



PEEBLES HIGH SCHOOL PHASE 2

PROGRESS UPDATE FOR MEMBERS AND THE LOCAL COMMUNITY



APRIL 2026

This is a progress update on the new Peebles High School project, that is being delivered by Scottish Borders Council, in partnership with Hub South East and BAM Construction.

Progress Update

We are delighted to share continued progress on the Peebles High School redevelopment. The new school building was successfully handed over on schedule on 13 October 2025, marking a major milestone for the project. Pupils and staff moved into the new facilities on 11 November 2025, and the response has been overwhelmingly positive. The modern learning spaces, improved accessibility, and enhanced outdoor areas are already making a meaningful difference to day-to-day school life.

Following the move, Scottish Borders Council completed a full decant of the former school buildings, removing all remaining furniture and equipment. Utility disconnections were also safely carried out, ensuring the site was ready for the next phase of work. This preparation allowed BAM to undertake a comprehensive Refurbishment and Demolition Survey, which is essential for planning safe and efficient demolition activities.

Work Completed to Date - Ecology and Environmental Protection

Protecting local wildlife remains a key priority throughout the project. An ecological survey carried out in 2025 identified evidence of pipistrelle bats roosting in the Maths Tower. As a protected species, any works affecting their habitat must be carefully managed.

To ensure full compliance, demolition of the Maths Tower will take place under a NatureScot license. This includes a series of measures designed to safeguard the bats, such as:

- Installing bat boxes in retained trees to provide alternative roosting opportunities
- Carrying out bat exclusion at known and potential roost access points
- Scheduling works to avoid the hibernation period, with activity beginning after early April
- Monitoring by qualified ecologists throughout the process
- These steps ensure the project progresses responsibly while supporting local biodiversity.

Asbestos Management

As expected for buildings of this age, intrusive surveys identified asbestos-containing materials in some structures scheduled for demolition. All removal work is being carried out by licensed specialists and overseen by consultants and regulatory bodies, including the Health & Safety Executive (HSE) and the Asbestos Removal Contractors Association (ARCA).

The removal process follows strict industry standards and is fully controlled, ensuring the safety of workers and the wider community. Importantly, no action or precautions are required from the public, and all work is being undertaken within regulated containment zones.

Demolition Progress

Central Demolition began on site in January 2026 and have made strong progress across several buildings. Completed and ongoing activities include:

- Full soft strip and demolition of Building 36
- Soft strip and demolition of the Millennium Building
- Soft strip of the Science Building
- Removal works within the sub-station
- Soft strip and demolition of the link building south of the Maths Tower
- Erection of scaffolding to the north and south elevations of the Maths Tower



- Initial demolition of the Science Block extensions
- These works represent significant progress toward clearing the site for future landscaping and redevelopment.

Upcoming Works

Looking ahead, the following activities are planned for the coming period:

- Completion of the soft strip of the Science Building
- Careful removal of windows and cladding from the Maths Tower in preparation for structural demolition
- Continued processing of demolition materials, with 95% of all material being reused or recycled, significantly reducing environmental impact

Demolition works will continue into the summer months, after which earthworks and landscaping will begin.

These improvements will shape the future layout of the campus and surrounding grounds, with landscaping works expected to continue into the final quarter of 2026.



