

Education, Children and Families Committee

10am, Tuesday, 8 October 2013

Primary School Estate Rising Rolls

Item number	7.2
Report number	
Wards	All

Links

Coalition pledges	P04
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Single Outcome Agreement	S03

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Primary School Estate Rising Rolls

Summary

Primary school rolls are projected to rise to a peak of nearly 31,000 pupils by 2019 which is an increase of 4,080 (15.2%) on the provisional September 2013 roll of 26,920. This report sets out the predicted impact on the primary school estate; considers historical patterns in school rolls and future primary school roll projections at a city-wide level and focuses on addressing the pressure which is expected to arise in August 2014 at some primary schools in meeting catchment demand, particularly at the P1 stage.

At the start of the 2013/14 school year in August 2013 there were approximately 5,000 spare places in the primary estate however these are not necessarily in the right locations of the city to address rising demand.

The Estate Strategy and Rising Rolls Working Group has considered accommodation pressures facing ten city primary schools in future years and explored a range of potential solutions. At its meeting on 25 June 2013 the Estate Strategy and Rising Rolls Working Group agreed a recommended approach at each of the 10 schools, with the proposed solution in some instances being to potentially build new accommodation for August 2014 to meet anticipated catchment demand should this prove to be required.

This report identifies the recommended approach to address the potential accommodation pressures for August 2014, and in some cases future years, at the 10 schools and, for those potentially requiring additional accommodation for August 2014, identifies the proposed method of delivering this in time for the 2014/15 start of session.

Recommendations

It is recommended that the Committee:

1. Notes the content of this report; and
2. Approves that new accommodation is provided at the following primary schools, subject to a final decision regarding the necessity for such provision, delegated to the Director of Children and Families, being taken in January 2014 (or earlier if appropriate) upon assessment of pupil registration figures:
 - Balgreen Primary School
 - Broughton Primary School
 - Craigour Park Primary School
 - Flora Stevenson's Primary School
 - Fox Covert Primary School
 - Liberton Primary School

- St David's RC Primary School
 - Stockbridge Primary School
 - Victoria Primary School
3. Delegates authority to the Director of Children and Families to:
- i. Agree, including where alternative options exist for the delivery of new accommodation (e.g. between new build or extension or where there are different phasing options), what the most appropriate solution would be taking into consideration factors such as cost, deliverability and impact on the school.
 - ii. Approve the final costs of the preferred options whilst always ensuring that value for money is achieved.

Measures of success

Delivery of additional accommodation required at any primary school to meet catchment demand to a design specification which fully meets all educational related requirements. Delivery of the agreed projects on time, within budget and to the necessary quality.

Financial impact

There is provision of £14.902m within the Children and Families Capital Investment Programme to 2017/18 for the capital funding necessary to respond to the challenges arising from rising primary school rolls. The expenditure incurred in delivering the necessary new accommodation for August 2013 was £2.094m leaving a remaining balance of £12.808m which is available to meet the costs of delivering any new accommodation required for August 2014 or in future years.

Detailed information regarding capital and revenue costs is provided in the main report.

Equalities impact

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

By offering additional capacity at local schools the Council is responding to parental choice and endeavouring to offer all catchment pupils from all equalities groups the opportunity to attend their catchment school. The Council will continue to ensure that the needs of pupils who have a disability are met by the accommodation available at the schools affected by these proposals. The provision of facilities offered to school users with learning and behavioural support needs will be unaffected. Accordingly, these proposals have no significant impact on any equalities groups and provide greater opportunities for catchment pupils to attend their catchment school. For these reasons, the overall equalities relevance score is 1 (out of a possible 9) and a full Equalities Impact Assessment is not required.

Sustainability impact

This project would see the addition of new classrooms across the city. The purpose of the project is to create additional accommodation at local schools so that children can

access their catchment school. Accordingly it should ensure that travel to school patterns are minimised.

Consultation and engagement

Following an initial assessment of all possible options to address accommodation pressures at each of the ten schools identified, discussions were undertaken with the schools concerned which informed the final recommendations which the Estate Strategy and Rising Rolls Working Group considered on 25 June 2013.

