

Lagan College and Tor Bank Assisted Special Needs (ASN) Campus, Belfast

An exemplar of Public Private Partnership

£35m

/ Project value

March 2011

/ The build commenced

August 2013

/ The build was completed

Winner of the Construction Excellence Awards "Education Infrastructure" category, the Lagan College and Tor Bank project is a Public Private Partnership (PPP) contract with a capital value of £35m. The ambitious scheme incorporated the design from concept, through to construction completion, of an extensive new college building and an ASN campus within the grounds of the existing estate. The 20,000m² transformation has provided the largest integrated secondary school in Northern Ireland with state-of-the-art facilities while separately meeting the holistic needs of over 200 pupils with complex learning preferences. Our relationship with the College continues to date in the provision of FM services.

The brief

The vision of the PPP centred on the DBFO of two new major educational campuses that would complement the significant refurbishment of the existing building portfolio and provide the perfect learning platform for pupils to flourish. Total Facilities Management was also part of the brief. Bilfinger was our investment partner.



"The new school building provides a wonderful environment for the current pupils and future generations to develop and learn in"

John O'Dowd
Education Minister at the Official Opening

“The school has come a long way since its humble beginnings in 1981 when 28 pupils were educated in a Scout Hall. I am sure that none of them could have imagined that over 30 years later around 1,250 pupils would attend the school and they would be housed in this wonderful state-of-the-art building.”

John O'Dowd
Education Minister at the Official Opening

The challenges

As the existing site was situated within a National Trust Estate, and enriched with pockets of thriving biodiversity, we employed a specialist Ecologist as part of our programme of work to recommend actions to increase the site's ecological value. In turn, the bottom end of the site was also prone to a flood risk, which necessitated the production of flood risk modelling. Our creative design raised the sports pitches by four metres utilising 70,000m³ of recycled demolition material, which eradicated the need for its off-site landfill disposal.

The solution

Partnership, and close collaboration, throughout the design and construction phases of this project, were key to its smooth sectional completion, and handover, over an intensive 29-month timeframe. Robust design management procedures, such as a Reviewable Design Data (RDD) process, were implemented and culminated in the maximisation of natural light through intelligent design - significantly reducing operational lighting costs as a result. Encompassing a new building superstructure, consisting of a steelwork frame, the Lagan College development also involved a substantial refurbishment programme of existing buildings, including the remodelling of the library. Advanced enabling works were undertaken during the summer holidays, while a Decant Manager was appointed at site level to manage the decantation process. Strengthening engagement further, a Community Liaison Officer was appointed with benefits including 100% local sub-contractor procurement and the repair of 2km of paths within the disused Lisnabreeny site for community use.

Outputs & Benefits

- / **Award-winning:** The winner of the Construction Excellence Awards “Education Infrastructure” category, and Bronze Award – Considerate Constructors Scheme
- / **Effective engagement:** A Decant Manager and a Community Liaison Manager were appointed throughout the process
- / **Seamless handover:** Smooth sectional completion and handover with the implementation of early inspection and progressive reporting
- / **Ecological sensitivity:** Ecological measures included the provision of a new wildflower meadow, bat and bird boxes, and nectar feeders
- / **Understanding education environment:** Within a live education environment, daily/weekly liaison meetings with the College were established and a comprehensive Traffic Management Plan was implemented



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