

Agenda Item	<b>24</b>
Report No	<b>HC/9/21</b>

## HIGHLAND COUNCIL

**Committee:** Highland Council

**Date:** 25 March 2021

**Report Title:** Park Primary School Fire

**Report By:** Joint report by  
Executive Chief Officer Education & Learning and  
Executive Chief Officer Property & Housing

### **1. Purpose/Executive Summary**

1.1 This report provides an update regarding the second fire at Park Primary school, Invergordon, and the actions taken and planned by the Council to respond to the incident, provide ongoing support to staff, children and the local community, and next steps in relation to securing the provision of education and learning short, medium and longer term.

### **2. Implications**

2.1 Resource (Budget and Staffing) – as indicated within the report the Council has and will continue to deploy additional resource to support the school and the community in the interim, given the impact of the two fires. Existing Education budgets, and where required insurance continuity cover is providing for these costs. Capital costs to put in place new permanent solutions are being assessed alongside ongoing discussion with the community. Funding for solutions will require to be identified, with part funding available from insurance provision.

2.2 Legal – The Scottish Government continues to be updated on the continuity of educational provision as well as the care inspectorate.

2.3 Community (Equality, Poverty and Rural) – as noted within the report, the Council's response to the two fire incidents has been with a clear focus on support for the community as a whole and specific support, whether that be educational, wellbeing or welfare, where required.

2.4 Climate Change / Carbon Clever – no issues to highlight at this time, however these are being considered as part of the medium and long term planning.

2.5 Risk – short-term, the risk implications relate to making suitable arrangements for the continuity of education for Park Primary pupils, and as outlined within the report this will be a continuation of the arrangements over the past year, with Primary pupils located at the Academy and Nursery at South Lodge although after Easter nursery provision

will be provided in a modular unit based at the Invergordon site. In relation to the longer-term, and making permanent arrangements for the provision of suitable school accommodation, the risks relate to the timescale for any option to be implemented, given the time required to scope options, consult where appropriate and then implement. Furthermore, at this time the cost and funding route for permanent options will also need considered.

2.6 Gaelic – There are no issues to highlight at this time.

### **3. Recommendations**

3.1 Members are asked to:

- i. Note the events of, and damage to the school building arising from the most recent fire at Park Primary, Invergordon.
- ii. Note the actions taken by the Council to support the local community through the two fire events including the prioritisation of educational provision for all children and young people including ELC, those at Park Primary and the young people currently within Invergordon Academy.
- iii. Note the timeline and next steps in relation to securing a long term solution for Park Primary, and a report with recommendations to come back to Council in June 2021.
- iv. Note the briefing paper sent to the Deputy First Minister which outlines the options following the second fire at Park primary School and the request from the Leader of the Council for support in such challenging circumstances.

### **4. Background**

- 4.1 On Saturday, 27th February 2021, the remaining Victorian building at Park Primary was found to be on fire, and considerable and extensive damage has resulted as detailed in appendix 1.
- 4.2 This further fire was only 3 days away from the anniversary of the first fire at Park Primary, in February 2020, which resulted in the loss of the main building, pupils and staff personal belongings.
- 4.3 Understandably, there was a considerable degree of concern and anxiety as a result of this further fire, and on the back of the initial fire and in turn the Covid-19 pandemic. More so given the expectations of families and children in looking forward to the phased return to school as part of the easing of lockdown restrictions, and the plans that were underway to see the children return to the Park Primary site over the coming weeks and months.
- 4.4 These short to medium term plans, including the deployment of modular units and other works at Park Primary, had been well underway, and were based upon the return of nursery pupils to the Park site after the Easter break, and in turn the remaining Primary pupils had been due to return to the Park site in August 2021. An assessment is now taking place but we do know that the plans to return in August 2021 are no longer possible.