Initial meetings have either already been held, or are scheduled, with the Head Teacher and parent representatives of the nine schools for which immediate actions have been agreed regarding the delivery of new accommodation in the future. The purpose of the initial meetings is for the respective design team and staff from Children and Families to meet the schools and parent representatives on-site to discuss the detail of the options, and, where relevant, locations for any new accommodation and get initial feedback.

This is the start of an iterative design development process which will involve a far greater level of engagement with, and involvement of, the schools and parent representatives in agreeing final options and the associated design.

Background reading/external references

There was a previous report to the Education, Children and Families Committee regarding this matter on [9 October 2012](#).

Primary School Estate Rising Rolls

1. Background

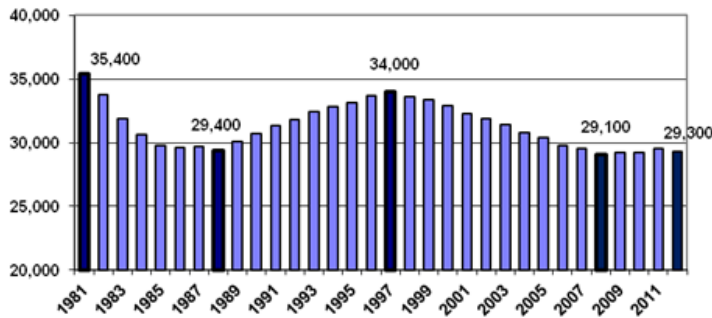
- 1.1 Primary school rolls are projected to rise to a peak of nearly 31,000 pupils by 2019 which is an increase of 4,080 (15.2%) on the provisional September 2013 roll of 26,920. This report sets out the predicted impact on the primary school estate; considers historical patterns in primary school rolls and future school roll projections at a city-wide level and focuses on addressing the pressure which is expected to arise in August 2014 at some primary schools in meeting catchment demand, particularly at the P1 stage.
- 1.2 At the start of the 2013/14 school year in August 2013 there were approximately 5,000 spare places in the primary estate however these are not necessarily in the right locations of the city to address rising demand and are principally in smaller classes in the upper stages of schools.
- 1.3 The Estate Strategy and Rising Rolls Working Group has considered accommodation pressures facing ten city primary schools in future years and explored a range of potential solutions. At its meeting on 25 June 2013 the Estate Strategy and Rising Rolls Working Group agreed a recommended approach at each of the ten schools, with the proposed solution in some instances being to potentially build new accommodation for August 2014 to meet anticipated catchment demand should this prove to be required.
- 1.4 This report identifies the recommended approach to address the potential accommodation pressures for August 2014, and in some cases future years, at the ten schools and, for those potentially requiring additional accommodation for August 2014, identifies the proposed method of delivering this in time for the 2014/15 start of session.

2. Main report

Historical Trends – Primary School Age Population

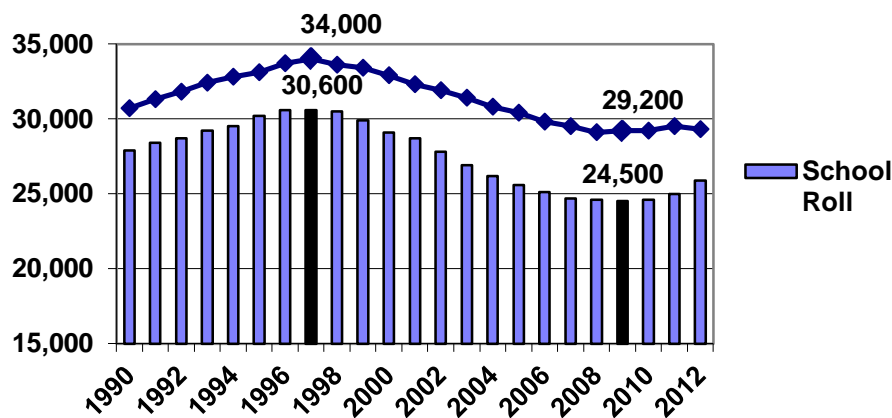
- 2.1 Since 1981 the primary school age population in Edinburgh has followed a wave pattern of peaks and troughs (see Figure 1). The pattern is broadly a 20 year cycle of falling and rising numbers of primary school children from some 29,000 to around 35,000. This pattern possibly dates back to the post war baby boom, with subsequent generations perpetuating the wave pattern.

