

# Completed Project

## Winchburgh Schools *West Lothian Council*

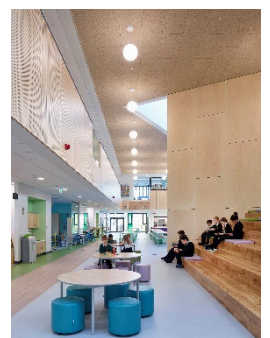


The £61m Winchburgh Schools Campus is West Lothian Council's largest investment in education. The development comprises:

- Sinclair Academy - a 660 place denominational secondary school
- Winchburgh Academy - a 660 place non-denominational secondary school,
- Holy Family Primary School - a 231 place denominational primary school
- Sports & Wellbeing hub – a sports centre with swimming pool, gymnasium, fitness studio and weights area.

Winchburgh is one of West Lothian's three Core Development areas and Winchburgh Developments Ltd is the lead developer on the £1bn masterplan, contributing developer funding towards the new schools. Hub South East, the Council's development partner has delivered the Winchburgh Schools project, with Morrison Construction the Tier 1 Contractor and design provided by a combination of Ryder Architecture and jmarchitects.

Whilst the project began construction during strict Covid-19 restrictions, testament to the effort of all partners, **it was delivered on budget, with the majority of the Campus ultimately delivered ahead of schedule** in July/August 2022 and the complete development (with Sinclair Academy handed over in October 2022, the expected end date of all four buildings) is of an extremely high standard and has received positive feedback from the pupils, staff and the wider community.

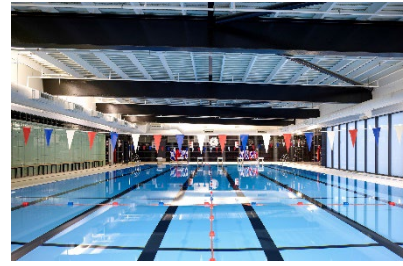


**Development Partner**  
Hub South East  
\*  
**Project Value**  
£61m

**Architects**  
jmarchitects &  
Ryder

**Project Type**  
Design & Build

\*  
**Main Contractor**  
Morrison Construction



## QUALITY

Pivotal to the success of the Winchburgh Schools Project was a quality culture of collaboration between experienced, competent and capable parties, developed over a series of projects which immediately preceded the Winchburgh work and refined over the four facilities at Winchburgh. Quality was given as a much prominence as health & safety, cost, and programme. Quality was embedded (and not simply an “add on”) into the development and delivery processes and reinforced at various checkpoints. The Hub South East development process facilitates a robust approach, not only to project delivery, but quality project delivery.

## COMMUNITY BENEFITS & SOCIAL VALUE

Throughout the project we delivered a range of community benefits to ensure maximum local gain in West Lothian.

As a result we have a number of KPI targets to meet in relation to jobs, work placements etc. You can see to the right some examples of what was delivered.

In terms of **Social Value**, although tendered to the original Community Benefit KPIs, we have calculated the social value of the Winchburgh and Calderwood project (KPIs were combined), to give an indication of the social value achieved:

**£22.3m**  
social & local economic value

**£9k** local community donations  
**36** new jobs created  
**57** new and existing apprenticeships  
**90%** work packages to Scottish SMEs  
**324** work placement days  
**1456** pupils benefited from curriculum support



Completed Campus Tour – [www.youtube.com/watch?v=5QdzpE5ipCo](https://www.youtube.com/watch?v=5QdzpE5ipCo)

Winchburgh Academy welcome video -  
<https://winchburghacademy.westlothian.org.uk/article/74955/Winchburgh-Academy-Welcome-Video>



*I'm astounded by the quality of the facilities here in Winchburgh and delighted that the buildings are now being completed and handed over to us. The impact of the growth and development here in Winchburgh is going to have a positive impact on the local community for generations to come.*

*Many years ago, Winchburgh was designated one of West Lothian's Core Development Areas. What we wanted to achieve was to create a place where people wanted to call home and alongside that bring growth, economic prosperity, improvements to infrastructure, and provide first class learning and leisure facilities for young people. A number of partners are involved in such a mammoth project and West Lothian Council has delivered these tremendous new educational facilities for the young people of Winchburgh.*

*This is a great example of how a large-scale construction project should work and the outcome is absolutely tremendous. Everyone involved in this project should be very proud.*

**Lawrence Fitzpatrick, Council Leader  
West Lothian Council**



*This is a very exciting time for the local community in Winchburgh and we're delighted to have the buildings completed and handed over to us. This demonstrates West Lothian Council's commitment to improving education and learning facilities for local people. The new facilities are first class and the whole community will be very proud of these wonderful facilities.*

*I'd like to thank Morrisons and Hub South East for their excellent work in building these fantastic schools, particularly given the challenges presented during the pandemic. Our new schools and Sports Hub have been delivered ahead of schedule and within budget, which is clearly a big achievement, particularly set against the challenges of the past few years.*

**Andrew McGuire, Executive Councillor for Education  
West Lothian Council**



*The whole school community is delighted with the new school building.*

*The school is first class and the feedback from parents and pupils has been overwhelmingly positive.*

*The new school term is just around the corner and the facility will certainly enhance the learning experience for current pupils but also for generations to come.*

**Holy Family Primary School  
Headteacher**