- 4.5 Throughout the weekend, the headteacher worked with Council Officers and Emergency Services to deal with the immediate impact of the second fire. A meeting with parents was held on the Monday following the weekend fire, attended by local members, the Chief Executive, Executive Chief Officer for Education and Learning, and other officer support. Further meetings with parents have also been held on 1<sup>st</sup> and 10<sup>th</sup> March. As was the case during the first fire and its aftermath, the Council, the local community, and other agencies have been quick to respond to and provide support, assurance and an opportunity to plan forward.
- 4.6 Since the first fire in February 2020, the Council has put in place a number of plans, supports and actions, as summarised below:-
- Ongoing educational psychologist support following the initial fire to support any anxiety within our young people and staff.
  - Welfare support in the aftermath of the first fire and response to the financial loss and lost belongings that resulted.
  - Educational continuity provision, by reconfiguring Invergordon Academy, and utilising South Lodge Primary for nursery, learning restarted within three days of the first fire.
  - Deployment of resources and support, to assist the continuity of education and childcare provision from Invergordon/South Lodge.
  - Additional staffing, including pupils support assistants, teachers and area staff supporting the school community.
  - Additional mobile toilets were also placed on the academy site.
  - Series of consultation and engagement sessions with parents, including parental surveys, around the short/medium and long term options for the school, following the initial fire.
  - Follow-up discussions with parents following the most recent second fire.
  - Deployment of modular units and other improvement works planned to support a short/medium term return to the Park site – (now impacted by the second fire).
  - Commitment to providing an engagement officer to support and strengthen officer/parent links and communication
- 4.7 The Council is committed to working together with the local community to find a solution to ensure that high quality learning and teaching can take place with the objective of the Primary and Nursery being back together again. The Council have committed additional staffing to the school, and have appointed an engagement officer to support families and the way forwards regarding options to replace the school buildings.
- 4.8 In relation to the extent of the fire damage following the most recent fire, there is a 6-8 week timescale before the Council will be informed of any possible impact of the latest fire upon the site.
- 4.9 Short-term, and has been the case since the first fire, the primary children will be educated at the Invergordon Academy site, and the nursery children at Invergordon in a bespoke modular unit. With the phased return to school underway, and the added challenges of managing the provision of education during the pandemic and in line with safety guidelines, this will undoubtedly put added pressure on the existing schools. The Council will therefore continue to provide additional support as required to facilitate this interim arrangement.

- 4.10 In relation to securing suitable permanent replacement accommodation following the impact of the fires, a number of actions have already been progressed, and as indicated above a number of discussion sessions with parents took place during 2020, and with a parental/ staff and pupil to inform Council views.
- 4.11 This work will now clearly need revisited, and accelerated, in light of the most recent events. Full assessment of the existing buildings and site at Park will only be possible by the end of May.
- 4.12 The Council has ensured that the Scottish Government is aware of the most recent events at Park, the actions being undertaken by the Council, and briefings have also been provided in support of exploring ways in which the Scottish Government may be able to support the Council and the Community - as contained within **Appendix 1** papers.
- 4.13 The Council is also in discussions regarding the insurance position, consequences, and expected level of insurance funding available and arising from the two separate fires. Given the Council's use of self insurance, it is expected that the level of insurance funding available would only address part of the expected cost of providing a new Park Primary School.
- 4.14 Further discussions with the Scottish Government, insurers, and in the context of the Council's own capital programme, will continue to allow subsequent decisions around next steps to be informed by clarity of available funding.
- 4.15 In June 2021 the Council will have fully engaged with all stakeholders and be fully informed of site information and expects to be in a positive position to set out recommendations for addressing the impact of the fire and long-term and permanent solutions for the provision of Education and Early Learning and Childcare(ELC) for Park Primary school. The most important feedback from the sessions with parents, children and staff to date is that the earlier a solution for permanent Education and ELC provision is decided the better that will be to reduce the trauma created by these unforeseen and tragic fires within the community of Invergordon.