Figure 1: Population Aged 5-11 in the City of Edinburgh (1981-2012)



2.2 There is a correlation between the population aged 5-11 and primary school rolls and Figure 2 shows this relationship over a 22 year period from 1990 to 2012. From a peak of 30,600 in 1998, pupil numbers fell to a low of 24,500 in 2009.

Figure 2: Population Aged 5-11 and Primary School Rolls 1990-2012



2.3 The gap between the population aged 5-11 years and the roll in the city primary schools is largely attributable to the independent sector in the city which provides education for around 4,000 primary school pupils of which 3,600 are estimated to come from the City of Edinburgh Council area. In 2012 the difference between the total school roll and the National Records for Scotland population estimates is approximately 3,400 which is broadly consistent with the number of pupils assumed to be at independent schools.

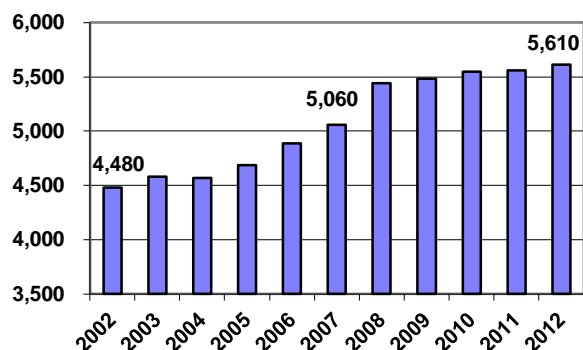
Projected Primary 1 Intakes

2.4 The population of the City of Edinburgh has risen over the last 10 years from under 450,000 to over 480,000 and is projected to rise to over 500,000 well before 2020. Inward migration is identified as the key factor driving the total population increase of Edinburgh. Births are the key component driving the numbers of primary and early years aged children although migration affects the primary school roll numbers in two ways through families with children moving into the city and migrants moving to Edinburgh that thereafter start families.

2.5 Births for 2011 and 2012 were the highest for 20 years (over 5,500 per annum) and will feed through to the primary schools in 2016 and 2017. Figure 3 shows a 25% increase in the number of births over the 10 years from 2002 to 2012. While the data suggests that births have peaked, and the lower first quarter

births for 2013, would tend to confirm this, numbers will remain high so, even with a gradual drop, this will still result in high primary school rolls in the period to 2020 and beyond.

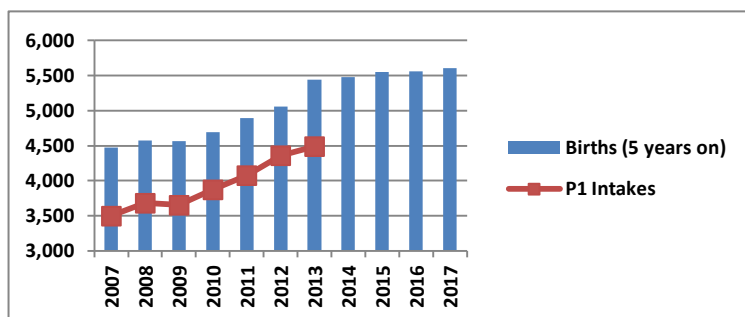
Figure 3: No of Births in the City of Edinburgh (2002-2012)



2.6 In April 2013 the primary school roll projections for the period to 2020 were updated based on full year birth data being available for 2012; revisions were also made to the methodology to fine tune the projections.

