

# Culloden Academy

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## Stakeholder Group Meeting No. 6

### Project Update

28<sup>th</sup> October 2021

Robert Campbell, Estate Strategy Manager

# Contents

- 1. Advance Works - Update**
- 2. Increased Scope of Project**
- 3. Sequence of Works (Phase 1 and Future)**
- 4. New Building Location**
- 5. Phase 1 Extension – Key Stages and Milestones**
- 6. Look Ahead for Next 2 Months**
- 7. Stakeholder Group**
- 8. Separate Images: Proposed Masterplan; Phase 1 Site Plan; Phase 1 Floor Plans and Concept Walkthrough**

## Advanced Works – Update

- **Modular Classroom Units:** The 12 modular classrooms were occupied at the start of the new term; there has been positive feedback on the new accommodation from pupils, parents and staff.
- **Refurbishment of Toilets:** The first two groups of toilets were complete for the start of new session; the final group will be complete by early December.
- **Outdoor Catering Unit and Shelter Areas:** Complete by end December.

## Increased Scope of Project

- The report approved by Council in September confirmed additional funding of £10M, bringing the total investment to £19.2M.
- This will allow a larger extension block to be built that, along with the modular units, synthetic playing field and improvements to the main building, will provide the additional capacity required up to at least 2028/29.
- The extension will house Science, Art and Drama; the vacated spaces in the main building will be refurbished for use as classrooms or ancillary accommodation.
- The completion date for the extension will be August 2024 with the refurbishment in the main building continuing thereafter.
- A further package of advance works will be required by August 2022, comprising additional modular units and improvements to the main building.

# Sequence of Works

- **“Phase 1” Project (£19.2M Budget)**
- 2021 Advance Works – Demolition of Houses, Refurbishment of Toilets, Modular Classroom Units and Outdoor Catering Unit/Shelters
- Upgrade of Grass Playing Field to Synthetic Surface
- 2022 Advance Works – Additional Modular Units and Improvements to Main Building
- New Road Junction off Barn Church Road (timing to be confirmed)
- Classroom Block and Initial New Car Park
- **Subsequent Phases (No Funding at Present)**
- “Phase 2” Classroom Block
- Remainder of New Car Park
- Partial Demolition of Main Building
- “Phase 3” Sports and Community Block
- Demolition of Remainder of Main Building
- Additional Synthetic Playing Field

## New Building Location

- The proposed masterplan (to build on the recently acquired land) is the preferred option as it provides a more cohesive solution to the eventual redevelopment of the entire campus.
- This takes account of various factors; e.g. the timing of the individual phases of new build, minimising disruption to the school, avoiding unnecessary costs, improved road and pedestrian access.
- Also, we believe that Historic Environment Scotland would object to a proposal to locate new buildings on the playing fields. Even if a planning application for such a proposal was approved, an appeal could be lodged to Scottish Ministers which would delay the development.
- The risk to the project programme alone would be sufficient for us to discount the option to locate any buildings on the playing fields.
- We have taken on board the feedback from Balloch Community Council and other stakeholders, and have refined the layout of the proposed masterplan.

# Phase 1 Extension – 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:** **December 2021**

## Stage 3: Spatial Coordination

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

# Phase 1 Extension – 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:** November 2022

## Stage 5: Construction Phase

- **Start on Site:** January 2023
- **Completion:** June 2024 (18 Months)
- **Refurbishment of Main Building:** Will continue after handover of the extension

## Look Ahead for Next 2 Months

- Finalise the following prior to submitting the Proposal of Application Notice:
  - Masterplan
  - Floor plan for extension block
  - Exact scope of refurbishment of main building
  - Works required in 2022 – modular units and internal improvements
- Further engagement with Planning colleagues and key stakeholders as necessary.
- Meeting of Stakeholder Group early in December.

# Stakeholder Group

- **Role of Stakeholder Group**
  - Provide a forum for the dissemination of information relating to this project, and to ensure that there is an effective communication between the Stakeholder Group and the Council, Project Team and Principal Contractor.
  - Comment and provide feedback on the proposals in relation to the project.
- **Future Meetings**
  - These will provide a progress update on the project, highlight any risks or issues, and seek feedback on the proposals at key stages.