Designation: Executive Chief Officer Education & Learning  
Executive Chief Officer Property & Housing

Date: 13 March 2021

Author: Brian Porter, Robert Campbell

Background Papers:

John Swinney MSP  
Deputy First Minister and Cabinet Secretary for Education and Skills  
Scottish Government  
St. Andrew's House  
Regent Road  
Edinburgh  
EH1 3DG

MD/GM  
4 March 2021

Dear John

### **Fire at Park Primary**

Further to my letter of 1 March 2021, I wanted to give you a further update on the situation in relation to the fire at Park Primary.

As I indicated in my previous letter, our first priority is to support the families, children, staff and the wider community through this traumatic time. The Chief Executive and other senior staff have met with parents and staff this week and ongoing family liaison and psychologist support is being provided to both children and staff.

This has been a particularly traumatic event and it will take both children and staff time to recover.

I understand that your officials have been in touch with our Chief Executive to understand possible options for replacing the school, and the extent of any insurance claim that could help towards the cost of the replacing the school.

I can advise that a number of options have been revisited in light of the most recent fire and these include:

1. Park only initially with no additional ancillary accommodation – future extension would have to include nursery, dining etc. which would be more disruptive and costly in long term
2. Park only initially but with additional ancillary accommodation included (i.e. nursery, dining, games hall, ASN etc) to allow simple future expansion; future extension(s) would be classrooms only

3. Park and South Lodge initially with scope for future classrooms extension(s)

The preferred option would be to replace Park Primary with a new build primary school and also (subject to Statutory Consultation) combine South Lodge Primary on the Park site, with potential for further expansion if required at any point in the future.

A new build combined primary school would cost in the region of £15.3m. I can advise you that insurance cover and Council funding would provide [REDACTED], but that would still leave a gap of [REDACTED].

I have attached a detailed briefing which I hope will be of help.

As you know this is a community that has endured a very difficult time and therefore a new primary school that delivered high quality educational provision in a community that has areas of deprivation would not just have positive educational benefits but would also make a huge contribution revitalising that community and giving them hope for a brighter future.

Local Councillors are very supportive of this approach and I would very much welcome the opportunity to meet with you to discuss whether the Scottish Government could contribute to this funding gap and thereby help this community move forward.

I look forward to hearing from you.

Yours sincerely

Councillor Margaret Davidson  
**Leader of The Highland Council**

c.c. Maree Todd, MSP, Minister for Children and Young People  
[REDACTED] Scott Johnston, School Funding, Infrastructure & Organisation Unit

## **Park Primary – Briefing Note for Scottish Government**

### Background to the fires at Park Primary School (24th February 2020 and 27th February 2021)

At around 10am on the 24th of February 2020, a fire started in the Primary 5 classroom of Park Primary School, Invergordon. It was found that the fire was caused by a faulty battery in a laptop. The class was occupied at the time by the class and teacher. It was noticed that smoke was coming from the laptop and the class were immediately evacuated, and the fire alarms were activated.

Due to the swift response of the school staff, they successfully evacuated all pupils and staff from the primary school and took them to the emergency centre at Invergordon Academy. This entailed a 10 minute walk through Invergordon with some 160 pupils plus staff in a high state of anxiety and distress. On arrival at Invergordon Academy, the head teacher of the Academy immediately provided hall and office space, deploying his senior management team to support the primary school. Distress levels were very high across pupils and staff from both schools.

As the emergency services arrived, the anxiety levels in the town were very high, with many parents rushing to the scene and academy to find their children. Police and staff managed the situation to ensure that pupils were safely reunited with their families. Paramedics supported the staff with immediate welfare checks for those most in distress.



### Scene of the first fire

Area staff were on scene within twenty minutes of notification. An incident room was set up with all the relevant council and emergency services in attendance at the academy. This silver group reported hourly to the Gold group at council headquarters in Inverness, as the situation unfolded with a priority to look after the welfare of the community whilst fighting the fire.

The fire service reported that the building was well ablaze in the few minutes that it took to arrive from the local fire station. It was reported that the main building of the school was lost, however, to the fire within approximately six minutes, due to its intensity. The fire was extinguished that afternoon by fire crews from around the Highlands. With continued support from emergency and council services, the site was made secure.

