



STORNOWAY PRIMARY SPORTS DEVELOPMENT UPDATE

Report by Chief Officer, Education and Children's Services

PURPOSE

- 1.1 The purpose of the Report is to provide a progress update to the Comhairle about the proposed sports facility at Stornoway Primary.

EXECUTIVE SUMMARY

- 2.1 In November 2021, the Comhairle agreed to the development of a sports facility at Stornoway Primary with a maximum construction cost of £1.8M. Following further development of the project design, it was agreed by the Comhairle in June 2022 to increase the project budget to £1.95M and an allocation of £2M was subsequently agreed and allocated in the 2023-2028 Capital Programme.
- 2.2 Following receipt of initial tender prices that were well above the budget for the building, it was agreed by the Comhairle in February 2024 to reduce the overall size of the building to bring the development closer to the confirmed budget. It was agreed that the building would be constructed to offer a total internal area of 565m², with a useable hall area of 470m², a little larger than three badminton courts in size. The estimated cost of this revised building was £2.25M.
- 2.3 The additional £250,000 of funding required in addition to that already allocated in the capital programme is funded from the Universal free School Meal expansion programme in recognition of the increased capacity for dining created in the school from PE lessons moving from the internal hall to the new games hall.
- 2.4 The project has been subject to a complex procurement process due to the specialist nature of the building, including a supply contract for the proprietary metal frame and insulated tensile fabric structure. Following initial tendering for this element of the project, a preferred supplier was identified that is based internationally. Detailed design of the separate construction works contract, incorporating the proposed building, is ongoing and progressing towards tender stage.
- 2.5 Following identification of the preferred supplier for the building and acquisition of full technical specifications, a planning application was prepared and submitted in September 2024 and a link to this is provided in appendix. At the time of writing, the project is still subject to planning consideration and an outcome is expected before the end of the year.
- 2.6 Subject to a number of project variables, it is currently forecast that construction on-site will commence in the spring of 2025, with completion and occupancy being planned for late autumn 2025.

RECOMMENDATIONS

- 3.1 **It is recommended that the Comhairle note the Report.**

Contact Officer: Donald Macleod, Chief Officer, Education & Children's Services

Appendix: [Planning Application – Stornoway Primary Sports Development \(Sept 2024\)](#)
 Drawing – Site Plan (Sept 2024)
 Drawing – Roof Plan and Building Elevations (Sept 2024)
 Drawing – Floor Plan with Building Sections (Sept 2024)

Background Papers: ESCS Committee Report: Stornoway Primary Development 15/06/21
 ESCS Committee Report: Stornoway Primary AWP Development 21/09/21
 ESCS Committee Report: Stornoway Primary Development Update 30/11/21
 ESCS Committee Report: Stornoway Primary Sports Development 21/06/22
 ESCS Committee Report: Stornoway Primary Sports Development 21/06/22
 ESCS Committee Report: Stornoway Primary Development Update 06/02/24

IMPLICATIONS

4.1 The following implications are applicable in terms of the Report.

Resource Implications	Implications/None
Financial	The project has an estimated construction cost of £2.25M with core funding of £2M identified with the Comhairle’s Capital Programme and the remaining balance being secured from external grant funding.
Legal	None
Staffing	None
Assets and Property	The development of a sports facility within the footprint of the Stornoway Primary campus will contribute to the amenity on-site but will increase utilities, servicing and maintenance costs.
Strategic Implications	Implications/None
Risk	<p>Strategic Risk Register: None</p> <p>Financial Risk: There will be a significant degree of risk in financial exposure for investment of this degree of Comhairle funds in a single development project.</p> <p>Project Risk: A full summary of the construction risks has been compiled and a Risk Register established. This is reviewed and updated regularly by the project oversight team.</p>
Equalities	None
Corporate Strategy	<p>Support Children, Families and Young People:</p> <ul style="list-style-type: none"> - Support children and their families to be health and active. <p>Strengthen the Local Economy:</p> <ul style="list-style-type: none"> - Prioritise investment in Comhairle buildings and infrastructure, maximising effectiveness of available internal and external funding sources.
Environmental Impact	Environmental impact will be considered as part of the planning process
Consultation	The development is currently subject to statutory planning consultation.