

10am, Thursday, 11 December 2014

Proposals for the location of St John's RC Primary School: outcomes arising from the consultation

Item number	8.8
Report number	
Executive/routine	Executive
Wards	Wards 14 (Craigentinny/Duddingston) and 17 (Portobello /Craigmillar)

Executive summary

The need to replace St John's RC Primary School has been acknowledged for some time through its inclusion in the Wave 3 school replacement programme. In September 2012 the Scottish Government announced that the replacement of the school would receive funding support under Scotland's Schools for the Future Programme; the Council funding required to deliver the project is in place.

In November 2012 Council agreed that a consultation be carried out on six options for the site of a new school. Three of these involved the school moving to an entirely different location however this is not now necessary as the new Portobello High School can now be built on Portobello Park and the project to do so is well underway.

A consultation has recently been undertaken on three options for the future location of St John's RC Primary School which would involve it being built on different parts of the existing combined school site. The purpose of this report is to advise on the outcome of the consultation and make recommendations regarding the location on the site that the new school should be built and how the project to deliver it should be progressed.

Links

Coalition pledges	P3
Council outcomes	CO1 and CO2
Single Outcome Agreement	SO3

Proposals for the location of St John's RC Primary School: outcomes arising from the consultation

Recommendations

- 1.1 Approve that the new St John's RC Primary School should be built on the adjacent site of the existing Portobello High School.
- 1.2 Approve a provisional budget for the delivery of a new St John's RC Primary School of £11.132m and note that a further report will be brought to Council at an appropriate future point which would provide a project update and seek authority for any required revisions to the funding of the project taking into consideration the prevailing inflation position at that time.
- 1.3 Approve the proposed next steps set out in this report to determine the appropriate procurement route for the project.
- 1.4 Approve that, should a traditional procurement approach be followed and an OJEU process progressed to appoint a multi-disciplinary design team, at the conclusion of that process the decision regarding the appointment of the design team be delegated to the Director of Children and Families. An update on the contract award would then be provided to the next available meeting of the Finance and Resources Committee.

Background

- 2.1 St John's RC Primary School has been operating as a 14 class two-stream school for many years. The original main building dates from 1924 and is of two-storey concrete masonry construction. The classrooms are very small and are significantly under-sized at approximately 45m² (compared with a standard size of 60m²) being some of the smallest in the Council estate by a significant margin. There is limited general purpose and support space and the school currently relies on temporary unit accommodation for two of its classes, an IT suite, its nursery and some general purpose space. The school is also located on a constrained site of only 0.67 hectares.
- 2.2 A statutory consultation on site options for the replacement of St John's RC Primary School was originally undertaken in 2006 and on [21 December 2006](#) Council approved the option of a rebuild within the neighbouring Portobello High School site as the preferred location for a new school.
- 2.3 The need to replace the school has been acknowledged for some time through its inclusion in the Council's Wave 3 school replacement programme. On [18](#)

- [December 2008](#) Council approved the prioritisation of the five projects within the Wave 3 programme with St John's RC Primary School being ranked third-equal.
- 2.4 In September 2012 the Scottish Government announced that St John's RC Primary School would receive funding support under Scotland's Schools for the Future Programme. An update was provided to Council on [25 October 2012](#) which advised the intention to seek informal feedback from the St John's RC Primary School community regarding six site options for a replacement school.
- 2.5 The results of the informal consultation exercise were reported to Council on [22 November 2012](#) when Council agreed that a statutory consultation be carried out on the following two scenarios and options for a new St John's RC Primary School with views being sought on the preference between the two scenarios and, within each scenario, the preference between the different options:
- (i) St John's RC Primary School remaining on the existing Portobello/St John's campus; determine the preference of:
 - a. refurbishment and partial new build on the existing site but extended to 1.3 hectares;
 - b. new build on the existing site but extended to 1.3 hectares; or
 - c. new build on the adjacent high school site on an area of 1.3 hectares.
 - (ii) St John's RC Primary School relocating to a new site; determine the preference of a new build on:
 - a. the former Lismore Playing Fields;
 - b. Cavalry Park; or
 - c. Baileyfield (if successfully purchased but not required, or approved, as a fall-back for a new Portobello High School).
- 2.6 No statutory consultation process regarding these options was ever progressed as the position regarding one of them, the potential for new build on Baileyfield, remained undetermined until March 2014 when the Council was advised that the sale of that site to another party had been concluded and settled and that its bid to purchase the site had been unsuccessful.
- 2.7 On 2 August 2014 The City of Edinburgh Council (Portobello Park) Act 2014, came into force allowing the Council to formally appropriate Portobello Park as the site for the new Portobello High School. The construction of the new Portobello High School on Portobello Park is now underway and the new school is anticipated to open in August 2016.
- 2.8 In a report to Council on [6 February 2014](#) it was noted that, if the new Portobello High School could be built on Portobello Park, there would no longer be any necessity to consult on options which would involve St John's RC Primary School relocating to a new site. This is the position which has now been reached therefore a consultation process has recently been undertaken

regarding the three remaining options for the future location of St John's RC Primary School which are as follows:

1. Refurbishment and partial new build on the existing site but extended to 1.3 hectares;
 2. New build on the existing site but extended to 1.3 hectares; or
 3. New build on the adjacent high school site on an area of 1.3 hectares.
- 2.9 The purpose of this report is to advise on the outcome of the consultation and make recommendations regarding on what site the new school should be built and how the project to deliver it should be progressed.

Main report

Consultation Process

- 3.1 The Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014, sets out the statutory consultation requirements for the relocation of a school. However as the three location options which were the subject of this consultation are either on the existing school site or that immediately adjacent to it, there is no relocation involved nor is there the necessity for any temporary relocation to an off-site decant location.
- 3.2 Whilst it was therefore not a requirement to follow the provisions of the Schools (Consultation) (Scotland) Act 2010 these were, in the main, still adopted. The main exceptions when compared with the statutory consultation process were that Education Scotland was not involved as a statutory consultee and the consultation report was not published three weeks before the Council meeting at which it will be considered. Both exceptions reduced the time required to undertake the consultation and, in turn, to deliver the replacement new school.
- 3.3 The consultation period ran for a period of eight weeks from 26 September 2014 to 14 November 2014. This was longer than the normal (statutory) consultation period for such circumstances which is six weeks as this period included the October school mid-term break. This meant the overall consultation period required to be extended to ensure it included the required minimum of 30 school days.
- 3.4 The rationale for the proposals and an indication of the timescales, costs and key elements for each option were set out in an information sheet a copy of which is attached at Appendix 1. This was distributed to all parents at St John's RC Primary School and the school nursery via pupil post with copies also having been delivered to nursery classes at Towerbank, Brunstane and Duddingston Primary Schools and also to local partner providers.
- 3.5 A full consultation paper was produced which can be accessed on the [Council website](#); a link to this paper was provided in the information sheet distributed. This provided greater detail regarding the background to the project and each option including the relative advantages and disadvantages. Hard copies of the

full consultation paper were provided to each school, nursery and local library. An email was sent to all other statutory consultees, including the local Community Councils and the Roman Catholic Church, Archdiocese of St Andrews and Edinburgh, advising them of the consultation and providing the link to the full consultation paper.

- 3.6 A public meeting was held on 28 October 2014 at St John's RC Primary School. At this meeting, which was independently chaired, Council officers outlined the proposals and answered questions. A record of the meeting which was attended by an estimated 28 members of the public is attached at Appendix 2.
- 3.7 Representations were also invited by letter and by e-mail. A total of 12 representations were received the details of which are included at Appendix 3. Of the 12 respondees, 10 expressed a distinct preference with seven being in favour of Option 3 including the Roman Catholic Church, Archdiocese of St Andrews and Edinburgh and the Head Teacher of St John's RC Primary School on behalf of staff and pupils of the school. One respondent favoured either option 2 or 3, with options 1 and 2 each being favoured by one respondent. The remaining two respondents expressed no distinct preference for any option.
- 3.8 The significant proportion of representations received in favour of option 3 (70% of those who expressed a preference) was reflected in an informal summary of views which was taken at the conclusion of the public meeting.

Key Themes and Issues and Council Responses

- 3.9 A number of issues and questions arose during the consultation process. The Council's response to those which were raised during the public meeting was provided during the meeting and the outcome is recorded in Appendix 2. Due to the comparatively small number of written and email representations which were received, the Council's detailed response to each is set out in Appendix 3.