2.7 Based on an analysis of past P1 intakes, the relationship with births carried forward has tended to provide the best indicator for predicting P1 intakes. Figure 4 illustrates the births recorded in the city five years prior to the indicated P1 intake year. It shows the steep rise in the number of births over recent years, with a significant increase in the number of births five years prior to 2013. Thereafter, there is a more gradual increase with births beginning to plateau.

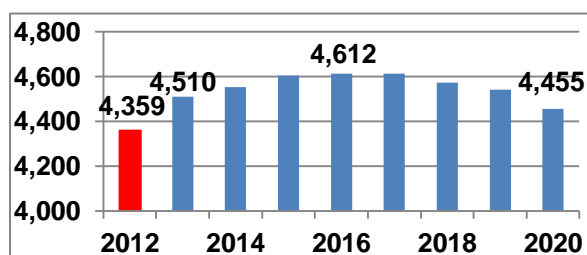
Figure 4: P1 Intakes and Births (carried forward 5 years)



Note: The P1 intake data for 2013 is provisional

2.8 Applied to birth based projections of P1 pupils it suggests, that, at a city-wide level, the significant increases recently seen in P1 intakes should also plateau over the next four years at around 4,500-4,600. This is illustrated in Figure 5.

Figure 5: Projected P1 Intake 2012-2020



Note: Actual P1 intake is shown for 2012

Projected Total Primary School Rolls

2.9 As primary school age groups move from Primary 1 through to Primary 7 there is an overall drop in the number of pupils. The data shows a current loss of 8% between P1 and P7 and this change has been applied as the P1 intakes are rolled forward year on year to create total primary school roll projections. It is assumed that this gradual loss is mostly a consequence of pupils moving to the independent sector. It is estimated that the number of pupils attending independent schools from the City of Edinburgh Council area at P1 stage is between 430 and 440 but this increases by P7 so that most pupils continuing on to secondary education in the independent sector are already attending private schools. This inevitably introduces spare capacity in the upper year stages which cannot be utilised. The greatest capacity is actually required at the early stages; however class size limits of 25 at P1 and 30 at P2 and P3 place further restrictions on the estate's capacity to accommodate pupils. The latest total primary school roll projections to 2020 are shown in Table 1.

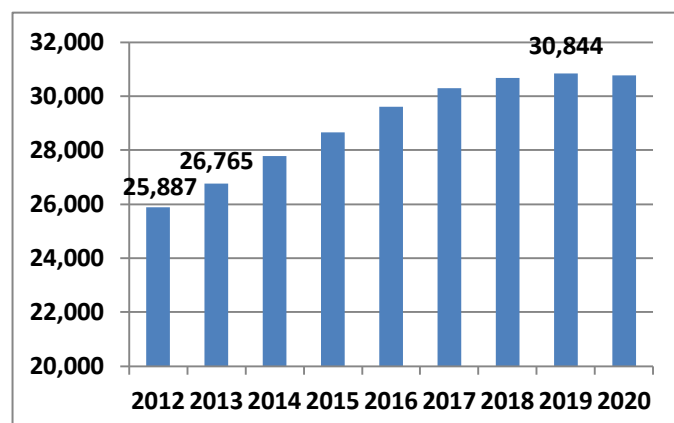
Table 1: Projected Primary School Rolls 2012-2020

Stage	2012*	2013	2014	2015	2016	2017	2018	2019	2020
P1	4,359	4,510	4,553	4,605	4,612	4,613	4,573	4,541	4,455
P2	4,102	4,307	4,456	4,499	4,549	4,557	4,557	4,518	4,486
P3	3,793	4,053	4,255	4,402	4,445	4,495	4,502	4,502	4,464
P4	3,492	3,747	4,004	4,204	4,350	4,391	4,441	4,448	4,448
P5	3,519	3,450	3,703	3,956	4,154	4,297	4,339	4,387	4,395
P6	3,287	3,477	3,409	3,658	3,909	4,104	4,246	4,287	4,335
P7	3,335	3,221	3,407	3,341	3,585	3,830	4,022	4,161	4,201
Total	25,887	26,765	27,787	28,664	29,603	30,287	30,679	30,844	30,784

*Actual start of session roll for 2012/13

2.10 School rolls are projected to rise to nearly 31,000 pupils by 2019, an increase of 5,000 (19%) on the 2012 roll; this change is illustrated in Figure 8 below. From a low of 24,500 in 2009, rolls are projected to have increased by 26% by 2019.

