0	1,000	0	1,000	(3,000)	(3,000)	0	Underspend for year currently forecast.
Fortrose Ac	2,000	0	0	0	2,000	0	2,000	0	0	0	Expected to spend to budget.
Inverness HS	2,000	0	0	0	2,000	0	2,000	0	0	0	Expected to spend to budget.
Thurso HS	1,000	0	0	0	1,000	0	1,000	0	0	0	Expected to spend to budget.
HIP Programme Contingency	1,000	0	0	0	0	0	0	(1,000)	(1,000)	0	Underspend forecast at present pending project progression.
HIP - Other priority projects	9,330	0	0	0	3,000	0	3,000	(6,330)	(6,330)	0	Priorities to be reported to full Council in October
OVERALL TOTALS	102,123	31,329	(3,512)	27,817	100,884	(7,010)	93,874	(8,249)	(8,249)	0	

Project Description	WHOLE LIFE BUDGET			ACTUALS TO DATE			FORECAST TO END OF PROJECT			PROJECT ASSESSMENT			COMMENTS
	LIFE BUDGET EXPENDITURE	LIFE BUDGET INCOME	LIFE BUDGET NET	ACTUAL EXPENDITURE TO DATE	ACTUAL INCOME TO DATE	ACTUAL NET TO DATE	FORECAST EXPENDITURE	FORECAST INCOME	FORECAST NET	COST	TIMING	SCOPE	COMMENTS
	£000	£000	£000	£000	£000	£000	£000	£000	£000				
Tain Campus	72,275	-800	71,475	66,857	-847	66,010	72,275	-847	71,428	G	R	G	The new building will be operational in February 2026 to ensure that this high-quality building is completed to the required standard.
Nairn Academy	67,051	-20	67,031	26,116	-20	26,096	67,051	-20	67,031	G	G	G	Work progressing on site and new building programmed to be operational from August 2026.
Broadford Primary	21,010	-604	20,406	2,170	-791	1,379	21,010	-791	20,219	G	A	G	Preferred contractor appointed following the completion of Stage 1 tendering process.
Longman Park TPS	7,682	-6,582	1,100	5,588	-6,262	-674	8,172	-6,582	1,590	A	R	G	Additional THC reserves funding of £810k has been required to provide temporary accommodation for residents on-site during works which was not part of additional plan. Original completion date was July 2025 now forecast to be June 2026 but hopeful some of this delay can be clawed back. Phase 1 handed over. Phase 2 works currently being programmed.

	School Name	Overall Condition	Overall Suitability	Pupil Roll at Sept 25 (Provisional)	Planning Capacity	% Occupancy
1	Abernethy Primary School	B	B	89	100	89%
2	Acharacle Primary School	A	A	50	75	67%
3	Achiltibuie Primary School	C	C	7	25	28%
4	Aldourie Primary School	A	A	17	50	34%
5	Alness Academy	A	A	489	660	74%
6	Alvie Primary School	B	C	46	71	65%
7	Applecross Primary School	C	C	14	25	56%
8	Ardersier Primary School	B	B	95	150	63%
9	Ardgour Primary School	B	B	19	50	38%
10	Ardnamurchan High School	A	A	118	306	39%
11	Ardross Primary School	B	B	33	50	66%
12	Arisaig Primary School	B	C	28	48	58%
13	Auchtertyre Primary	B	B	33	75	44%
14	Auldearn Primary School	B	B	199	215	93%
15	Aviemore Primary School	A	A	199	284	70%
16	Avoch Primary School	C	C	264	317	83%
17	Ballachulish Primary School	B	C	33	75	44%
18	Balloch Primary	B	B	181	278	65%
19	Balnain Primary School	B	C	21	50	42%
20	Banavie Primary School	C	B	86	150	57%
21	Beauly Primary School	C	C	113	125	90%
22	Ben Wyvis Primary School	A	A	283	342	83%
23	Bishop Eden's Primary School	C	C	27	75	36%
24	Bonar Bridge Primary School	C	C	43	75	57%
25	Bower Primary School	B	B	23	50	46%
26	Bridgend Primary School	C	B	275	317	87%
27	Broadford Primary School	C	C	57	125	46%
28	Brora Primary School	C	B	92	218	42%
29	Bualnaluib Primary School	B	C	23	50	46%
30	Bun-sgoil Ghaidhlig Inbhir Nis	A	A	230	281	82%
31	Bun-sgoil Ghàidhlig Loch Abar	A	A	156	221	71%
32	Bun-Sgoil Ghàidhlig Phort Rìgh	A	A	169	188	90%
33	Bun-Sgoil Shleite	B	B	53	100	53%
34	Canisbay Primary School	C	B	38	75	51%
35	Cannich Bridge Primary School	B	C	28	49	57%
36	Caol Primary School	A	A	194	284	68%
37	Carbost Primary School	C	B	17	50	34%
38	Carrbridge Primary	B	B	78	100	78%
39	Castletown Primary School	B	B	67	188	36%
40	Cauldeen Primary School	B	B	238	284	84%
41	Cawdor Primary School	A	A	125	150	83%
42	Central Primary School	B	B	160	282	57%
43	Charleston Academy	D	C	707	786	90%
44	Coulhill Primary School	C	C	158	227	70%
45	Cradlehall Primary School	B	C	231	340	68%
46	Craighill Primary School	C	C	195	150	130%
47	Cromarty Primary School	A	A	51	75	68%
48	Crossroads Primary School	B	B	13	50	26%
49	Crown Primary School	B	B	250	341	73%
50	Croy Primary School	B	B	124	150	83%