Conclusions

- 3.10 Whilst there has not been a significant level of response to the consultation, the majority of those who attended the public meeting and/or submitted a written representation expressed support for the preferred option of Children and Families which is that the new St John's RC Primary School be built on the adjacent site of the existing Portobello High School.
- 3.11 It is considered that this option offers clear advantages including delivering the optimum educational environment; avoiding educational disruption; being the better value option and reducing the time and cost risks to the project. There was limited support for the option to retain and refurbish the existing school building (together with a large new build extension) which focussed on the history of the building rather than the quality of the educational environment that can be achieved. Accordingly it is recommended that the option to build the new St John's RC Primary School on the adjacent site of the existing Portobello High School is approved as the way forward.

Project Delivery Mechanism and Procurement Strategy

3.12 The consultation paper included an indicative programme based on following a traditional procurement route which showed the delivery of the option of building the new St John's RC Primary School on the adjacent site of the existing Portobello High School as taking an estimated 39 months with a completion date of February 2018 and an occupation date of March 2018. This is shown in the following table.

Milestone	Timescale (by)
Conclusion of consultation and approval of Option 3	(Dec 2014)
Appoint design team	+ 3 months
Design development to RIBA Stage 2	+ 3 months
Design development to RIBA Stage 3 (submit for planning)	+ 3 months
Design development to RIBA Stage 4 and completion of planning	+ 4 months
Complete construction contract tender process and award contract	+ 5 months
Elapsed time before site available (February 2017)	+ 8 months
New school construction completion of all phases	+ 12 months
New school occupation	+ 1 month
Base date to occupation	+ 39 months

3.13 The above was indicative only and based on the following key assumptions:

- the demolition of the existing Portobello High School was completed by February 2017 allowing six months from when the school is expected to be decanted to its new location at Portobello Park in August 2016.
- there was a 'clean' start to the project with no unexpected site or planning issues which would further delay progress.
- a design team could be appointed from the proposed Council professional services framework agreement for which the tender process was expected to be concluded and available by March 2015.
- the project would not be a 'major application' for planning purposes as the site area is less than 2 hectares and the gross floor space would not exceed 5,000m².
- a full OJEU procurement process would be required for the appointment of a construction contractor however the pre qualification phase of that process would be progressed during the period when planning consent was being considered and the design taken to RIBA stage 4.

3.14 Procurement has advised that the professional services framework agreement will not be in place until much later in 2015 therefore a separate OJEU procurement process would be required to appoint a multi-disciplinary design team. However Procurement has advised that, by prioritising the necessary resources into this process and by delegating authority for the final decision

regarding the appointment of a design team to the Director of Children and Families, an appointment could still be completed by March 2015.

- 3.15 At the outset of the consultation the opportunity to compress the overall programme was identified including the possibility of combining the contract for the demolition of the existing Portobello High School with that for the construction of the new St John's RC Primary School which might allow the construction works to be started in tandem with the demolition works as the entire site would be under the responsibility of a single contractor.
- 3.16 In addition, the Scottish Futures Trust (SFT) has developed a [reference primary school design](#) which could be applied to a new St John's RC Primary School. The reference design, or variations thereof, is in varying stages of delivery for new primary schools in a number of local authorities in the west of Scotland and it was suggested by SFT that there were potential efficiencies to be derived in terms of design input, construction cost and space utilisation.
- 3.17 An alternative option for the delivery of the project would be through Hub South East Scotland Limited (HSESL) who delivered the first two phases of the primary school rising rolls project and were commissioned to deliver phase three. They are also delivering the new James Gillespie's Campus, the new gym at Blackhall Primary School and three new nurseries. The HSESL process can involve less risk in the timing of delivery as it does not involve a lengthy procurement process for the appointment of either a design team or a contractor however the process still allows value for money to be achieved through external benchmarking.
- 3.18 HSESL was commissioned to undertake an outline feasibility study regarding the option of building the new St John's RC Primary School on the adjacent site of the existing Portobello High School. The purpose of this study was to develop a concept architectural design which established the optimum position on the site taking cognisance of planning requirements and the creation of a new area of open space on the remainder of the combined school site; to utilise the SFT reference design; to explore the efficiencies that could be achieved in the programme of delivery (including the impact of demolition of the existing Portobello High School) and develop an outline cost plan and affordability cap assessment to inform any subsequent New Project Request which the City of Edinburgh Council may wish to submit.
- 3.19 Following consultation with Council officers, Holmes Miller Architects were appointed by HSESL to undertake the study in conjunction with one of their tier one contractors, Graham Construction. The direct input of a contractor to this exercise has been invaluable, particularly in assessing the construction timescales taking into consideration the demolition of the existing high school.
- 3.20 The outcome from this study has only very recently been received and requires further detailed consideration. The approach taken by the design team is different to that suggested in the consultation report which shows the area for the pitch being adjacent to the school building along Duddingston Road rather

than that illustrated in the consultation paper which showed the pitch located to the rear of the new school on the area of the existing high school car park. The revised location has several advantages including providing a strong streetscape along Duddingston Road and moving the location of the pitch away from the rear of the properties on Hamilton Drive regarding which some concerns were expressed during the public consultation meeting and in written representation 5 in Appendix 3. An indicative site plan and images are included at Appendix 4.

- 3.21 The suggested location for the new primary school building is a suitable distance away from the existing Portobello High School tower to enable concurrent demolition and construction works to provide maximum programme efficiency. It was identified that the works to start the construction of the new school could overlap with the demolition of the high school. Demolition works would be split into two phases with phase 1 seeing the demolition of those buildings which sit within the footprint of the new primary school building and phase 2 seeing all other buildings (including the tower) being demolished concurrently with starting the construction of the new primary school.
- 3.22 The HSESL feasibility study suggests that, by following the hub approach, the new school could be delivered for December 2017. Whilst the period to construct the new school is estimated to be 18 months (including a period of one month for mobilisation) which is longer than the 12 months previously assumed, it is considered feasible to twin-track the demolition of the existing high school and the construction of the new primary school thus allowing a considerably accelerated construction start date. The current contract programme for the delivery of a new Portobello High School would see the new school completed by May 2016 allowing the school to decant to its new location before the school summer holiday; the HSESL feasibility study assumes this would be the case i.e. that the high school site would be available from 1 July 2016.
- 3.23 There would be several advantages to progressing with the hub route. A design team and contractor is already in place which would continue into the project to deliver the new school and the detailed design development phase; this team is working well and Council officers have been impressed with their performance during the feasibility exercise. The new school could also potentially be delivered slightly quicker through the hub route which, when compared with a traditional procurement route, offers the opportunity for a considerably longer period of detailed design development to be undertaken involving the contractor which has the potential to derive significant additional value and efficiency. In addition, through the agreement of an affordability cap greater cost certainty can be achieved from the outset.
- 3.24 A project to deliver the new St John's RC Primary School through HSESL would be initiated by the submission of a New Project Request which would set out the project requirement and also an affordability cap which the Council would consider to be the maximum cost it considers reasonable and would represent value for money. Whilst efforts would be made to deliver the project at a lower

cost, without compromising the quality, this is important as it sets a maximum cost cap which should not be exceeded unless there were previously unforeseen circumstances which might justify that (e.g. abnormal site considerations or cost inflation being higher than had been anticipated).

- 3.25 It is important that from the outset of any proposed project with HSESL there is a common understanding and agreement regarding the cost parameters within which that project would be delivered. The Council's expectation for this project is for an affordability cap which is in line with the cost estimate produced to inform the consultation paper which was in line with the SFT base cost metric for a new primary school (uplifted for inflation). SFT maintain that the base cost metric should be achievable in the current market.
- 3.26 Very constructive initial discussions have been undertaken with HSESL and SFT with a view to identifying a mutually acceptable position regarding an affordability cap (and budget) for the project to deliver a new St John's RC Primary School. Whilst further discussion is still required on some of the details which will be progressed over the next few weeks, there is considered to be a good prospect of achieving a satisfactory outcome. Should that be achieved, the outcome would be reported to the next Council meeting on 5 February 2015 for approval, including any changes which may be required to the provisional budget.
- 3.27 Delivering the project through HSESL is the preferred procurement approach however should it not prove to be possible to reach agreement regarding an affordability cap, the procurement process to appoint a multi-disciplinary design team would be initiated at the earliest opportunity to allow the project to be progressed as soon as possible following a traditional procurement route.
- 3.28 The previously estimated timescales for a traditional procurement approach were set out in the consultation paper and shown in paragraph 3.12 however it is considered possible to bring forward the anticipated occupation date from March 2018. Whilst the feasibility study suggested the period for mobilisation and construction would be longer than previously envisaged, partly due to the logistics associated with phased demolition, it also showed that, due to the opportunity to enable concurrent demolition and construction works, the works on site could start far earlier than had previously been assumed. The revised programme is illustrated in the following table which shows a completion date of December 2017 and an occupation date of January 2018.