The fire resulted in the loss of the main building, pupils and staff personal belongings and made accessing private vehicles impossible. The Highland Council delivered money to the headteacher to

ensure that staff were able to be transported home and any immediate personal expenses could be met, as many had lost their purses and bags in the fire.

In recognition of the significant trauma to the whole community, educational psychologists prioritised support from the following morning. The chief executive held a parental meeting, with the emergency services, property services and council welfare teams at the academy. All families received £200 per child to help with immediate costs and loss of personal belongings, and the whole community rallied around to provide shoes, coats and bags.

The Highland Council were committed to ensuring that educational continuity was maintained, partly for the purposes of learning and teaching, but more importantly to re-establish some kind of routine to help support young people and their families deal with such a traumatic event. By reconfiguring the academy, and utilising South Lodge Primary for nursery, learning restarted within three days. This was supported across the Highlands by many schools providing teaching and learning resources, furniture and redeployment of staff.

The focus on return to learning, three days after the fire, was to ensure the mental health and welfare of young people and families. Additional pupils support assistants, teachers and area staff supported the school community to engage with returning to school, albeit in a secondary setting. The layout of the academy, especially for the infant classes was and continues to be challenging with additional staff still in place to help with safe movement and learning.

Swift engagement with the local community, led by the chief executive and executive chief officer for Education and Learning kept information flowing and took some pressure away from school staff, so that they could concentrate on the children.

Unfortunately, the distress caused by the fire led to some children needing a little more time to return to school in a temporary setting. Some staff were unable to return to teaching, and needed time to emotionally recover. This remains the case today.

Whilst the council are committed to finding a permanent solution to replace Park Primary School, plans and engagement with the community were significantly hampered by the pandemic lockdown three weeks after the fire. This significant impact on society, as a whole, exacerbated the situation for the Invergordon community. Despite this high level of stress, the school staff adapted and overcame and moved once more into a different model of delivering learning and teaching. This was challenging for the whole teaching profession, with three days notice of lockdown, but even more so for Park Primary who had not had time to come to terms with the fire and their forced relocation into very cramped conditions at the academy, where the staffroom and a number of classrooms were given over to the primary school. Additional mobile toilets were also placed on the site. Due to roll increases the council are planning to place a number of temporary demountables for the primary school at the academy. This has been significantly hampered by the pandemic.

On Saturday, 27<sup>th</sup> February 2021, the remaining Victorian building was found to be on fire. This fire, only three days adrift of a year since the first fire, devastated the remain primary building. The high levels of stress in the community due to the lockdown is unsurprising, given the previous fire and Covid pandemic. Throughout the weekend, the headteacher worked with council officers and emergency services to deal with the immediate impact of the second fire. Stress levels were very high again amongst the staff and school community.





Internal: near the seat of the second fire



External: following the second fire

It had been planned that the nursery would return to Park site after Easter and the primary school would return to a temporary demountable school at the site in August. Unfortunately, as a result of the second fire, this is no longer possible. The effect on the pupils, staff and whole community is devastating given this second fire in the middle of the pandemic.

The chief executive met with parents and community to outline the commitment to finding a medium term solution. The council is currently working on next steps and will meet with parents, staff and community next week to give an update. All are committed to working together to find a solution to ensure that high quality learning and teaching can take place with the primary and nursery back together again. The council have committed additional staffing to the school, and will also shortly appoint a liaison co-ordinator to support families and the way forwards.

Unfortunately, the children of Park Primary including the p6 class who ran from the fire will need to remain in the current Invergordon Academy building until further notice. Children and Young People will return to full time face to face learning and teaching on the 19 April. This will cause significant pressure on the building (more young people have stayed on this year; increasing roll) in terms of class space, the curriculum delivery has been hampered due to the lack of outdoor space and the competition for classrooms. Park Primary has also lost a significant amount of ELC children to the neighbouring primary due to the lack of space, this has been a noteworthy cause of stress and upset to the HT and staff.