	School Name	Overall Condition	Overall Suitability	Pupil Roll at Sept 25 (Provisional)	Planning Capacity	% Occupancy
51	Culbokie Primary School	A	A	98	125	78%
52	Culloden Academy	C	B	1101	1330	83%
53	Dalneigh Primary School	B	B	231	274	84%
54	Deshar Primary School	C	B	44	47	94%
55	Dingwall Academy	A	A	1094	1240	88%
56	Dingwall Primary School	C	C	404	442	91%
57	Dochgarroch Primary School	C	C	11	50	22%
58	Dornoch Academy	B	C	229	378	61%
59	Dornoch Primary	B	B	167	188	89%
60	Drakies Primary School	C	B	244	284	86%
61	Drummond School	A	A	116	N/A	N/A
62	Dunbeath Primary School	B	B	27	50	54%
63	Duncan Forbes Primary School	B	B	265	364	73%
64	Dunvegan Primary School	C	C	54	100	54%
65	Durness Primary School	B	C	9	48	19%
66	Duror Primary School	C	C	2	25	8%
67	Edinbane Primary School	C	C	8	50	16%
68	Eigg Primary School	B	C	9	25	36%
69	Farr High School	B	B	72	232	31%
70	Farr Primary School - Bettyhill	B	B	30	50	60%
71	Farr Primary School - Inverness	A	B	60	75	80%
72	Ferintosh Primary School	C	C	10	50	20%
73	Fortrose Academy	C	C	621	784	79%
74	Gairloch High School	B	C	99	340	29%
75	Gairloch Primary School	B	B	47	124	38%
76	Gledfield Primary School	B	B	23	50	46%
77	Glen Urquhart High School	A	A	212	368	58%
78	Glencoe Primary School	B	B	26	50	52%
79	Glenelg Primary School	C	C	12	44	27%
80	Glenurquhart Primary School	B	B	162	150	108%
81	Golspie High School	C	C	257	607	42%
82	Golspie Primary School	C	C	89	150	59%
83	Grantown Grammar School	B	C	364	570	64%
84	Grantown Primary School	B	B	227	254	89%
85	Halkirk Primary School	B	B	90	188	48%
86	Helmsdale Primary School	C	B	41	100	41%
87	Hill of Fearn Primary School	C	C	33	50	66%
88	Hilton of Cadboll Primary School	C	B	94	150	63%
89	Hilton Primary School	B	B	255	342	75%
90	Holm Primary School	B	B	224	310	72%
91	Inshes Primary School	A	A	278	367	76%
92	Inver Primary School	B	B	19	50	38%
93	Invergarry Primary School	A	A	12	50	24%
94	Invergordon Academy	C	C	313	546	57%
95	Inverie Primary School	B	C	8	21	38%
96	Inverlochry Primary School	C	B	131	181	72%
97	Inverness High School	B	B	482	677	71%
98	Inverness Royal Academy	A	A	1322	1452	91%
99	Keiss Primary School	B	C	26	75	35%
100	Kilchoan Primary School	B	C	12	25	48%