Milestone	Timescale (by)
Conclusion of consultation and approval of Option 3	(Dec 2014)
Appoint design team	+ 3 months
Design development to RIBA Stage 2	+ 3 months
Design development to RIBA Stage 3 (submit for planning)	+ 3 months
Design development to RIBA Stage 4 and completion of planning	+ 4 months

Milestone	Timescale (by)
Complete construction contract tender process and award contract	+ 5 months
New school construction based on mobilisation in June 2016	+ 18 months
New school occupation	+ 1 month
Base date to occupation	+ 37 months

- 3.29 The above programme is indicative and is subject to the same assumptions set out in paragraph 3.13 with the exception of the timing of the demolition of the existing Portobello High School. The timescales for the appointment of a design team are the same as before but are contingent on the decision regarding the appointment of a design team being taken under delegated authority and Council is asked to approve that, should this approach be progressed, following the conclusion of the necessary OJEU procurement process the decision regarding the appointment of a design team be delegated to the Director of Children and Families. An update on the contract award would then be provided to the next available meeting of the Finance and Resources Committee.

Measures of success

- 4.1 Delivery of the new St John's RC Primary School on time, within budget and to a design specification which fully meets all educational and community related requirements.

Financial impact

Gross Capital Expenditure

- 5.1 The consultation paper considered the capital expenditure required for the construction of a new-build primary school and nursery on part of the site of the current Portobello High School. This option would be completed in a single phase and the school would not require to be decanted during the construction period however the construction of the new school could only be started once Portobello High School had vacated the site and the existing high school buildings had been demolished and the site cleared.
- 5.2 It was estimated that, following Council approval this option could take 39 months to complete and, if approval to proceed was achieved in December 2014, the project could be completed by March 2018. This programme was indicative only and was based on a number of key assumptions including that the demolition of the existing Portobello High School was completed by February 2017 allowing for a period of six months from when the school was expected to be decanted to its new location at Portobello Park in August 2016.
- 5.3 Based on this indicative programme a construction cost estimate for the new primary school including a 40/40 nursery was prepared by external cost consultants, gardiner & theobald, which showed an indicative capital cost for the project of £10.772m taking into consideration provision for future cost inflation.

This cost was based on an accommodation schedule of 3,700m² (including an uplift of 30% for circulation and plant) which is slightly within the suggested SFT space metric.

- 5.4 This estimate excluded the cost of providing the enhanced early years facilities in the new St John's RC Primary School for two year olds which was approved by the Education, Children and Families Committee on [11 September 2014](#) and for which the estimated additional cost is £0.36m giving an estimated total cost for the delivery of the new school of £11.132m. However, the following factors should be noted:
- (i) The estimated costs detailed above are based on a forecast future inflation uplift using the projected future BCIS All-In Tender Price Index which prevailed at the start of the consultation period. The actual inflationary uplift which arises in the future could be quite different.
 - (ii) The estimated costs detailed above are based on a desktop feasibility study and do not take into consideration any abnormal site specific costs which might arise which will only be determined once the appropriate site investigations are undertaken and the detailed design process commences.
- 5.5 In light of the above and the fact that detailed design development will be required to examine the various design permutations that may emerge for the new school it is proposed that the estimated cost of £11.132m be set as the provisional budget for the delivery of a new St John's RC Primary School. A further report will be brought to Council at an appropriate point, probably when an application for planning permission has been submitted, which would provide a project update and seek authority for any required revisions to the funding of the project taking into consideration the prevailing inflation position at that time.

Scottish Government Funding and Net Council Funding

- 5.6 Under the Scotland's Schools for the Future Programme which is managed by the Scottish Futures Trust (SFT), the Scottish Government will contribute 50% of the funding towards the cost of delivering the new St John's RC Primary School based on defined metrics; this being on a capital basis, not revenue.
- 5.7 The base cost on which the 50% contribution is calculated is derived from the aggregate physical capacity of the school which, including the nursery, is 502 pupils to which is applied a space allocation of 7.5m² per pupil resulting in an overall space allocation of 3,765 m². The base cost is then calculated by applying an assumed all-in funding rate to the overall space allocation to derive a gross cost of which 50% is provided as funding support. No additional funding support would be provided by the Scottish Government for any decant, or any other abnormal costs, were these to be necessary.
- 5.8 For an entirely new build primary school the SFT base cost metric rate is £2,350/m² using a reference date of Q2 2012. SFT has indicated that it would be the intention to fix the future inflation uplift at Q1 2016 at which point, based on the projected BCIS All-In Tender Price Index which prevailed at the start of

the consultation period, the inflationary uplift would have been 19.13% resulting in a base cost metric rate of £2,800/m². Applying this rate to the overall space allocation resulted in a deemed total cost of £10.542m of which 50% funding would be provided i.e. £5.271m.

- 5.9 Based on an estimated total cost for the delivery of the new school of £11.132m this would leave a remaining balance of £5.861m of which £5.501m would require to be funded by the Council directly with £0.36m relating to the provision of enhanced early years facilities being funded from the additional, but separate, Scottish Government funding which was provided for that purpose across the entire school estate. This funding will be added to the budget to deliver a new St John's RC Primary School.
- 5.10 The current Children and Families Capital Investment Programme to 2018/19 includes specific capital funding of £7m in respect of the delivery of a replacement St John's RC Primary School. The balance of capital funding which it has been estimated above would require to be funded directly by the Council is £5.501m however it is considered necessary to retain the full £7m as there are several, as yet undetermined, factors which could result in the cost of the project, and that which requires to be funded directly by the Council, to increase:
- (i) The estimated costs and Scottish Government funding detailed above are based on a forecast future inflation uplift using the projected future BCIS All-In Tender Price Index which prevailed at the start of the consultation period. The actual inflationary uplift which arises in the future could be quite different.
 - (ii) The estimated costs detailed above are based on a desktop feasibility study and do not take into consideration any abnormal site specific costs which might arise which will only be determined once the appropriate site investigations are undertaken and the detailed design process commences.
- 5.11 The Council was recently invited to submit a proposal to the Scottish Government identifying a school project which would meet certain conditions and which it would wish to be considered for funding under the Scotland's Schools for the Future programme. On [25 September 2014](#) the Council approved that the proposed project would be the replacement of Queensferry High School and agreed the way in which the project would be funded including accepting a change which would be required to the existing funding arrangement for the new St John's RC Primary School.
- 5.12 Under the existing funding arrangement the Scottish Government would contribute 50% of the funding towards the cost of delivering the new St John's RC Primary School as illustrated above; this being on a capital basis, not revenue. As part of the proposed alternative approach should the project to build a new Queensferry High School be agreed and progressed, the Council would be required to meet the full capital costs associated with delivering the

new St John's RC Primary School (albeit it would still be part funded under the Scotland's Schools for the Future Programme).

- 5.13 Whilst this would require the Council to meet additional estimated capital costs (based on the above estimates) of £5.271m directly, in reality this would only be a timing difference as SFT has confirmed that the £5.271m would be included as a further enhancement to the revenue funding which the Scottish Government would provide towards the replacement of Queensferry High School i.e. the Council capital contribution towards the new Queensferry High School would be reduced by that amount.
- 5.14 On [25 September 2014](#) Council approved the capital funding of an estimated £11.048m which would be required to deliver a replacement Queensferry High School and which will be incorporated into the Children and Families Capital Investment Programme; part of this funding would be required to fund the capital costs of the new St John's RC Primary School for which capital funding would previously have been provided by the Scottish Government.

Loans Charges

- 5.15 This report outlines total capital expenditure plans of £11.132m. This is to be funded from a combination of resources which are core capital funding (£5.501m) and Scottish Government funding (£5.631m). If the core capital element were to be funded fully by borrowing, the overall loan charges associated with this expenditure over a 20 year period would be a principal amount of £5.501m and interest of £3.554m, resulting in a total cost of £9.055m based on a loans fund interest rate of 5.1%. The annual loan charges would be £0.453m.
- 5.16 It should be noted that the Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury Management Strategy and is provided for on an overall programme basis rather than for individual capital projects. Following instruction from Members, notional loan charge estimates have been provided above, which it should be noted are based on the assumption of borrowing in full for this capital project.
- 5.17 The resources to fund the overall capital expenditure plans in this report form part of the approved Capital Investment Programme. Provision for funding the core capital element will be met from the revenue loan charges budget earmarked to meet overall capital investment programme borrowing costs.

Risk, policy, compliance and governance impact

- 6.1 The recommendations in this report do not impact on an existing policy of the Council and there are no health and safety, governance, compliance or regulatory implications that elected members need to take into account when reaching their decision.

- 6.2 All Children and Families capital projects are delivered in line with the Council's Risk Management Policy and Framework. Delivery of the project will be overseen by an Investment Steering Group which will operate based on the project management principles of Prince 2 and follow the same governance arrangements as similar projects including the delivery of other new schools. The consideration and management of risk will be undertaken through this group.