The three blows of two fires and the pandemic has, without doubt, knocked the whole school community. They are resilient, however, and now need all our collective support to get back on their feet with a new school. The school motto sums it up:

***Hand in hand, Together we can***

### Options

A number of options have been explored since the first fire in February 2020, and consultation and surveying of parents for views on options had taken place.

These options have been revisited in light of the most recent fire.

Options include:-

- New build at existing Park site
- New build on a new site (no suitable site as yet identified)
- New build at Invergordon Academy Site (as a standalone Primary school)
- New build at Invergordon Academy Site (as a combined 3-18 Campus)

A variant of all the options above, would be to ensure any new build was suitably sized, and included expansion capability, to allow a future bringing of South Lodge Primary onto the same site and a combining of the schools, given existing condition and suitability issues (condition C and suitability B, and assessed as requiring significant investment). Subject to a Statutory Consultation.

### Council Position

Despite the devastating impact of the two fires, there is now an opportunity to make a significant improvement to the education estate across the town and deliver significant educational and community benefits.

- A new build at the Park site as a Phase 1 of a wider masterplan, would be the most expedient, avoiding the need for any Statutory Consultation (for a direct Park Primary replacement).
- With a phase 2 within the masterplan, for the expansion and incorporation of South Lodge Primary, and potentially considering another smaller rural school within the ASG.
- In discussions with Parents to date and reflected in parent surveys following the initial fire in February 2020, a return to the Park site has strong parental support.
- A statutory consultation could run concurrently with design and planning stages, with a final decision on the number of classrooms prior to starting on site.
- That Statutory Consultation process would not prevent moving forward with Phase 1 and direct replacement of Park Primary.
- The close proximity of the Park site to the Academy site also supports and allows us to build on the close integration of Nursery, Primary and Secondary education within the town, and deliver a quality educational provision on a Campus basis across 2 close sites.
- As part of the wider master plan approach, some further improvements would be made to the Academy, to address some existing condition and suitability issues.

### Scope

The preferred option would be to replace Park Primary with a new build primary school and also (subject to Statutory Consultation) combine South Lodge Primary on the Park site, with potential for further expansion if required at any point in the future.

### Programme Timeline

See annex – in summary as follows.

Q2 2021 – Statutory Consultation commenced.

Q2 2022 - Start on site. Enabling works (including demolition and site clearance at Park) would be carried out in advance.

August 2023 - School being ready for occupation.

### Procurement

The Council is about to make a formal appointment to engage a design and build contractor via a national framework contract for the primary school projects at Beauly, Broadford and Dunvegan. Our recommendation would be to include Park in that appointment to ensure early engagement with the contractor's supply chain and maximise benefits of economies of scale, continuity and standardisation. Our in-house design team are working on a standard design approach to primary school design that seeks to meet the Scottish Government's requirements, such as energy efficiency and digital connectivity.

