

Scottish Borders Education Public Private Partnership

# Creating schools of the future for Scottish Borders

**£73.5m**

/ Project value

**October 2006**

/ The build commenced

**February 2009**

/ The duration

Realising the Scottish Borders Council's 'School of the Future' model, we designed and constructed three state-of-the-art high schools (Earlston, Berwickshire and Eyemouth) in the picturesque Scottish Borders. Part of a PPP scheme, we assumed full responsibility for the design, construction, finance and operation of the trio of major educational campuses, which provide much-needed shared educational and community space. With a gross internal area of 38,775m<sup>2</sup>, flexible functionality is at the core of each campus and facilitates multi-use for learning, sport, workplace training and conferences. As the local communities were engaged from conception to completion, each campus exudes benefits beyond the brief and operates 8am to 10pm, seven days a week.

## The Brief

The Scottish Borders Council required a trusted partner to undertake a DBFO project as part of a PPP scheme for three new education campuses in Earlston, Berwickshire and Eyemouth. The design brief focused heavily on maximising the shared use of the facilities between the schools and local communities.



**"We have always prided ourselves on the high standards we set and the success we achieve – we now have the accommodation to match"**

Michelle Strong  
Head Teacher of Earlston

“This is the start of a new era for education in the Borders and it is all down to our ongoing ambition to deliver the best services we can and ensure our schools continue to benefit thousands of young people, their families and local communities in the future”

David Parker  
Scottish Borders Council

### The Challenges

Among the key challenges of the overall project was ensuring that we achieved highly sustainable, energy efficient buildings, which met the required BREEAM 'Excellent' rating and attained A-rated Energy Performance Certificates. Our solution centred on the appointment of a dedicated BREEAM Manager - Marcus Mark - who was committed to communicating sustainable BREEAM best practice to all stakeholders. He facilitated a series of BREEAM workshops throughout the project, which ensured the maintenance of relevant evidence and that commitments were followed through. BREEAM principles were also embedded into the design from the outset of the project.

### GRAHAM's added value solution

Completed simultaneously on time and on budget, the project has delivered a stimulating and inclusive learning environment through the construction of state-of-the-art facilities including three individually designed high schools of two and three-storeys, community accommodation, sports and leisure areas and research space. Common construction materials were adopted and incorporated structural steel frames, precast and in-situ concrete floors and standing seam roofing. Community engagement was the primary pillar of our approach and not only influenced the design, but also positively impacted upon the overall success of the project. A local office was opened, while design days, public presentations and a dedicated website informed opinion throughout the three-year process.

### Outputs & Benefits

- / **Significant Footprint:** Combined gross internal floor area of 38,775m<sup>2</sup>
- / **BREEAM:** All three campuses achieved a BREEAM Excellent rating
- / **Sustainability Features:** Include natural ventilation and lighting systems controlled by BMS, rainwater harvesting, biomass boilers and Sustainable Drainage Systems (SuDS)
- / **Local Employment:** We utilised in excess of 92% of local labour, exceeding the 75% target, and employed approximately 290 people from the Scottish Borders region.
- / **Community Engagement:** Design days, public presentations and local events were held and a project website was created



For more information on how we're delivering lasting impact:

+44 (0) 28 9268 9500

info@graham.co.uk

graham.co.uk

**GRAHAM**