



Culloden Academy

Stakeholder Group Meeting No. 9

Project Update

1st September 2022

Robert Campbell, Estate Strategy Manager



Scope of Phase 1 Project – Slide 1

1. The capital programme approved by the Council in December 2021 included an increased budget of £19.2M for the first phase of expansion and refurbishment.
2. This is based on a masterplan for the eventual redevelopment of the entire campus in a phased manner.
3. Morrison Construction have been appointed as contractor for the Phase 1 project.
4. The following elements of Phase 1 have been completed:
 - Demolition of the 2 vacant houses.
 - Refurbishment of pupil toilet areas and increase in toilet numbers.
 - Installation of 3 outdoor shelter areas and an external catering unit.
 - Installation of 12 modular classrooms in 2021, and a further 7 classrooms in 2022 along with 2 PE changing units.
 - Improvements in 2022 to Technical, some of the PE Changing Areas, and the Additional Support Needs Department.

Scope of Phase 1 Project – Slide 2

5. The remaining elements of Phase 1 are as follows.
 - New site access from Barn Church Road as part of a joint project with the Housing Development team – due to start later this year.
 - Upgrade of one of the grass playing fields to a floodlit synthetic surface along with tarred muster point/basketball area – planned for 2023. Funding application to be submitted to Sportscotland.
 - Refurbishment of the 3 remaining PE changing areas – planned for 2023.
 - Extension block comprising accommodation for Science, Art and Home Economics (HE is now included instead of Drama) – programme to be confirmed.

Construction Cost Pressures

The following are the main factors that have been impacting on construction costs since the start of 2022.

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 to proceed to award the contract for the Tain Campus project and 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.
3. We are compiling evidence to support a bid for additional capital funding as part of the review of the capital programme.
4. Also, work is underway on a review of the roll pressures across Inverness and the timing of the proposed new schools at East Inverness that are included in years 6 to 10 of the capital programme.

Progress Update

1. We have continued to liaise with the Head Teacher on the future roll pressures and impact on individual subjects.
2. It was agreed that Home Economics should be located in the new extension and that Drama should remain in the main building.
3. A detailed plan for the future use of the vacated areas in the main building has been developed.
4. Separate capital funding was approved for the phased electrical upgrade of the main building. Phase 1 has been completed; Phase 2 is planned for later this year.

Planning Update

1. A Proposal of Application Notice (PAN), was lodged in December 2021 outlining the phased masterplan approach. Two public consultation events were held in January, one at the Academy and one via Teams.
2. The PAN for the masterplan was noted without comment at the South Planning Applications Committee on 8th February.
3. A full planning application for the synthetic playing field was submitted in May and a decision is expected this month.
4. The next stage is to submit a full planning application for the Phase 1 extension block. There is no requirement to hold public events but we intend to again hold one at the Academy and one via Teams.
5. The dates of the Planning Committee meetings in 2023 are not known but 8 meetings are scheduled for 2022. We will therefore target a meeting in March or April.
6. We would then target a construction start in late 2023 and completion in 2025, subject to the approval of additional capital funding.

Phase 1



Phase 2



Phase 3



Phase 4



Final Masterplan



Next Steps

1. Confirm dates and arrangements for the public events.
2. Take on board comments and feedback and develop proposal prior to submitting planning application later this year.
3. Continue to develop requirements in relation to achieving the energy performance and other targets.
4. Confirm programme for the extension block and subsequent refurbishment works, subject of course to bid for additional capital funding being approved.