Figure 8: Projected Primary School Roll 2012-2020



Provisional Primary School Rolls at August 2013

- 2.11 The projections detailed above were undertaken in April 2013 when the projected primary school roll at the start of the 2013/14 year was 26,765. Provisional primary school rolls based on week 6 of the 2013/14 school year is shown in Appendix 3. This shows a provisional total roll of 26,920 which is marginally higher than had been forecast. Against total capacity of 31,857 this represents an occupancy rate of 84.5%; overall capacity in the primary school estate has increased by 882 as a result of the new Gaelic primary school being opened and additional accommodation being delivered at a number of schools. The overall increase in rolls from 2012/13 is 4%; a comparison by year stage is shown in Table 2 while Appendix 3 illustrates the changes in the total roll for each school.

Table 2: Provisional Primary School Roll 2013/14

	P1	P2	P3	P4	P5	P6	P7	Total
Provisional Roll 2013/14	4,535	4,355	4,081	3,779	3,455	3,482	3,233	26,920
Actual Roll 2012/13	4,359	4,102	3,793	3,492	3,519	3,287	3,335	25,887
Movement	176	253	288	287	(64)	195	(102)	1,033
Variance	+4.0%	+6.1%	+7.6%	+8.2%	-1.8%	+5.9%	-3.1%	+4.0%

Placing Requests

- 2.12 The city is characterised by high levels of placing requests with many pupils attending non-catchment schools which makes it difficult to forecast rolls for individual schools. At some schools, placing requests will fill any spare places that are available after catchment pupils have been accommodated. Other schools will lose a substantial element of their catchment population to schools elsewhere in the estate, with pupils moving in complex patterns across the city. In 2012, 24% of primary pupils did not attend their catchment primary school.
- 2.13 As catchment populations increase the success rate of placing requests into non-catchment schools decreases. Accordingly, the percentage of placing requests refused has increased from 18% in 2009 to 37% in 2013. This is indicative of greater pressure on catchment schools to accommodate increased numbers of P1 catchment pupils and a consequent reduction in the number of non-catchment places available. A concerted campaign by the Council to encourage parents to learn more about their catchment school and the benefits of their child attending it has helped reduce the percentage of registering pupils making a placing request in the first place. However, as school rolls increase it is likely that the percentage of placing requests refused will continue to rise.

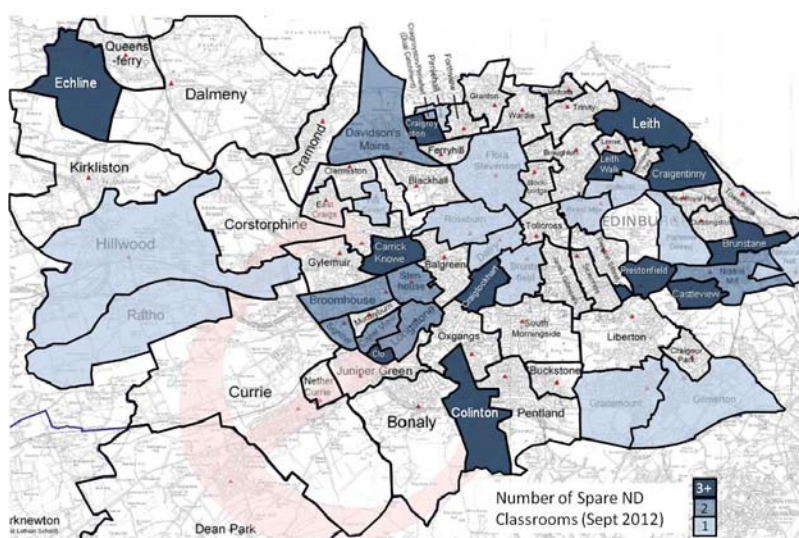
Spare Capacity within the Primary School Estate