Equalities impact

- 7.1 There are no negative equality or human rights impacts arising from this report.

Sustainability impact

- 8.1 There are no impacts on carbon, adaptation to climate change or sustainable development arising directly from this report. The overall project will see the delivery of a new building for which the Council will target to achieve BREEAM 'very good' standard for sustainability and an Energy Performance Certificate Rating of B+ (excluding renewables).
- 8.2 There will be a significant improvement in the environmental performance of the new building over the existing. The new school would be designed to minimise the impact on carbon emissions and energy consumption.
- 8.3 Examining how sustainable measures can be incorporated into the school design will be an integral part of the detailed design process. Sustainable principles will be fundamental to the design strategy, informing strategic decisions such as building orientation and ventilation strategies. Every opportunity will be taken to utilise low and zero carbon technologies, and focus on improving energy efficiency.

Consultation and engagement

- 9.1 The purpose of this report is to advise on the outcome of the consultation process which was undertaken between 26 September 2014 and 14 November 2014 relating to options for the future location of a new St John's RC Primary School.
- 9.2 The consultation process itself was extensive and involved either the summary or full consultation paper being provided to all relevant parties and a public meeting which was held on 28 October 2014.
- 9.3 As the project progresses a working group involving Council officers, the design team, the school management and representatives from the Parent Council will be established and will meet at regular intervals to ensure the school community is fully informed and engaged throughout the process to design and deliver the new school.

Background reading/external references

There have been several previous reports to Council on this subject. These reports are referenced throughout this report with links being provided to where copies can be accessed on the Council website.

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Links

Coalition pledges	P3 - Rebuild Portobello High School and continue progress on all other planned school developments, while providing adequate investment in the fabric of all schools
Council outcomes	CO1- Our children have the best start in life, are able to make and sustain relationships and are ready to succeed. CO2 - Our children and young people are successful learners, confident individuals and responsible citizens making a positive contribution to their communities.
Single Outcome Agreement	SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential
Appendices	<ol style="list-style-type: none">1 Rationale for the Proposals - Information Summary2 Record of Public Meeting3 Representations Received and Council Response4 Option to build on existing Portobello High School Site - Indicative Site Plan and Images

APPENDIX 1

Rationale for the Proposals - Information Summary

Consulting on the future location of St John's RC Primary School

The school will still be a 14 class (two stream) primary with a nursery accommodating 40 in the morning and 40 in the afternoon. Early years' provision will also be made for 20 two year olds.

At the moment the school accommodation extends to an area of 2,389m². This will increase to around 3,820m² with increased playground area when compared with the existing school. The school grounds will extend to 1.3 hectares in all three options and a seven-a-side all-weather pitch will be provided.

No changes to the school's catchment area are proposed. Recent studies show the size of school proposed can meet catchment demand in the future.

The consultation paper outlines 3 options to deliver these requirements:

- Option 1 – Refurbishment and partial new build on the existing site
- Option 2 – New build on the existing site
- Option 3 – New build on part of the adjacent Portobello High School site

What are the main differences in the options?

Option 1 - Refurbishment and partial new build on the existing site

- Construction would be carried out in a number of phases.
- Need to decant the whole school to part of the Portobello High School site during the construction period.
- Results in a significant reduction on the amount of play space available during construction.
- This would take at least 42 months to complete (could be complete June 2018).
- Estimated capital cost = £10.538m
- Estimated revenue cost of decant = £1.944m
- Estimated total cost = £12.482 million

Option 2 – Complete new build on the existing site

- Construction would be carried out in a number of phases.
- Most of the school would not need to decant during construction but around 200m² of temporary accommodation would be needed. This is because the existing temporary units would need to be demolished so that the new school can be built.

- There would be some impact on the amount of play space available during construction.
- This would take at least 36 months to complete (could be complete December 2017).
- Estimated capital cost = £10.736m
Estimated revenue cost of decant = £0.359m
Estimated total gross cost = £11.095 million

Option 3 - New build on part of the adjacent Portobello High School site

- Construction would be carried out in a single phase.
- No decant would be needed during construction.
- There is no impact on the amount of play space available during construction.
- However, construction work could only start once Portobello High School vacates the site and the existing high school buildings are demolished and cleared.
- This option would take an estimated 39 months to complete (could be complete March 2018). There may be opportunities to shorten the overall programme but this needs further detailed consideration.
- Estimated capital cost = £10.772m
Estimated revenue cost of decant = £nil
Estimated total gross cost = £10.772 million

Are the cost and timescales given accurate and final?

No, they are estimates at this stage. There are a variety of ways in which each option can be delivered and that will affect both the cost and the timescale.

We have used *indicative* timescales and layouts to help you to compare the options. They are based on feasibility work done by the Council's Internal Design Team. More details about them, and any assumptions that they are based on, are set out in the consultation paper.

The project is providing additional nursery spaces for two year olds but costs of this are not included here as they are more or less the same for each option and will be funded separately.

Further information

Much more detail on the different options and the consultation process can be found in the consultation paper. This can be downloaded at www.edinburgh.gov.uk/stjohnsprimaryconsultation.

If you want a hard copy of the consultation paper this can be collected from St John's RC Primary School or you can call (0131) 469 3136 to ask for one to be sent to you.

You can also find reference copies in Portobello, Piershill and Craigmillar Libraries and in local nurseries.

Consultation Feedback

We cannot respond directly to every individual during the consultation period but all comments will be read as they are received. Additional information will be provided on the Council website (at the address above) if there are particular questions that are being raised by a lot of people.

A consultation report will be produced at the end of the consultation period. It will include a summary of all written comments, all views noted at the public meeting, and our responses to each of the issues. The report will be published online and in hard copy. Anyone who comments in writing during the consultation period will be notified when it is available.

We expect that this final consultation report and recommendations will be considered at the City of Edinburgh Council meeting on 11 December 2014.

Written comments to the Director of Children and Families

The City of Edinburgh Council; Level 1.2 Waverley Court; 4 East Market Street;
Edinburgh EH8 8BG

E-mail newschoolbuildings@edinburgh.gov.uk

APPENDIX 2

Record of Public Meeting

Proposals for the location of the new St John's RC Primary School Public Consultation Meeting held at 7.00pm, Tuesday, 28 October 2014, St John's RC Primary School, Edinburgh

Present: Approximately 28 members of the public

In Attendance: Tom Wood (Independent Chair), Billy MacIntyre (Head of Resources, Children and Families), Crawford McGhie (Asset Planning Manager, Children and Families), Keith Thomson (Estate Development Advisor, Children and Families), Barbara Service (Head Teacher, St John's RC Primary School)

1. Introduction

Mr Tom Wood introduced himself and advised that he had been invited by the City of Edinburgh Council as an independent person to chair the public consultation meeting. The consultation related to consideration of the proposals for the location of the new St John's RC Primary School.

The public consultation would provide people with the opportunity to express their views and feed directly into the consultation process, which would inform the decision to be made in terms of the best option for the location of the new St John's RC Primary School.

Mr Tom Wood welcomed everyone to the meeting. Reassurance was given that no decision had been made in terms of the location of the new St John's RC Primary School, and the consultation process would encompass the views of parents and the public to ensure that the final decision would reflect these views. A decision would be taken by elected members at the meeting of the Full Council on 11 December 2014. The decision would be based on a report that incorporated all the views expressed by parents and the public during the consultation process.

Billy MacIntyre (Head of Resources) provided reassurance that no decision had been made and that although Children and Families had identified a preferred option, three options were being presented for consideration and all views and suggestions were welcomed. All questions and statements would be listened to and included in the report to be considered by elected members when making the final decision about St John's RC Primary School.

2. Presentation

Crawford McGhie (Asset Planning Manager) delivered a presentation that provided some background information on the original building, the scope of the new school,

detailing the three options proposed by the Council and the educational benefits offered by the new school.

Background

The school currently operates as a fourteen class, two-stream school. The original main building dates from 1924 and is of two-storey concrete masonry construction. The classrooms are some of the smallest in the Council estate at approximately 45m² (compared with a standard size of 60m²). The school has limited general purpose and support space. Temporary accommodation units make up two of the classrooms, an IT suite, the Nursery and some general purpose space. The site in which the school was located is also constrained at only 0.67 hectares.

It was highlighted that the project had been ongoing since 2006 when the original statutory consultation on the site options for the replacement of St John's RC Primary School was undertaken. On 21 December 2006, Council approved the option of the rebuild within the neighbouring Portobello High School site.

