

Nairn Academy

Stakeholder Group Meeting No. 7

Project Update

28th June 2023

**Robert Campbell, Service Lead
Capital Planning & Estate Strategy**

Review of Capital Programme

1. The Council agreed in 2022 that a complete review of the current capital programme was required, but that this could not be concluded until the outcome of funding bids to the Scottish Government for Phase 3 of the Learning Estate Investment Programme (LEIP) was known.
2. As the Council has been unable to complete the review within the originally envisaged timescale, a one-year capital programme for 2023/24 was approved earlier this year. This included a commitment to continue with design and planning work on all the major school projects included in the programme that was approved in December 2021, including Nairn Academy (which is included in Phase 2 of LEIP).
3. SG advised in December that the LEIP Phase 3 announcement would be delayed until 2023. A commitment was subsequently given in April that the successful projects would be announced in June.

Recap of Project Design Stages

Stage 2

- **Main Activities:** Develop Concept Design and Specification; Obtain Pre-Application Planning Advice
- **Key Outcomes:** Submit Proposal of Application Notice (12 weeks prior to Planning Application)

Stage 3

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

Stage 4

- **Main Activities:** Complete Technical Design; Market Testing of Work Packages
- **Key Outcomes:** Approval of Planning Application; Financial Close with Contractor

Design Progress

1. The design was developed to the end of Design Stage 3; the cost plan submitted by the contractor at that point **exceeded the increased budget put forward for consideration for the capital programme review.**
2. A review was undertaken of the design proposals, value engineering opportunities were explored, and ongoing construction market pressures assessed. This exercise has brought the project cost within the proposed new budget and helped to reduce cost uncertainty.
3. Due to the time required to complete this exercise, the revised programme now indicates an operational date of August 2026, later than the LEIP Phase 2 target of December 2025.
4. The Scottish Futures Trust have been consulted on the current status of the project. Other Local Authorities have experienced similar challenges on their projects, and SFT are generally supportive of the approach taken to address the situation. The Council will write to SG in due course to formally request an extension to the completion date.

Key Programme Dates

1. Complete the review of Stage 2 proposals – end of June 2023.
2. Complete the partial redesign of the Stage 3 proposals and submit a planning application – mid-September 2023.
3. Completion of Stage 4 and award of contract – end of June 2024.
4. Phase 1 construction (new building and associated external works) – July 2024 to July 2026.
5. Occupation of school building – start of new school session in August 2026.
6. Phase 2 construction (demolition and remaining external works) – to be confirmed.

Next Steps

1. Sign off the revised Stage 2 proposals by the end of June – some final amendments are currently being made.
2. Progress the partial redesign work on Stage 3 – some activities are already underway.
3. Agree the date of a further pre-application planning consultation event – proposed date is Wednesday 6th September.
4. Nairn Library – the potential relocation of the Library to the new building has still to be considered by Members.