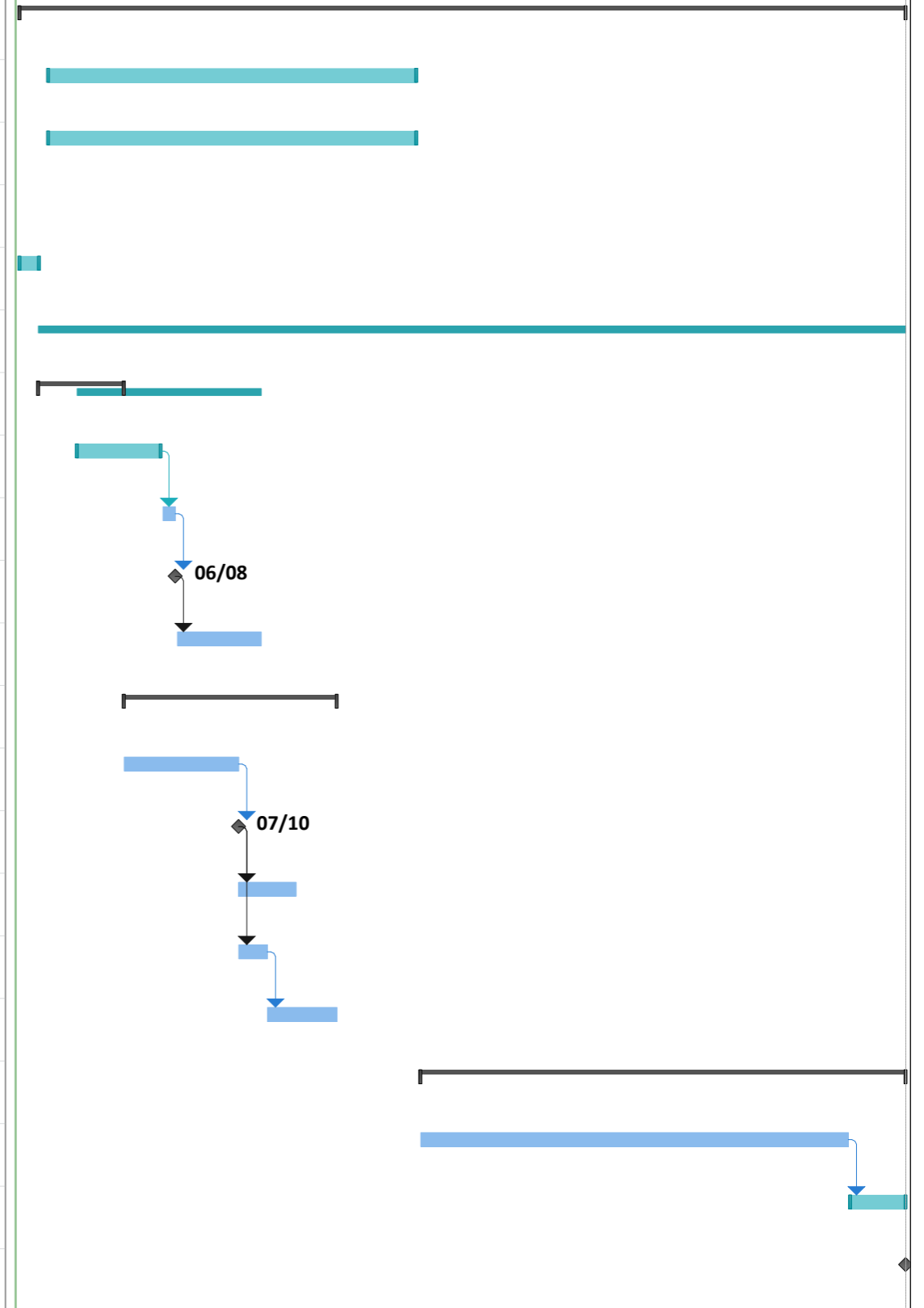
### Costs

The cost of a combined new primary school building is estimated at £15.3M (as attached document).

### Insurance/Funding Position

Some limited funding is expected to be available as insurance cover and Council contribution towards the replacement of Park Primary.