- 2.14 Whilst there are, and continue to be, spare places in the primary school estate these are not necessarily in the right locations of the city to address rising demand. In April 2013, an exercise was undertaken to exemplify this based on the September 2012 census position at which point the primary school estate had a working capacity of 30,807 compared to a roll of 25,887 pupils leaving 4,920 spare places. City-wide, two-thirds of the spare places within existing

school organisations were in P4-P7 year groups with fewer spaces available in the lower year groups. This is a reflection of increasing intake sizes being experienced in recent years, and also a drop off to private sector in the upper years in some schools. For example, in schools such as South Morningside, over 90% of the spare places were in the upper year stages.

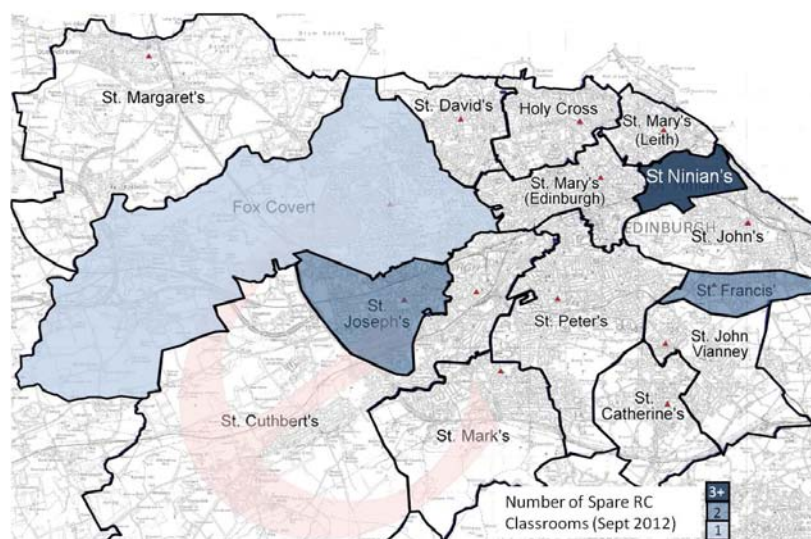
- 2.15 As at September 2012 the primary school estate had a total capacity of 1,094 classrooms with 1,004 occupied by class groups leaving spare capacity of 90 classrooms. Figure 9 shows the distribution of the spare classrooms in the non-denominational primary sector across the city. It illustrates that the majority of spare capacity was located in the west of the city in the areas around Calder Road and in the east of the city in the areas around Craigmillar, Niddrie and Bingham. It also illustrates that across the centre of the city, in an area running from Flora Stevenson and Broughton through to Pentland, Gracemount and Gilmerton, there were only seven spare classrooms.

Figure 9: Spare Classrooms in the Non-Denominational Primary Sector (September 2012)



- 2.16 A similar pattern of distribution of spare classroom capacity was evident in the Denominational primary sector as shown in Figure 10 below):

Figure 10: Spare Classrooms in the Denominational Primary Sector (September 2012)



Schools Facing Accommodation Pressures for August 2014

- 2.17 Earlier this year the Estate Strategy and Rising Rolls Working Group was established which comprises representatives from all Council political groups together with parents and a Religious Representative. The remit for the Group, which was approved at the first meeting on 8 May 2013, is included at Appendix 1. It was agreed that the initial focus of the Group would be on sufficiency and the effect of the rising rolls being experienced in the primary sector including:
1. Setting out the issues and challenges the Council faces over the coming years as a result of expected rising rolls; and
 2. Agreeing the overall approach to how this will be managed going forward; any necessary policy changes and how any specific establishment issues which require to be progressed immediately are intended to be addressed.
- 2.18 The Estate Strategy and Rising Rolls Working Group has considered potential accommodation pressures facing 10 city primary schools in August 2014 or beyond; the schools in question are as follows:
- Balgreen Primary School
 - Broughton Primary School
 - Craigour Park Primary School
 - Flora Stevenson's Primary School
 - Fox Covert Primary School
 - Liberton Primary School
 - St David's RC Primary School
 - St Marys (Leith) RC Primary School
 - Stockbridge Primary School
 - Victoria Primary School
- 2.19 Following an initial assessment of all possible options to deal with the possible accommodation pressures discussions were undertaken with each school. This informed the final recommendations which the Working Group considered on 25 June 2013. The Working Group considered all options however, in some instances some were discounted as they were impractical and/or unacceptable.
- 2.20 A number of issues emerged during consideration of the options with stakeholders that are generic to all schools which were as follows:
- (i) *New Build*
- The capacity for change in P1 registration numbers means that pinpointing when, and how much, accommodation will be required is often difficult. Accordingly, a phased approach will be taken to deliver any new accommodation which will allow continual assessment of catchment numbers coming through and whether further phases of new accommodation are necessary.