The school was one of the priorities identified in the Wave 3 school replacement programme as approved by Council on 18 December 2008. The report to Council included details of the informal consultation process which took place together with the results of the associated survey of the St John's RC Primary School community.

The following three options were identified:

- (i) Refurbishment and extension on the school's existing site.
- (ii) New build on an immediately adjacent site.
- (iii) New build on the existing site.

At this time, the community indicated that they would prefer a refurbishment and extension on the existing school site. As no decision was required at that time, it was agreed that discussion would continue at an appropriate time in the future.

A feasibility study was carried out in 2012 in order to inform a funding submission to the Scottish Government where the following four options were explored:

- (i) Complete new build primary school as a single entity on the adjacent Portobello High School site.
- (ii) Complete new build primary school and retain the existing Portobello High School gym block and associated accommodation as an independent community facility.
- (iii) Complete new build primary school but integrating the existing Portobello High School gym block directly with the new primary school building.
- (iv) Refurbish and extend the existing primary school building.

After investigating these options, it was recommended that the best solution would be to build a new school on the adjacent Portobello High School site. It was proven to be the most economic and simple process in respect of the clearance of the existing site and delivering the full new build with negligible disruption to the school. This would also allow the opportunity to design the school with no restriction by the configuration of

the existing building and would therefore be a better match to educational requirements. This remained the preferred option of Children and Families.

On 26 June 2014, the Scottish Parliament unanimously agreed to pass the City of Edinburgh Council's (Portobello Park) Private Bill. As a result, it was confirmed that the site for the new Portobello High School would be Portobello Park. Consequently, there was no longer any need to consult on options which would have involved St John's RC Primary School moving to a new site.

The options which are now the subject of this public consultation are:

Option 1- Refurbishment and partial new build on the existing site

Option 2 - New build on the existing site

Option 3 - New build on the adjacent Portobello School site

Scope of new school

The new school will remain as being fourteen class, two stream which is considered to be adequate to meet capacity demands. No changes are proposed to the existing catchment area.

The size of the site on which the school would be placed would almost double from 0.67 hectares to 1.3 hectares. The school building itself would also increase from 2,389m² to 3,700m².

The site would include an all-weather pitch, a nursery with the capacity to take 40 3-5 year olds (both am and pm - 80 per day) and 20 under 3's and additional staff parking.

3. The Proposals

Crawford provided further detail on the three options identified by the Department and outlined the educational benefits these would offer.

Option 1- Refurbishment and partial new build on the existing site

This option would involve the refurbishment and remodelling of the existing St John's RC Primary School building together with a large new-build extension. This would be implemented in three phases and was estimated to take 42 months. The estimated capital cost was £10.538m and the school would be required to decant into temporary accommodation provided on part of the Portobello High School site which would involve a further revenue cost of an estimated £1.944m.

Option 2- New build on the existing site

This option would involve the construction of a new-build primary school and nursery on the existing school site. This would be implemented in four phases and would take an estimated 36 months. The majority of the school would not require to be decanted and would remain in the existing school buildings during the construction period. The estimated capital cost was £10.736m with a further estimated revenue cost of £0.359m for the decant accommodation.

Option 3- New build on the adjacent Portobello School site

This option would involve the construction of a new-build primary school and nursery on part of the site of the adjacent Portobello High School. This would be completed in a single phase with no decant required. The construction however, could only begin once Portobello High School had been vacated and existing school buildings demolished. The timescale for this option was estimated to be 39 months and the estimated capital cost was £10.772m.

Educational benefits

Each of the three options would provide an enhanced learning environment with facilities designed specifically for learning in the 21st century. These would include a brighter, safer working environment for all pupils, state of the art ICT facilities, improved dining facilities and an all-weather pitch.

The recommendation put forward by Children and Families was to adopt option 3, to construct a new building on the adjacent Portobello High School site. Option 3 would cause the least amount of disruption to the school as there would be no need for a decant, had the lowest cost implications and was the best solution for planning, design and operation.

4. Questions and Comments

Question 1 – The community has been consulted twice and had stated overwhelmingly that their preferred solution would be option 1 (refurbishment and partial new build on the existing site) - why is the department attempting to steer opinion towards option 3 (new build on the adjacent Portobello School site)?

Answer – (Billy MacIntyre) Following the approval by Council for the rebuild on the neighbouring Portobello High School site in December 2006, there have been two informal consultations in 2008 and 2012. Although the majority of those who responded to these were in favour of option 1, there were not a significant number of responses so the outcome could not be described as being overwhelming or, necessarily, a reflection of the wider community. As the last consultation was in 2012 and was informal in nature, the current full consultation allows an opportunity for the entire community to express their views on the three options which are now being proposed.

Children and Families is committed to providing the best educational outcomes for children. Option 3 would be a state of the art, bespoke building whereas option 1, requiring to be built round the existing building, would represent a significant compromise by comparison.

Question 2 – Why have the temporary nursery huts lasted longer than the Portobello High School building?

Answer – (Billy MacIntyre) The department has accepted that the Portobello High School building hasn't lasted as long as perhaps might have been hoped. In the

interim, great progress has been made with building methods, materials, design and maintenance therefore new school buildings are forecasted to last at least 60 years.

Question 3 – Why didn't a letter including a survey go to all parents via Royal mail for consultation on the proposals?

Answer – (Billy MacIntyre) Statistically, surveys for consultations do not provide many responses. A letter to all parents about the consultation process was sent via the school. The consultation has been discussed at Parent Council and advertised at libraries. We would be happy to produce further information sheets to distribute to all parents of children at St John's if this is required.

Question 4 – The Transport and Environment Committee selected the schools which will be part of the pilot scheme for School Streets, was St John's RC Primary School chosen?

Answer – (Billy MacIntyre) Both St John's RC Primary School and Duddingston Primary School have been selected to take part in the School Streets pilot subject to consultation. The Council does not encourage parents to use cars to drop their children off at school, and schools manage their own individual safe travel plans alongside parents.

Question 5 – Would it be possible to get the school building listed?

Answer – (Billy MacIntyre) In 2008, Historic Scotland assessed the building however it does not meet the architectural or special interest requirements to be listed.

Question 6 – Will there be a planning process for the new school?

Answer – (Billy MacIntyre) The planning process will be followed in accordance with planning guidance and the usual consultation processes will be undertaken.

Question 7 – How much of the land will be converted into a park for community use?

Answer – (Billy MacIntyre) An area of open space of 2.16 hectares will be created on the combined school site and a £1m budget has been set aside to deliver this as part of the project to deliver a new Portobello High School. What this new area of open space will comprise will be open to public consultation which will be carried out by the neighbourhood team. Whilst the priority on the combined school site is to identify the most appropriate area of 1.3 hectares for a new St John's RC Primary School, the remaining area of 2.16 hectares will be converted to open space and I am sure that on whatever part of the site that space is created it will be a fantastic new community resource.

Statement – Speaking to neighbours in the area i.e. Hamilton Terrace, there are fears that an open community space will bring issues of anti-social behaviour. There are also concerns that the building site will cause an increase in traffic to the area which is already busy with parents dropping off children at school.

Statement – Former pupil and resident who witnessed Portobello High School being built in 1950. Fully supportive of option 3 as it provides the best educational outcomes for children, avoids the major upheaval of having to be decanted, moving the school

building to the other end of the site will ease the traffic problems experienced in Hamilton Terrace and measures will be taken to help the drainage problem in the current playground.

Answer – (Billy MacIntyre) In response to comments regarding a desire to retain the existing school building, or part of it, there was a similar process undertaken to consider the options for a new Boroughmuir High School. The alternative to new build was the refurbishment of the existing building which was discounted due to the significant constraints which that would have entailed in designing a new school around an old building. Some people were originally against a new building but have subsequently changed their mind when they saw what could be achieved starting with a blank canvas. If option 3 was approved, some history of the old building could be built into the new school.

Question 8 – The new games hall in Portobello High School is less than 20 years old and is of a higher specification than the new games hall proposed in the new school. Could the new school be built round the existing games hall, and classes could be run here for the community?

Answer – (Billy MacIntyre) This option was looked at in 2012, and it was concluded that this option would be more expensive than a new build. The new Portobello High School will include 2 games halls, 1 which will be big enough for competitive matches.

To retain the current sports building would take away some of the open space available to the school. Integration costs for designing a new primary school around the existing building would be high. There will also be facilities in the new Portobello High School which will be suitable for competitive basketball matches.

Question 9 – How would the new building be more sustainable than the old building?

Answer – (Billy MacIntyre) Scottish Government funding dictates standards that have to be implemented in terms of sustainability. Building materials and methods have improved through time. The rooms will make use of natural light and ventilation where possible, be powered through sustainable energy sources where possible and have low CO2 emissions. This is all possible when starting from scratch but is far more problematic working round an existing building.

