Balloch Campus

Location: Balloch, West Dunbartonshire

Schools and Community Buildings

To West Dunbartonshire Council







Appointed Company

SPA's framework for schools and community buildings covers four bands of project from £2,000,000 up to £10,000,000 plus for new build, extensions and refurbishment works.

Associated works include the full scope of design work enabling all parties to sign up to plans at an early stage, facilitating ongoing agreement and collaboration as the works progress and overall project efficiencies.

Modern Learning Environment for 750 Pupils

In 2015, West Dunbartonshire Council confirmed over £15 million of investment in a new purpose-built education campus in Balloch. The campus would incorporate two primary schools, an early learning and childcare centre, an Additional Support Needs education centre, and shared all-weather sports facilities. Morgan Sindall, an Appointed Company on the SCB1 Framework, was commissioned for this major undertaking, to create a modern learning environment with a capacity for nearly 750 pupils.

The new 53,280 square feet campus was completed on time and to budget, with the SCB1 Framework playing a significant role in successful delivery.

Bringing the community together

The Balloch Campus enabled three existing schools to come together. Jamestown and Haldane Primaries merged into one, while St Kessog's, whose original building was demolished for the campus to be built, retained its name and its Roman Catholic identity. The Additional Support Needs centre is an entirely new facility capable of supporting 36 pupils with a range of needs.

Each of the schools had individual requirements and interests and ongoing stakeholder engagement was a significant part of the project. The SCB1 Framework facilitated good engagement through clear and early definition of the campus design which all parties including West Dunbartonshire Council, the schools, designers and Morgan Sindall, could collaborate on and sign up to. The framework particularly enabled Morgan Sindall to control the development of the design with their appointed design team and ensure that educational drivers were addressed at the same time as other considerations including buildability, efficiencies and interfaces.

Utilising new technology

Another area of successful collaboration was BIM. Morgan Sindall worked with the consultant team to ensure all members of the project worked to a collaborative model environment, utilising a BIM Information Manager to federate and QAR check the models from the key consultants and supply chain.

This meant a lower risk of clashes occurring on site, better coordination between design elements and greater efficiency in the build process. It also allowed the opportunity to manufacture and assemble off-site components (e.g. service spines, lighting and heating rafts), reducing time on site and improving quality of the product installations.

For West Dunbartonshire Council, this meant individual stages could be signed off and approved efficiently. There was far more agreement in advance than is typical of projects of this scale. As a bi-product of the team working collaboratively within a model environment, Morgan Sindall were also able to produce high quality 3D images of the spaces to assist the users understanding of them. They took this further by rendering 360° virtual reality (VR) images for use with VR headsets within the spaces. This allowed staff, students, and Local Authority Management, the opportunity to stand inside the building as a shell and visualise in 3D the fully populated space around them.



Using the virtual reality goggles with both our project team, senior officers, including our chief officer of education was very, very well received. It made sure that people who are not as used to interpreting plans could see it first hand from the BIM model. The engagement with the pupils and the schools means that we've got a very excited client bodyhere, we can't wait to get in the door."

Lesley Woolfries,

Project Manager West Dunbartonshire Council

SPA's SCB1 framework has been renewed as the SCB2 Schools and Community Buildings framework, which is OJEU compliant and valid until June 2021.