



Update on Maddiston PS - Notes from Parental Meeting 24th August 2026

Please see meeting notes below.

Jon Reid, Director of Education
Paul Kettrick, Head of Investment, Assets and Climate
Jill Pringle, Head of Education
Deborah Davidson, Head of Education
Heather Munro, Strategic Project Manager

- **Maddiston School Reinstatement Works:** Paul Kettrick explained that extensive opening-up investigations uncovered additional structural, compliance and building-condition issues, while Jon Reid and the project team confirmed that reinstatement remains the preferred route, with completion currently expected for August 2028.
 - **Additional Defects:** After Ogilvie Construction took possession of the site on 22 April 2026, extensive intrusive investigations revealed more defects than the initial surveys identified. Plasterboard, services and other internal elements were removed to expose the structure, uncovering inadequate ties to the structure, poor workmanship, non-compliant details and further remedial requirements.
 - **Remedial Scope:** The works now include replacement or renewal of electrical systems, distribution boards, CCTV, fire and intruder alarms, sanitary fittings, internal panels, the green roof, 74 fire doors, 12 windows and corridor partitions. Additional work covers roof-light water ingress and safety measures, underfloor heating manifolds, wiring, pumps and valves, and removal of the balcony with improvements to the associated curtain walling.
 - **Compliance And Warranties:** Paul explained that newly reinstated elements must meet current statutory building standards rather than simply being replaced like-for-like. The project is also seeking appropriate warranties for the completed works, addressing deficiencies associated with the original construction.
 - **Programme And Cost:** Advanced works and market testing for mechanical, electrical, structural and other packages are due to conclude in October 2026. The final scope, construction programme and cost will be reported to elected members in December 2026; the cost is expected to exceed £14 million but not reach the level associated with constructing a replacement school.
 - **Reinstatement Decision:** In response to whether demolition and rebuilding would be preferable, Paul said reinstatement remains the best option financially and in terms of time. The current contractor indication is that works could be complete by early spring 2028,

allowing the school to be fully mobilised for August 2028, subject to no unforeseen major issues.

- **Current and Future Education Arrangements:** Jon, Deborah Davidson and Jill Pringle outlined the current split-site provision and explained that arrangements for 2027–28 will depend on Primary 1 enrolment, available capacity and communal-space requirements, with further information to be issued as soon as planning is complete.
 - **Current Locations:** Primary 1 pupils have returned to the Maddiston campus using additional temporary units. Primary 5 and Primary 6 remain at Wallacestone Primary School, Primary 7 are based at Braes High School with temporary units and other facilities, and time zone pupils are split between Moray Primary School and Carrongrange.
 - **Future Planning:** The location of pupils and new Primary 1 intakes for 2027–28 has not yet been finalised. Education Services is assessing enrolment numbers, class configurations, site capacity, temporary units, breakout and nurture rooms, and the additional lunch and communal space required; decisions will be communicated once the information is available, with January enrolment numbers being a key dependency.
 - **Integration Opportunities:** Deborah is working with the relevant head teachers to increase integration between Maddiston pupils and pupils at Wallacestone and other host schools. Proposed opportunities include shared social times, lunchtimes, out-of-school clubs, assemblies, mixed-age play and school events such as nativity activities.
 - **Transport Arrangements:** The council continues to provide bus escorts for pupils travelling to Wallacestone and Braes. Jon explained that occasional delays may occur because of traffic, particularly around Wallacestone, but transport planning follows up reported issues directly with the contractor; staggered start and finish times are also being used.
 - **Staffing Support:** Additional teaching and support staff have been allocated across the affected sites. This allows the Maddiston leadership team to remain non-teaching and respond to issues, while Braes has enhanced staffing for transition and curricular provision; additional support-for-learning, supervision and movement assistance is also available.