ID	Task Mode	Task Name	Duration	Baseline Start	Baseline Finish	Start	Finish	Finish Variance	Calendar
1		<b>Design &amp; Build - Park Primary</b>	<b>612 d</b>	<b>NA</b>	<b>NA</b>	<b>Mon 08/03/21</b>	<b>Fri 21/07/23</b>	<b>0 days</b>	01 April 22/02/25/04/7/09/28/06/9/020/09/1/113/124/017/038/040/091/022/093/104/126/126/020/031/092/06
2		Statutory Consultation	50 wk	NA	NA	Mon 05/04/21	Wed 30/03/22	0 days	
3		<b>Enabling Works and Demolition</b>	<b>250 d</b>	<b>NA</b>	<b>NA</b>	<b>Mon 05/04/21</b>	<b>Wed 30/03/22</b>	<b>0 days</b>	
4				NA	NA			0 days	
5		Engagement of Contractor	3 wks	NA	NA	Mon 08/03/21	Fri 26/03/21	0 days	
6		<b>Planning</b>		<b>NA</b>	<b>NA</b>			<b>0 days</b>	
7		<b>Initial Design Work</b>	<b>12 wk</b>	<b>NA</b>	<b>NA</b>	<b>Fri 26/03/21</b>	<b>Thu 17/06/21</b>	<b>0 days</b>	
8		Planning - PAN notice	12 wk	NA	NA	Mon 03/05/21	Fri 23/07/21	0 days	
9		Complete Planning Drawings	2 wks	NA	NA	Mon 26/07/21	Fri 06/08/21	0 days	
10		Submit Planning Application	0 day	NA	NA	Fri 06/08/21	Fri 06/08/21	0 days	
11		Planning Approval	12 wk	NA	NA	Mon 09/08/21	Fri 29/10/21	0 days	
12		<b>Technical Design</b>	<b>140 d</b>	<b>NA</b>	<b>NA</b>	<b>Fri 18/06/21</b>	<b>Tue 11/01/22</b>	<b>0 days</b>	
13		Technical Design	16 wk	NA	NA	Fri 18/06/21	Thu 07/10/21	0 days	
14		Submit Stage A Warrant Submission	0 day	NA	NA	Thu 07/10/21	Thu 07/10/21	0 days	
15		Stage A Building Warrant Approval	8 wks	NA	NA	Fri 08/10/21	Thu 02/12/21	0 days	
16		Submit Stage B Warrant Submission	4 wks	NA	NA	Fri 08/10/21	Thu 04/11/21	0 days	
17		Stage B Building Warrant Approval	8 wks	NA	NA	Fri 05/11/21	Tue 11/01/22	0 days	
18		<b>Construction</b>	<b>340 d</b>	<b>NA</b>	<b>NA</b>	<b>Mon 04/04/22</b>	<b>Fri 21/07/23</b>	<b>0 days</b>	
19		Construction	60 wk	NA	NA	Mon 04/04/22	Fri 26/05/23	0 days	
20		Commissioning & Client Occupation	8 wks	NA	NA	Mon 29/05/23	Fri 21/07/23	0 days	
21		<b>Handover &amp; Close Out</b>	<b>0 day</b>	<b>NA</b>	<b>NA</b>	<b>Fri 21/07/23</b>	<b>Fri 21/07/23</b>	<b>0 days</b>	



Project: Design & Build Contract Date: Thu 04/03/21	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
	Split		External Tasks		Inactive Summary		Manual Summary		Progress	
	Milestone		External Milestone		Manual Task		Start-only		Manual Progress	
	Summary		Inactive Task		Duration-only		Finish-only			

Replacement Park on Park Site (Two-Stream) - 2Q 2022

Gross Internal Floor Area (7 Classroom School)

		Notes	Capacity	Metric (m2)	Area
1.1	Primary School	Full Planning Capacity based on upper limit of Teaching Entitlement range (16 Classrooms)	442	7.5	3,315
1.2	Future Expansion	Omit 9 Primary classroom bays at 100m2 each			-900
1.3	Primary ASN	To be confirmed	8	33.0	264
1.4	Nursery	Capacity based on Care Inspectorate Registration	64	5.8	371
<b>Target GIFA (m2)</b>					<b>3,050</b>

Cost

	Element	Area	Metric (£/m2)	Base Cost	Base Index		2Q 22 (Forecast)	Inflated Cost
2.1	Primary School	2,679	3,742	10,024,818	4Q 2017	327	340	10,423,358
2.2	Nursery	371	3,742	1,389,030	4Q 2017	327	340	1,444,252
		<b>3,050</b>			<b>Base Target Cost</b>			<b>£11,867,610</b>

