



Glasgow City Council

Contract & Property Committee

Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability

Item 5

27th November 2025

Contact: David McEwan Ext: 20463

LEIP FUNDING PHASE 2 INVESTMENT – LINBURN ACADEMY

Purpose of Report:

To recommend acceptance of the tender from City Building Contracts LLP for the redevelopment of Linburn Academy.

Recommendations:

It is recommended that the Contracts & Property Committee:

- i. Notes the report.
- ii. Approves the award of contract for the redevelopment of Linburn Academy to City Building Contracts LLP for £10,039,355.31 within an overall project budget of £11,861,778.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 Background

- 1.1 As part of the Scottish Government's Learning Estate Investment Programme (LEIP), GCC was successful in securing funding as a qualifying project for the redevelopment of Linburn Academy.
- 1.2 NRS' Consultancy Services commenced design development works on this significant capital project in February 2024 and completed design works to tender standard by June 2025.
- 1.3 An advanced works package was carried out by City Building Contracts which included demolitions and asbestos removal totalling £184,000.
- 1.4 Tender documentation for the remainder of the redevelopment works was prepared following Client agreement of final designs and was issued to City Building with a return date of 15/08/2025.
- 1.5 City Building (Contracts) LLP was advised that their tender would be evaluated in accordance with Alternative 2 in JCT Series 2 Practice Note 6. After clarifications, value engineering and arithmetical corrections, a final tender price of £10,039,355.31 was agreed as representing Best Value, coming within an acceptable percentage of the pre-tender estimate carried out by Consultancy Services.
- 1.6 This agreed tender price remains open for acceptance until 13/12/2025.
- 1.7 The construction duration is noted as being 48 working weeks if using a HAKI roof for protection or using no protection at all. If the works are to be carried out in stages to prevent water ingress during roofing works then the contract duration would increase to 58 weeks. Negotiations are still ongoing regarding best solution. The tender costs include allowances to cover either option.
- 1.8 The project cost summary is illustrated below:

Item	Cost
Amount of Tender from City Building (Contracts) LLP (including Project Contingencies)	£10,039,355
Advanced Works	£184,000
Consultants & Project Management Fees	£1,277,919
Ancillary Costs	£203,968
Decant, ICT, Furniture & Fittings Costs	£110,180
Total Project Cost:	£11,815,423
Budget Available:	£11,861,778

2 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The tender sum is within the affordability cap set for this project and can be contained within overall financial planning for this programme.
<i>Legal:</i>	Legal Services will support the preparation of necessary agreements and legal advice throughout the investment programme period.
<i>Personnel:</i>	All personnel implications will be managed during the assessment of investment proposals.

Council Strategic Plan: This proposal supports the Council's commitment to Excellent and Inclusive Education:

Priority: 22, 26, 31, 33, 35, 37

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

This tender award will support the Council's Equality Outcomes in delivering an inclusive and accessible new public building within the portfolio.

What are the potential equality impacts as a result of this report?

(no significant impact, positive impact or negative impact)

Please highlight if the policy/proposal will help address socio-economic disadvantage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Where applicable, works undertaken will highlight any contribution to Glasgow's net zero carbon targets. Funding proposals are in line with LEIP2 requirements and will be closer to a carbon neutral building.

What are the potential climate impacts as a

*result of this
proposal?*

*Will the proposal
contribute to
Glasgow's net zero
carbon target?* Yes

**Privacy and Data
Protection Impacts:** N

Are there any potential
data protection impacts
as a result of this report
Y/N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

3 Recommendations

The Committee is asked to:

- (i) Note the report;
- (ii) Approves the award of contract for the redevelopment of Linburn Academy to City Building Contracts LLP for £10,039,355.31 within an overall project budget of £11,861,778.