Question 10 – Is a decant teaching situation unsettling for children?

Answer – (Billy MacIntyre) Decant has been used successfully in other schools such as James Gillespie's High School however it is acknowledged that this is easier for high school pupils than for those at primary school. A decant is possible however it can be disruptive and is not the preferred option.

Question 11 – Is there a formula for calculating how many parking spaces are available based on the size of the school?

Answer – (Billy MacIntyre) Yes, it is calculated based on the number of staff working in the school. The Council does not encourage parents to drop off children by car and therefore parking spaces are not provided for parents. It is hoped that this will encourage greener travel.

Question 12 – Would the design take into account the gradient of the playground?

Answer – (Billy MacIntyre) The school design will take the gradient of the playground into account. The design process will also determine where the pitch will go.

Question 13 – What is the staff opinion?

Answer – (Barbara Service) The accommodation has been challenging over the years with small class rooms and large class sizes. Primary 7 classes are already taught in huts and there is inadequate dining and music space. Children themselves are getting bigger so require more space. It is fair to the children of the future to be offered the same educational opportunity as other children across the city. We are delighted to have reached this stage. Option 3 is our preferred option and we are encouraged by the positive response of parents to option 3 this evening.

Question 14 – Can children access the school via the park as part of Option 3?

Answer – (Billy MacIntyre) This would be possible however pedestrian access would be considered as part of the detailed design process.

Question 15 – If the school had to be put into decant accommodation, would there be facilities available for an after school club?

Answer – (Billy MacIntyre) There would be provision made in any decant accommodation to provide after-school club facilities. It is a priority for the department to ensure there is as little disruption as possible.

Question 16 – Would the design be open to competition?

Answer – (Billy MacIntyre) No, there are two procurement routes, one being through the hub South East Scotland Ltd public/private partnership and the other being the traditional procurement route which would firstly engage a design team and then a contractor. The aim would be to draw on recent experience from successful school replacement programmes in the West of Scotland to provide the best possible outcome.

Question 17 – Will 16 spaces provide enough parking for teachers?

Answer – (Billy MacIntyre) There are planning constraints preventing the provision of more parking spaces and the number provided is greater than that which would be available in other parts of the city; for example the New Boroughmuir High School has seven parking spaces for 165 staff. The Department is encouraging sustainability and greener methods of travel so parking would never be provided for all members of staff.

5. Conclusion

Billy MacIntyre, in concluding the meeting, thanked the audience for the questions and points made this evening. These will be recorded and addressed in the final report to be submitted to Council in December for a final decision.

APPENDIX 3

Representations Received and Council Response

See out below are the 12 representations which were received in response to the consultation. These are shown in the order in which they were received and the full detail of each submission has been provided excluding any text which might reveal the identity of the respondent. Where the category of respondent could be identified this is shown in the second column. The Council response to any questions or issues raised in the representation is shown in the fourth column.

Ref	Category	Representation Received	Council Response
1	Other	Regarding option three, I thought the current site of Portobello High School was going to be developed into a new park to replace the lost greenfield space at Portobello Park. Is this not the case?	At its meeting on 25 October 2012 Council approved that once the existing Portobello High School is demolished, the remainder of the existing combined Portobello High School and St John's RC Primary School site (after making provision for the necessary increase of the site allocated for St John's RC Primary School from 0.67 hectares to 1.3 hectares) would be converted to open space. This commitment to convert 2.16 hectares of land on the combined school site into new open space was reflected in the revised planning consent for the new Portobello High School which was secured in early 2013 and also in the approach to compensatory measures which was determined in progressing the City of Edinburgh Council (Portobello Park) Act 2014.
2	Neighbour	Just a short note to confirm having read the said proposals regarding a new st johns, as an immediate neighbour the 3 rd option of new build on Portobello high s grounds would be my preferred option, subject to any effects to my property being fully considered when final design on the full project	The full consultation paper acknowledges that the potential impact on any adjacent residential properties will require careful consideration as part of the detailed design development process. The planning process will be followed in accordance with planning guidance and the usual consultation processes will be undertaken.

Ref	Category	Representation Received	Council Response
		including st johns grounds are available to me.	
3	Parent	<p>There will be many who favour the “knock it down” approach. “The rooms are too small” etc, “inappropriate for the 21st century “etc.</p> <p>As a parent who has visited the building on many occasions I would like to make the case for retaining as far as possible a reasonable proportion at least of the existing building. It might well be the case that it will require to be adapted in whole or in part by an imaginative architect but one is struck by the solidity and sound construction of the building as it stands. No modern construction will ever replicate that.</p> <p>If it is demolished simply because it is more convenient to rebuild from scratch on a flat site that would be reprehensible. There is an opportunity to produce a building which reminds pupils of the history of the institution (viz the “Boys” and “Girls” doors whilst providing by way of extension or partial demolition a modern teaching environment.</p>	<p>The reasons for favouring new build and demolishing the existing school building are not because it is more convenient to rebuild from scratch on a flat site. The main differentiating factors which are considered to be advantages of both new build options (Options 2 and 3) compared to the option involving partial refurbishment (Option 1) were set out in the full consultation paper and are as follows:</p> <ul style="list-style-type: none"> • new build offers the opportunity to fully respond to the learning requirements by creating a purpose designed, brand new building that fully meets the Council’s brief for a new primary school which could better incorporate flexibility for future adaptation. • all the spaces created could be designed to fully meet the design brief requirements, including all room sizes and sports facilities. • optimum spaces and adjacencies can be achieved as it would not be necessary to work within the constraints of the structure and layout of the existing building. • re-using the existing building could reduce the extent of new features delivering sustainability principles which could be fully incorporated into the design e.g. natural lighting and ventilation can be more difficult to readily incorporate into elements of existing buildings. • either new build option would allow for the school to move directly from the old building to the new facility, with none of the educational disadvantages associated with a major

Ref	Category	Representation Received	Council Response
			<p>decant including the more limited learning environment that could be achieved in temporary buildings. This advantage is less relevant for option 2 which involves the requirement for limited decant accommodation to be provided.</p> <p>In addition, both the net capital cost and the net total overall cost to the Council for the partial refurbishment option (Option 1) would be considerably higher than either of the new build options largely due to the significant cost associated with providing the extensive decant accommodation which option 1 would necessitate.</p> <p>However, the desire to transfer elements of 'identity and history' in moving from old accommodation to new is something which has been considered in many previous projects. We have often been able to incorporate elements of an old school building into the new and have taken the opportunity to reflect the school's ethos and embed their identity in design details for the new building e.g. prominent use of school badges in interior fit out. This will be considered for a new St John's RC Primary School as part of the detailed design process.</p>
4	Other	<p>On the face of it option 1 does not seem cost effective or beneficial for children or staff. More information is required to enable a judgement on 2 or 3.</p> <p>Is there any possibility of some of the existing sports facilities at Portobello High School being retained, such as the sports hall, for use by St</p>	<p>The comments relating to a preference for new build are noted and are very much in accordance with the views of Children and Families. Option 3 has the following distinct advantages when compared with option 2:</p> <ul style="list-style-type: none"> • The school would not have to continue to operate alongside an active construction site. • There would be no restrictions on the amount of external

Ref	Category	Representation Received	Council Response
		Johns with additional community access?	<p>play space available during the construction period.</p> <ul style="list-style-type: none"> • No decant to temporary accommodation would be required. • There would be maximum flexibility regarding the configuration and design of the new building as this would not have to be restricted by having to work around the existing building. • It would be cheaper to deliver. <p>The possibility of some of the existing sports facilities at Portobello High School being retained has previously been considered and discounted. A report to the Council meeting of 25 October 2012 included the outcome of a feasibility study which considered four options for the location of a new St John's RC Primary School with details of the feasibility study being included in Appendix 6 of that report. Two of the options considered as part of this study would have involved retaining the existing gym block and were as follows:</p> <ul style="list-style-type: none"> (i) Complete new build primary school and retain the existing Portobello High School gym block and associated accommodation as an independent community facility. A gym hall would still require to be provided within the new build primary school. (ii) Complete new build primary school but integrating the existing Portobello High School gym block directly with the new primary school building removing the necessity for a separate new gym in the primary school. <p>Both of these options would have incurred significant additional costs with little or no prospect of any offsetting benefits from</p>

