

**Local Value-Add Case Study
Jedburgh Intergenerational
Community Campus**

Adding local value and impact to project delivery by working for the community

Project: **Jedburgh Intergenerational Community Campus**

Contract value: **£32m**

Creating a community campus

The new schools plan that created a facility for all ages

In August 2017 the Scottish Government's Schools for the Future Programme announced the latest wave of investment, part of which would go towards improving school and community provision in Jedburgh. The plans would combine three local schools as part of a space that could be used by the whole community. Delivering the project generated 18 employment opportunities, 46 apprenticeships, 13 work placements and hundreds of thousands of pounds for the local economy.



THE BACKGROUND

The project was run by Hub South East Scotland for Scottish Borders Council. They appointed BAM to design and construct the new intergenerational campus, which would replace all three of the town's existing schools - Parkside Primary, Howdenburn Primary and Jedburgh Grammar - as well as providing a dedicated ASN unit.

There would also be provision for the community in the shape of a new library, café, meeting and hall space and sports pitches and facilities for the whole town to use.

WORKING WITH THE LOCAL COMMUNITY

Recognising the importance of the facilities to be provided to the local community, as well as the potential impacts of the construction programme, BAM had a community engagement plan in place.

As part of that plan, Project Manager David Brodie regularly attended and presented at Jedburgh Community Council meetings, keeping the local community informed and aware of progress with plans and on site.

Over the course of the project, David and the entire team volunteered in, supported, and contributed to various community projects and charities, like creating additional parking spaces for Parkside Primary School, and donating more than 200 toys to the Borders Mission Christmas Toy Drive.

They also made donations to the Borders College Charity Golf Tournament in support of the 'My Name's Doddie' Foundation and to the costs of the pipe band at the Jedburgh Games.

Community collaboration extended to the local schools, with Jedburgh Grammar's STV news team being offered frequent access to the project and site management teams so they could document the entire construction process.

Site visits were provided for the local nursery group, Parkside Primary School, Howdenburn Primary School, Jedburgh Grammar, the school college group and Borders College, and for staff. That meant both prospective pupils and teachers got a sneak peek at the design as it unfolded, and were able to start familiarising themselves with their new schools and the services and facilities that came along with it.

The project also took part in the 2019 Build UK Open Doors initiative, which introduces people to the construction industry and promotes the opportunities and careers it can offer. The Campus day was the first in the UK to be fully booked, with 44 attendees, including 16 school pupils, signing up to take part.

Great to see how things are planned and to see progress of stages of work inside and out.

Feedback from the JICC Open Doors visit



PROMOTING LOCAL SKILLS AND EMPLOYMENT

The Open Doors day wasn't the only part of the engagement plan designed to help promote interest in careers in construction. The Jedburgh Grammar School news group took part in a Developing the Young Workforce (DYW) Borders project to create a careers film, '5 minutes with Construction'. The project gave them valuable experience of working with a client, gaining permissions to access a live project, and using their interviewing, filming and editing skills.

Also with DYW Borders, the BAM team created and delivered 'online appearance' and 'preparing for interview' workshops for Jedburgh Grammar pupils, as well as taking part in the 'Right Skills, Right Job' employability programme for senior pupils.

That was in addition to supporting school careers fairs and delivering careers talks on construction management and engineering, and five work placements for school students.

For those who had left school and were seeking employment or skills development opportunities, BAM provided 13 work placements across the project, including three summer placements and six placements through the Construction Academy with Scottish Borders Council and Job Centre Plus.

In total, the Jedburgh Intergenerational Community Campus Project created 46 apprenticeships, 12 new direct jobs, five indirect jobs local to the project and one graduate recruitment opportunity.

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GENERATING LOCAL SPEND

Almost £29 million went into the Scottish and local economies as a result of this project, including:

- **£19m+ with Scottish SMEs**
- **£6m+ with local SMEs in the Hub South East Scotland area**
- **£3.8m with SME subcontractors in the Jedburgh community**

That's in addition to the contribution to the local economy made by supply chain workers renting accommodation in the area, as well as BAM employees moving themselves and their families into the area for the duration of the contract.



PROTECTING THE LOCAL ENVIRONMENT

BAM weren't the only ones planning excavations on the site of the new campus. The local badger population had already established several setts, as a result of which, along with other environmental considerations, an ecological clerk of works (ECOW) was brought on board.

They helped to create a safe working zone clear of sett entrances, and install night-vision cameras that could monitor badger activity around the site. Weekly ECOW visits made sure the exclusion zones were respected and helped to establish which of the setts were being used for breeding.

Careful monitoring ensured only non-essential setts were closed down, and that the badgers were not being adversely affected by activities on site.

A tree condition survey on site highlighted those trees that had to be protected from site traffic, and surface water control was a priority to avoid potential disturbance of the Jed Water, part of the River Tweed catchment.



THE LOCAL LEGACY

Community benefits delivered by the project included:

146 pupil and student work placement days

12 direct and **6** indirect new jobs

156 work experience placements

40 secondary pupils engaged at careers fair

11 college student visits

11 SVQs completed

5 supervisor and leadership training courses delivered

72 college students visiting the site

Circa **£9.8m** directly into local economy



This case study was prepared by Construction Scotland Innovation Centre on behalf of the Scottish Construction Leadership Forum – March 2021.

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