- **Pupil Wellbeing and School Experience:** Jon and Deborah acknowledged that pupils are missing normal facilities and wider school experiences, while describing measures to protect learning quality and wellbeing and responding to parents' concerns about the broader impact of the split-site arrangements.
 - **Learning Quality:** Deborah said Education Services continues to monitor learning and teaching, attainment, curriculum delivery and the needs of mainstream and time zone pupils across all sites. Jon stated that P5 and P6 have access to normal facilities at Wallacestone and that P7 pupils are receiving enhanced transition opportunities and access to specialist facilities at Braes.
 - **Wellbeing Support:** The schools are developing nurture and breakout spaces, nurture groups and additional support-for-learning strategies. Extra staffing is being used to provide supervision, emotional-wellbeing support and assistance across the different locations.
 - **Parent Concerns:** A parent raised that education involves more than classroom teaching and that pupils are missing assemblies, social opportunities, facilities and other aspects of school life. Jon and Deborah acknowledged these limitations and said that integration and wider experiences remain active priorities rather than claiming that the arrangements are equivalent to a normal school experience.
 - **Pupil Involvement:** Jon said pupils will be involved in planning the future playground and external spaces so that they can contribute to the design of the reinstated school environment.
- **Temporary Site Safety and Facilities:** Jill, Paul and Heather Munro described ongoing mitigations and remedial work for the temporary units and campus, including weather protection, safer stairs, play provision and potential reinstatement of secure bike storage.
 - **Temporary Units:** The temporary units are operational and have electricity, heating and localised controls. Jill said ongoing checks and adaptations are being made in preparation for colder and wetter weather, and Paul confirmed that reported issues such as leaks or heating faults will be treated as maintenance priorities.
 - **Slips and Stairs:** Jill acknowledged concerns about slippery stairs and explained that risk assessments, increased supervision and further remedial works are in place. The stairs are being encased, with components prepared off site and installed on campus; additional layout changes are also being considered as the site is reviewed in use.

- **Play and Outdoor Space:** The construction hoarding limits the available outdoor environment, but pupils retain access to the rear playground. Fixed play equipment is unlikely to be installed as a temporary measure because of lead times and cost; instead, Education Services is exploring mobile play equipment to improve break and lunchtime experiences.
- **Bike Storage:** Heather agreed to raise the reinstatement of bike racks with Kenny Mcneill and assess a location that keeps bicycles secure and away from construction traffic.
- **Site Separation:** The construction area is fully segregated from the live temporary school with substantial hoarding. Jon explained that the barrier is necessary for secure separation even though it reduces the visual quality and available space of the current campus.
- **Accountability and Lessons Learned:** Paul explained the council's position on the original construction defects, ongoing consideration of legal options and the strengthened project-assurance processes intended to prevent a recurrence.
 - **Original Construction:** Paul apologised on behalf of the council for the defects associated with the building work carried out 17 years ago. The original contractor failed in project delivery, while the officers involved at that time no longer work for the council.
 - **Legal Position:** The council is reviewing its legal position separately, including the significance of the five-year period generally associated with collateral warranties and defects liabilities. No final legal outcome was reported during the meeting.
 - **Safety and Compliance:** Paul clarified that the building had been non-compliant rather than categorised as dangerous. Storm Eowyn caused part of a wall to fail, exposing insufficient wall ties and prompting wider investigations; the additional defects then required the building to be taken apart and remedied.
 - **Assurance Framework:** An external root-cause analysis reviewed the original construction process, quality checks and balances, and project oversight. The council has used the findings to establish a project-assurance framework and improve its construction project-management approach for future buildings.
- **Project Governance and Communications:** Paul and Jon described the governance arrangements, priority status and communication commitments supporting the reinstatement project and the affected school communities.

- **Project Oversight:** A senior-officer project board oversees the project strategically and addresses matters affecting the operational school. A technical board involving Paul and Heather reviews construction issues and ensures that suitable technical advice is obtained.
- **Priority Status:** Paul stated that the council is treating Maddiston as its highest-priority project, with close working across council services, Education Services, the school, Hub East Central and Ogilvie Construction.
- **Progress Visibility:** Jon explained that much of the work has taken place inside the building, including removal of plasterboard, wiring and other materials, which is why limited external activity may have been visible. The current phase is methodical dismantling and documentation rather than a large visible construction workforce.
- **Further Updates:** Jon committed Education Services to responding to outstanding questions through the appropriate officers and issuing further updates when arrangements, costs and project information are confirmed.