<b>Abnormal Costs</b>				
<b>3.1</b>	<b>Location Factor</b>	<b>Not applicable</b>	<b>0%</b>	<b>0</b>
<b>3.2</b>	<b>Contingency</b>	<b>Potential abnormal costs (e.g. ground conditions, utilities, planning conditions, inflation and market conditions)</b>	<b>7.5%</b>	<b>890,071</b>
<b>3.3</b>	<b>Demolition Works</b>	<b>Existing Park buildings</b>		<b>125,000</b>
<b>3.4</b>	<b>Off-Site Works</b>	<b>Potential improvements to road and path network (Safer Routes to School)</b>		<b>125,000</b>
			<b>Adjusted Target Cost</b>	<b>£13,007,681</b>

Combined New Primary School on Park Site (Two-Stream) - 2Q 2022

Gross Internal Floor Area (12 Classroom School)					
		Notes	Capacity	Metric (m2)	Area
1.1	Primary School	Full Planning Capacity based on upper limit of Teaching Entitlement range (16 Classrooms)	442	7.5	3,315
1.2	Future Expansion	Omit 4 Primary classroom bays at 100m2 each			-400
1.3	Primary ASN	To be confirmed	8	33.0	264
1.4	Nursery	Capacity based on Care Inspectorate Registration	64	5.8	371
<b>Target GIFA (m2)</b>					<b>3,550</b>

Cost								
	Element	Area	Metric (£/m2)	Base Cost	Base Index		2Q 22 (Forecast)	Inflated Cost
2.1	Primary School	3,179	3,742	11,895,818	4Q 2017	327	340	12,368,740
2.2	Nursery	371	3,742	1,389,030	4Q 2017	327	340	1,444,252
		<b>3,550</b>			<b>Base Target Cost</b>			<b>£13,812,992</b>

<b>Abnormal Costs</b>				
<b>3.1</b>	<b>Location Factor</b>	<b>Not applicable</b>	<b>0%</b>	<b>0</b>
<b>3.2</b>	<b>Contingency</b>	<b>Potential abnormal costs (e.g. ground conditions, utilities, planning conditions, inflation and market conditions)</b>	<b>7.5%</b>	<b>1,035,974</b>
<b>3.3</b>	<b>Demolition Works</b>	<b>Existing Park and South Lodge buildings</b>		<b>250,000</b>
<b>3.4</b>	<b>Off-Site Works</b>	<b>Potential improvements to road and path network (Safer Routes to School)</b>		<b>250,000</b>
			<b>Adjusted Target Cost</b>	<b>£15,348,967</b>



Replacement Park on Park Site (Single-Stream) - 2Q 2022

Gross Internal Floor Area (7 Classroom School)

		Notes	Capacity	Metric (m2)	Area
1.1	Primary School	Full Planning Capacity based on upper limit of Teaching Entitlement range (8 Classrooms)	225	8.5	1,913
1.2	Future Expansion	Omit 1 Primary classroom bay at 100m2 each			-100
1.3	Primary ASN	To be confirmed	4	33.0	132
1.4	Nursery	Capacity based on Care Inspectorate Registration	32	5.8	186
<b>Target GIFA (m2)</b>					<b>2,130</b>

Cost

	Element	Area	Metric (£/m2)	Base Cost	Base Index		2Q 22 (Forecast)	Inflated Cost
2.1	Primary School	1,945	3,742	7,276,319	4Q 2017	327	340	7,565,592
2.2	Nursery	186	3,742	694,515	4Q 2017	327	340	722,126
		<b>2,130</b>			<b>Base Target Cost</b>			<b>£8,287,718</b>

<b>Abnormal Costs</b>				
<b>3.1</b>	<b>Location Factor</b>	<b>Not applicable</b>	<b>0%</b>	<b>0</b>
<b>3.2</b>	<b>Contingency</b>	<b>Potential abnormal costs (e.g. ground conditions, utilities, planning conditions, inflation and market conditions)</b>	<b>7.5%</b>	<b>621,579</b>
<b>3.3</b>	<b>Demolition Works</b>	<b>Existing Park buildings</b>		<b>125,000</b>
<b>3.4</b>	<b>Off-Site Works</b>	<b>Potential improvements to road and path network (Safer Routes to School)</b>		<b>125,000</b>
			<b>Adjusted Target Cost</b>	<b>£9,159,296</b>