	School Name	Overall Condition	Overall Suitability	Pupil Roll at Sept 25 (Provisional)	Planning Capacity	% Occupancy
101	Kilchuimen Academy	C	C	41	128	32%
102	Kilchuimen Primary School	C	B	21	75	28%
103	Kilmuir Primary School	C	C	12	74	16%
104	Kiltearn Primary School	C	C	108	150	72%
105	Kingussie High School	C	B	380	660	58%
106	Kingussie Primary School	B	B	71	125	57%
107	Kinlochbervie High School	B	B	28	182	15%
108	Kinlochbervie Primary School	B	B	14	50	28%
109	Kinlochleven High School	A	A	104	288	36%
110	Kinlochleven Primary School	A	A	48	100	48%
111	Kinmylies Primary School	B	C	289	333	87%
112	Kirkhill Primary School	B	B	129	150	86%
113	Knockbreck Primary School - Tain	C	C	148	150	99%
114	Kyle Primary School	B	B	33	75	44%
115	Kyleakin Primary School	B	B	30	50	60%
116	Lady Lovat Primary School	C	C	12	34	35%
117	Lairg Primary School	C	B	55	75	73%
118	Loch Duich Primary School	C	C	7	50	14%
119	Lochaber High School	A	A	780	1101	71%
120	Lochaline Primary School	A	A	11	50	22%
121	Lochardil Primary School	B	B	312	317	98%
122	Lochcarron Primary School	B	C	43	100	43%
123	Lochinver Primary School	B	C	30	75	40%
124	Lundavra Primary School	A	A	204	317	64%
125	Lybster Primary School	C	B	59	125	47%
126	Macdiarmid Primary School	B	B	20	75	27%
127	Mallaig High School	C	B	104	255	41%
128	Mallaig Primary School	C	B	52	99	53%
129	Marybank Primary School	C	C	16	50	32%
130	Melvich Primary School	B	B	33	50	66%
131	Merkinch Primary School	A	A	216	408	53%
132	Millbank Primary School	C	B	236	332	71%
133	Millburn Academy	A	A	1214	1195	102%
134	Miller Academy Primary School	B	B	267	330	81%
135	Milton of Leys Primary School	A	A	276	441	63%
136	Milton Primary School	B	B	56	125	45%
137	Mount Pleasant Primary School	B	B	154	243	63%
138	Muck Primary School	B	B	5	25	20%
139	Muirtown Primary School	B	B	171	215	80%
140	Mulbuie Primary School	B	C	46	50	92%
141	Munlochy Primary School	B	C	72	97	74%
142	Nairn Academy	D	C	680	1071	63%
143	Ness Castle Primary School	A	A	218	317	69%
144	Newmore Primary School	C	C	47	50	94%
145	Newton Park Primary	A	A	276	367	75%
146	Newtonmore Primary School	B	B	99	122	81%
147	North Kessock Primary School	B	B	141	221	64%
148	Noss Primary school	A	A	297	408	73%
149	Obsdale Primary School	C	B	100	150	67%
150	Park Primary School	C	C	107	188	57%

	School Name	Overall Condition	Overall Suitability	Pupil Roll at Sept 25 (Provisional)	Planning Capacity	% Occupancy
151	Pennyland Primary School	C	B	153	278	55%
152	Plockton High School	B	C	224	550	41%
153	Plockton Primary School	C	B	41	75	55%
154	Poolewe Primary School	B	C	8	50	16%
155	Portree High School	A	A	489	951	51%
156	Portree Primary	B	B	128	221	58%
157	Raasay Primary School	B	C	3	25	12%
158	Raigmore Primary School	B	B	129	246	52%
159	Reay Primary School	B	B	39	75	52%
160	Resolis Primary School	A	A	50	100	50%
161	Rogart Primary School	B	B	19	50	38%
162	Rosebank Primary School	C	C	264	367	72%
163	Rosehall Primary School	C	B	4	25	16%
164	Rum Primary School	C	C	6	15	40%
165	Scoraig Primary School	C	C	8	21	38%
166	Scourie Primary School	C	C	16	48	33%
167	Shieldaig Primary School	B	B	23	46	50%
168	Smithton Primary School	B	B	362	441	82%
169	South Lodge Primary School	C	B	150	231	65%
170	Spean Bridge Primary School	A	A	79	125	63%
171	St Bride's Primary School	B	B	36	43	84%
172	St Clement's School	C	C	54	N/A	N/A
173	St Columba's RC Primary School	A	A	24	50	48%
174	St Duthus School	A	B	26	N/A	N/A
175	St Joseph's RC Primary	B	C	155	182	85%
176	Staffin Primary School	B	C	37	50	74%
177	Strathconon Primary School	A	A	5	25	20%
178	Strathdearn Primary School	A	A	35	75	47%
179	Stratherrick Primary School	B	B	22	25	88%
180	Strathgarve Primary School	B	C	9	25	36%
181	Strathpeffer Primary School	B	B	131	188	70%
182	Strontian Primary School	A	A	18	50	36%
183	Tain Royal Academy	C	C	492	742	66%
184	Tarbat Old Primary School	C	C	31	50	62%
185	Tarradale Primary School	C	C	245	342	72%
186	Teanassie Primary School	B	B	36	75	48%
187	Thrumster Primary School	B	B	24	50	48%
188	Thurso High School	C	C	707	1079	66%
189	Tomnacross Primary School	B	B	108	125	86%
190	Tongue Primary School	B	B	26	50	52%
191	Tore Primary School	C	B	13	66	20%
192	Ullapool High School	B	A	169	542	31%
193	Ullapool Primary School	B	B	110	172	64%
194	Watten Primary School	B	B	30	75	40%
195	Wick High School	A	A	718	760	94%