

Site of the former Sitr John Maxwell School

The Pollokshaws Area Network Community Hub is in the process of developing a proposal to build a new centre on and adjacent the site, formally the Sir John Maxwell School. Community consultations in 2025 /6 have overwhelmingly supported this idea, and it is supported by the Pollokshaws TRA Delivery Group. The design stage is due to be completed by October but raising funds, planning and construction will take several years.

The site is semi derelict with metre high weeds. It contains a number of the original red sandstone block which will be used in the new centre. It is overlooked by houses and a playground, and the southern boundary is a major pedestrian route to Pollok Park. See attached photos.



This proposal is to use NIIF under the criterion “general improvements to the environment” , as follows:

- A clean-up, removing weeds and rubble.
- Repairs to the fence
- Securing the remaining stones for safety
- Installing planters /growing beds which the Hub community garden team will maintain. These would also be made available to members of the local community for growing, similar to the Queens Park Urban Croft (see photo)



The Council has already agreed a temporary licence for the Hub to enter the space. The works can be completed or substantially begun by March 2027.

Costs prepared by New Practice Architects

- **Site Clearance** - £45-65/person/hour
 - Allowance for ~48 person hours @ £55 = **£2,640 + VAT**
 - *Assume 2 people over up to 4 days (5-6 hours). Work is weather dependent.*
- **Fence Line Repairs** - per linear metre: £100-150 depending on damage and repair work, *could be up to £350/metre for full replacement sections if replaced in scrollwork.*
 - Total wrought iron fenceline = 208m (54m to Burgh Hall is all replaced security fencing)
 - Allowance for simple repairs and replacement to 20m linear metres (10%) @ £125/metre = **£2,500 + VAT**
- **Stone Protection** - allowance for sum to create cover, secure stonework against future damage and to allow public use of some portion of the site for planters and community growing = **£3,000 + VAT**
- **Planters** - per planter:
 - Allowance for 6 number, low level scaffold board (single board height) planters, fabricated on site [3.9m x 1.5x 1 board high) = £300 each including materials and labour cost = **£1,800 + VAT**
 - Allowance for 4 number, mid-height scaffold board Seated Planters (approx. 3 boards height) planters, fabricated off site (by Glasgow Wood or similar) = £252 each = **£1,008 + VAT**
 - Allowance for 6 number, tree barrel planters = £55 each = **£330 + VAT**
 - Allowance for 6 number trees = £15-30 each = **£180 + VAT**
- **Soil/Topsoil** - per tonne: £90 including delivery in bags (loose tipped is less expensive, but more work!)
 - Allowance for 10 bags = **£900 + VAT**

Total Full project = £11648+VAT= £13978

Scaled back project

Site Clearance and Growing Planters only = £ 4348+ VAT = £5218