Ref	Category	Representation Received	Council Response
			<p>external usage and revenue and were therefore discounted. This is why neither option was included in those which were subsequently approved for public consultation by Council at its meeting on 25 November 2012 and why neither featured in the consultation process.</p> <p>Consideration of either of these options now would in itself be a significant issue as having previously been discounted these were not included as options which were subject to public consultation. Were the Council to wish to consider either of these options the public consultation process would need to be undertaken again to allow the entire school and local community to consider any such proposals which would need to be fully exemplified prior to any consultation being undertaken. This would result in a very significant further delay to the delivery of the new St John's RC Primary School; would increase cost due to further cost inflation and could compromise the provision of funding support from the Scottish Government as it is their expectation that the new school will be delivered before 31 March 2018.</p> <p>At its meeting on 25 October 2012 the Council also approved that, once the existing Portobello High School was demolished, the remainder of the combined existing school site (after making provision for the necessary increase of the site allocated for St John's RC Primary School from 0.67 hectares to 1.3 hectares) would be converted to open space. This commitment to convert 2.16 hectares of land on the combined school site into new open space was reflected in the renewed planning consent for the new Portobello High School which was secured in early 2013 and also in the approach to compensatory measures which was</p>

Ref	Category	Representation Received	Council Response
			<p>determined in progressing the City of Edinburgh Council (Portobello Park) Act 2014.</p> <p>This irrevocable commitment means that any option to retain the existing games hall could only be progressed by reducing the 1.3 hectare area set aside for the new primary school to ensure that the area of open space of 2.16 hectares can be delivered. This would create a significant issue as the Council has already approved that an area of 1.3 hectares be set aside solely for the new primary school. The existing Portobello High School gym block is not a small facility so under any of the options retaining this facility would encroach significantly into this 1.3 hectare area, essentially leading to the Council's commitment being significantly eroded.</p> <p>It should also be noted that, while St John's RC Primary School will enjoy a larger site than it currently has, the 1.3ha area as approved is not in itself excessive. The size of site for any new (or replacement) school is prescribed in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. For a new St John's RC Primary School, with a primary school capacity of 462 and capacity for a further 40 pupils in the nursery, the total site size should be 1.9ha comprising two elements for which the appropriate sizes are defined separately:</p> <ol style="list-style-type: none"> 1. A main school site on which the actual school buildings are located of not less than 1.3ha; and 2. An area for playing fields of not less than 0.6ha. <p>The regulations do not actually require that playing fields (or pitches) are adjacent to the actual school building but that they</p>

Ref	Category	Representation Received	Council Response
			<p>are <i>available</i> to the school i.e. could be elsewhere and off-site. In Edinburgh there are many schools where the maximum areas for playing fields are not met however the Council complies with the regulations by virtue of the extensive alternative pitch provision which is available to schools throughout the city. Taking the area of such off-site facilities into consideration the site area of 1.3ha which has been identified for each of the three options which were subject to public consultation meets the minimum requirement.</p> <p>If the existing gym block was retained and integrated into the design of the new primary school there <i>may</i> be an argument that the required site size was still being met however if this was retained as a stand alone facility, and not part of the primary school, by having to further accommodate the considerable footprint of the existing gym block the size of the site remaining for the new primary school would not meet the requirement prescribed in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. In certain circumstances, a smaller site area for either element under the regulations can be provided with the consent of the Scottish Government subject to it being agreed that it would be impractical or unreasonable to apply the standards within the legislation. It is not considered that such an exemption would apply in these circumstances.</p> <p>There are further significant issues relating to either one or both of the two potential options which would involve retaining part of the existing high school PE facilities:</p> <ul style="list-style-type: none"> • The scale and mass of the exiting sports building, if it were

Ref	Category	Representation Received	Council Response
			<p>to remain, would dominate the new primary school within the site.</p> <ul style="list-style-type: none"> • The existing sports complex is very significant and the gym spaces in it are far larger than those we would provide in a new primary school. There would be significant issues with acoustics in such large spaces which would be unsuitable for primary school use therefore a new gym/assembly space may still need to be delivered in the new St John's RC Primary School building to accommodate specific primary school uses and requirements. • There are issues regarding ongoing running costs and the management of any facilities were they to be retained and if they would actually be widely used as a community sports hub given that the Council is delivering brand new, state of the art facilities at the new Portobello High School which is less than ten minutes walk away. • There may be issues regarding the adequacy of parking were this to be considered for use as a community sports hub as it is intended that only 16 spaces would be provided at the new primary school (for primary school use) as opposed to the extensive car parking which is currently available at the existing high school and will be available at the new Portobello High School. • By having to either work around, or integrate with, a very large existing building this would inevitably result in very significant compromises in the location and design of the new primary school and many of the differentiating factors which were considered to be the distinct advantages of

Ref	Category	Representation Received	Council Response
			<p>option 3 within the current consultation would be either significantly diminished or removed entirely. It would also extend the time taken to deliver the new primary school.</p> <p>For the reasons set out above the retention of the existing high school gym facilities has been discounted. Not only would this be more expensive, and take considerably longer, to deliver it would result in significant compromises having to be made in the design of, and space available to, the new St John's RC Primary School.</p>
5	Neighbour	<p>As a resident of Hamilton Drive whose back garden wall is the current wall of Portobello High School car park I would like to make the following points with regard to the above consultation. I appreciate that these may be better considered during the planning consultation should option 3 be the agreed option for the new school.</p> <p>Option 3</p> <ul style="list-style-type: none"> • Ground level on the current Portobello High school car park site is significantly higher than the residential gardens which it shares the boundary wall with on Hamilton Drive. As its current status is a car park it does not have a significant impact on residents. This is however a concern if a building was to be considered at the bottom end of the plot as it would have a significant impact on light and noise for the residents of Hamilton Drive. 	<p>The full consultation paper acknowledges that the potential impact on any adjacent residential properties will require careful consideration as part of the detailed design development process and the points raised by the respondent will be taken into account in that process. The planning process will be followed in accordance with planning guidance and the usual consultation processes will be undertaken.</p>

Ref	Category	Representation Received	Council Response
		<ul style="list-style-type: none"> • Concern over noise, light and being overlooked if the bottom end of the plot (the current PHS car park) is used for playground/all weather pitches. • The current primary school has an open playground policy, would the new school have the same policy? If so does this mean the playground and pitches could be used at any time of day or night? This would cause concern over noise and potential lighting for those properties who will share the playground/pitches boundary wall. <p>I am happy to discuss further if required and look forward to hearing from you.</p>	
6	Parent	<p>My son is currently a pupil at St Johns primary school, the most recent school newsletter has asked parents to email you with regards to our views on the current proposals for a new school.</p> <p>I think that option 3 (complete rebuild on the site of the old portobello high school) is the only suitable proposal. My reasoning behind this is because it is the cheapest option, the one that would cause the least/no disruption to pupils and will at the end of the day provide by far the best possible learning environment for children.</p> <p>I hope that this assists you with your final decision regarding this and look forward to hearing the</p>	<p>The comments are noted and are very much in accordance with the views of Children and Families.</p>

Ref	Category	Representation Received	Council Response
		outcome.	
7	Other	<p>Looking at the options for the future location of St John's, I think the best outcome for the school would be Option 3.</p> <p>Option 1 isn't attractive. A phased refurbishment and extension would be disruptive, as would a decant, and the additional expense is hard to justify when the end result wouldn't provide better facilities, and could possibly provide a inferior accommodation compared to a purpose built modern school. Bringing a 1920's building up to the level of energy efficiency desirable today can be challenging.</p> <p>Option 2 is preferable, but my concern would be the design being compromised by having to work around the existing school. The close proximity could also prove disruptive during construction.</p> <p>Option 3 provides the opportunity for accommodation that meets modern educational needs, to modern standards of energy efficiency and sustainability, without the potential constraints and compromises that undermine Options 1 & 2. That it's the least disruptive and least expensive option are additional factors in its favour.</p>	The comments are noted and are very much in accordance with the views of Children and Families.
8	Head Teacher	Views of St John's staff and pupils on the proposed new school	The comments are noted and are very much in accordance with the views of Children and Families.

Ref	Category	Representation Received	Council Response
	(on behalf of staff and pupils)	<p>Staff are extremely positive about the proposal to build a new St John's, after many years of discussion and also of working in extremely challenging circumstances, it appears that finally, all of us will be able to work in a purpose built school which will meet the needs of pupils' education in the 21st Century. We are keen to be involved in the planning process and all stakeholders are willing to contribute.</p> <p>Reflecting on the 3 Options, the most attractive option is the Council's preferred Option 3, which would not involve a decant and would ensure that we would be able to operate as normal for the next 4 years. We would also hope that elements of the existing garden area would be able to be incorporated into the new build. In addition, that the new St John's would be on course in the projected timescale of March 2018</p> <p>In relation to pupils' views, the proposals have been shared through the assembly and also with the existing Pupil Councillors from P4-7 (16 pupils in total). Whilst they have a great attachment and fondness for the current building, their view is that in Option 3 there would be improved facilities for learning. The pupils are aware that they will not be attending St John's when the new building is finally opened but are excited at the prospect of having improved facilities for the future.</p>	<p>As the key stakeholder the school will be fully engaged in the design and layout of the new facilities, internally and externally and, as with other school building projects, pupils will have an important role in giving their input and perspective in shaping the design.</p>

Ref	Category	Representation Received	Council Response
9	Staff	<p>As a member of staff at St John's I feel I would like to share my thoughts about the planned new school and the present consultation regarding the options on offer for our new facility.</p> <p>I have an emotional attachment to St John's as a staff member and as a former pupil. I have, however, no emotional attachment to the building we presently operate within. I believe strongly in the work we do in our school and the dedication of so many staff to provide the best experience possible for the children we teach. We continue to do this despite the restrictions created by our present environment and the thought of a purpose built school which can fulfil many of our present inadequacies is very positive. This means I am not in favour of option 1.</p> <p>I'm also concerned about the possible disruption which could be caused by building around the present site and the loss of most of our playground for the duration of the build and for these reasons I feel strongly that option 2 is not a viable option for me.</p> <p>Therefore as a fresh build on land which does not directly impact on our present location I feel option 3 is the only viable option for our present and our future.</p> <p>Thank you for the opportunity to voice my opinion and I am excited about the next chapter in the</p>	<p>The comments are noted and are very much in accordance with the views of Children and Families.</p>

Ref	Category	Representation Received	Council Response
		history of St John's Primary.	
10	On behalf of the RC Church, Archdiocese of St Andrews and Edinburgh.	<p>We are pleased that plans are now underway to progress the building of the new school in that consultations are taking place on the location of the new building. It is some 9 years since plans were first put forward for the new building but there were, of course, unfortunate delays.</p> <p>We note that there are three options proposed for the requirements of the 14 class primary and nursery accommodation. After discussion, on balance it would seem that OPTION 3 would best serve the needs of the St John's Primary School community in the long term. This new build on part of the Portobello High School site would, of course, have the disadvantage that building could not start until the High School vacates the site and demolition takes place but it is noted that the estimated timescale is not the longest and there may be opportunity for shortening the time taken. It would seem that the feasibility work done by the Council's Internal Design Team is stating that option 3 would be the least disruptive for existing pupils as the construction could take place in a single phase and no decant would be needed during the construction. There would still be the same amount of play space available. It is for these reasons that we would support this option.</p> <p>Since the new building is estimated not to be</p>	<p>The comments are noted and are very much in accordance with the views of Children and Families.</p> <p>The Council is very much committed to the continued support of St John's RC Primary School in delivering the best possible education for their pupils in the current building until the new school is available.</p>

Ref	Category	Representation Received	Council Response
		<p>completed until March 2018, this still means that existing and future pupils will be educated in a building which has been struggling for some time to meet their needs. It is presumed that efforts will continue to be made to ensure that the present school continues to be helped in as many ways as possible to provide the excellent well-attested standard of education of which it is justifiably proud.</p>	
11	Parent	<p>I just wanted to say that my preference for the rebuild is option 2 a complete rebuild on the existing site. Whilst I appreciate it would be nice to keep the old frontage of the current school this gives restrictions to the design and planning of the new school. I think our children deserve the best school they can possibly get and I feel this can be best achieved under option 2.</p>	<p>The comments relating to a preference for new build are noted and are very much in accordance with the views of Children and Families. However, option 3 has the following distinct advantages when compared with option 2:</p> <ul style="list-style-type: none"> • The school would not have to continue to operate alongside an active construction site. • There would be no restrictions on the amount of external play space available during the construction period; • No decant to temporary accommodation would be required; • There would be maximum flexibility regarding the configuration and design of the new building as this would not have to be restricted by having to work around the existing building; • It would be cheaper to deliver.
12	Parent	<p>As a parent enrolling my daughter into st Johns for next year I have had a look at the proposal for the new school. Option 3 of a completely new school not hindered or curtailed by the existing one is by</p>	<p>The comments are noted and are very much in accordance with the views of Children and Families.</p>

Ref	Category	Representation Received	Council Response
		<p>far the better one. It is better to have a construction/architectural project concerned with making the best possible education space from scratch than to one trying to do the same but with the hindrance of having to harmonising with or wrap it's self around an old building. Disruption to the schooling is kept to a minimum during construction which must be the biggest consideration when dealing with a project which could last a third or longer of a child's primary education.</p>	

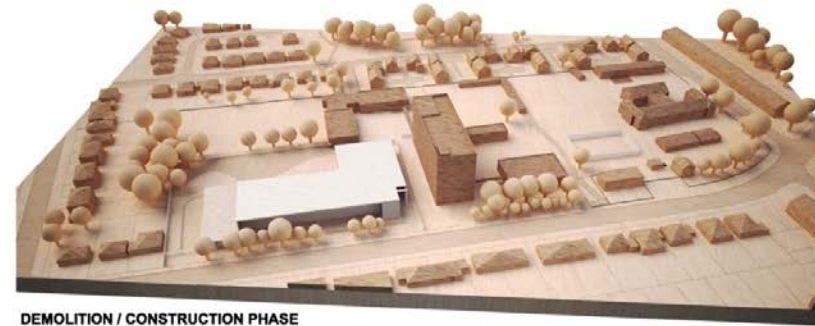
APPENDIX 4

Option to build on existing Portobello High School Site – Indicative Site Plan and Images

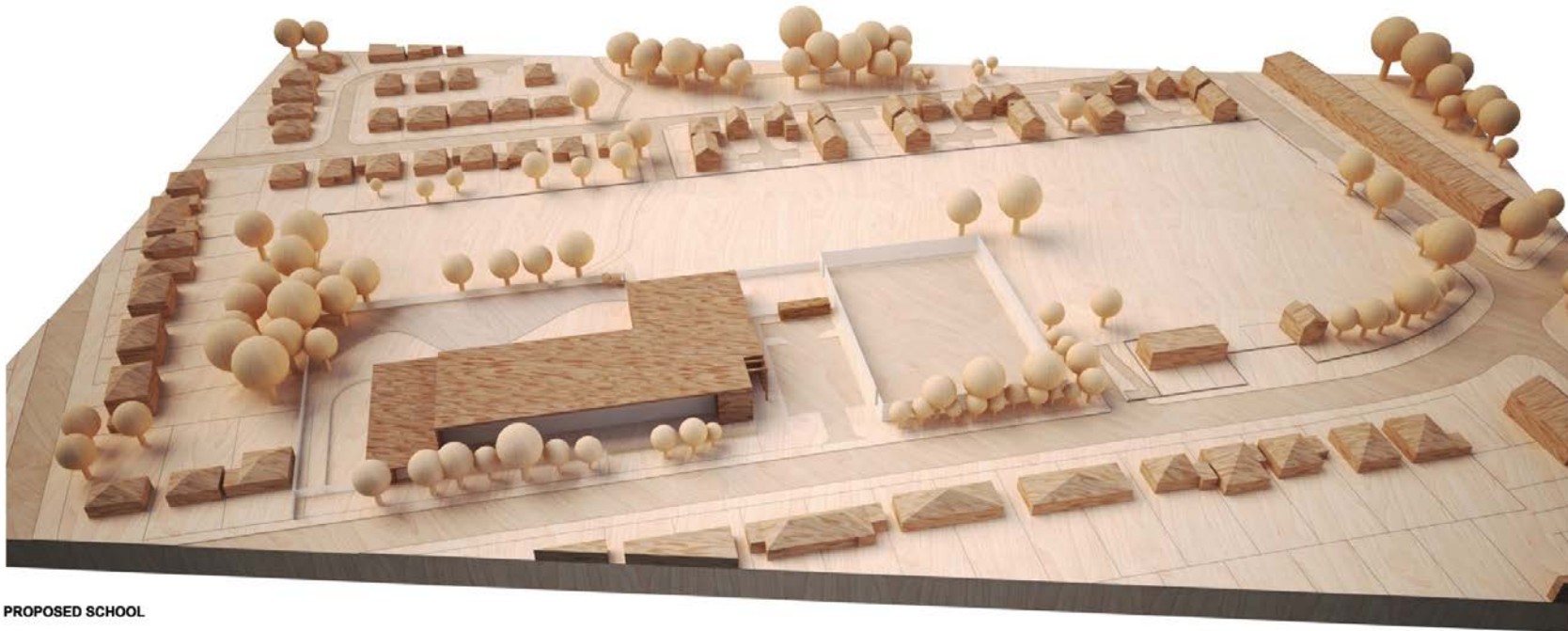




EXISTING SCHOOL



DEMOLITION / CONSTRUCTION PHASE



PROPOSED SCHOOL

St Johns Primary School
3410.109 Images