(ii) *Statutory Consultation*

Any option (such as catchment review) which would be reliant on statutory consultation under the Schools (Consultation) (Scotland) Act 2010 would put delivery for August 2014 at considerable risk. Any such consultation could only commence in autumn 2013 and, with around a six month timescale to conclude a consultation exercise, this would not see Committee taking a decision on the matter until well into 2014. Should any proposal subject to consultation prove unacceptable it would be almost impossible to deliver a new build solution as an alternative in time for August 2014. In future, earlier identification of those schools where there might be pressure in the next school year might allow any options which were dependent on statutory consultation to be considered where appropriate.

(iii) *Relocate P7 Classes into the Secondary Sector*

One possible solution which had been identified for consideration for several schools was to relocate P7 classes to secondary schools. This was discussed with the Department's Quality Improvement Officers (QIOs) and whilst benefits could be seen in the P7 pupils being timetabled within the high school curriculum, giving them access to specialist teachers normally unavailable to primary schools this approach could not be supported on an ad-hoc basis at individual schools.

QIOs advised that a good educational argument for such an approach may only be formed if the relocation of P7 classes to a secondary school were to be done on a city-wide cluster basis as part of a wider estate strategy. QIOs also advised that relocation of P7's to secondary schools could not be considered without significant research and advanced planning, including establishing a pilot scenario to assess the success of this as an approach. It would also require statutory consultation with all schools concerned. Accordingly, this could not be considered a solution to accommodation pressures in the short or medium term and would require a wholesale shift in the city's approach to education.

Further investigation is being undertaken by QIOs to identify if this approach is worthy of any further consideration even on a very specific basis.

- 2.21 The Working Group agreed an approach at each of the 10 schools, with the proposed solution in some instances being to potentially build new accommodation for August 2014 to meet anticipated catchment demand should this prove to be required. The agreed approach to address the potential accommodation pressures at each of the 10 schools is set out in Appendix 2 together with, for those potentially requiring the provision of new additional accommodation for August 2014, the proposed method of delivering this in time for the 2014/15 start of session.

Delivering the New Accommodation

- 2.22 New stand-alone accommodation was successfully delivered at Granton, Wardie and Trinity Primary Schools for August 2013. The new accommodation is of a very high quality and specification, is energy and carbon efficient (utilising air source for heating and cooling) and is spacious and light. The new facilities have been very well received at all schools by staff, pupils and parents.
- 2.23 It is proposed that the process which was successfully applied for August 2013 will be used for the delivery of new stand-alone accommodation in August 2014 which will potentially be required at Broughton, Craigour Park, Liberton, St David's RC and Victoria Primary Schools.
- 2.24 The new accommodation in August 2013 was delivered by hub South East Scotland Limited and, whilst the quality of the final solution was not in question, there were deficiencies in the design development and associated consultation and engagement process and improvements had to, and would, be made.
- 2.25 Two options for the delivery of the next phase of new build accommodation were considered being to either continue with hub South East Scotland Limited or adopt an approach which would involve in-house design development and an external procurement process through the Council's framework contract. It was concluded that the use of Hub South East Scotland Limited, as opposed to keeping the project in-house, was the preferred and recommended option. This process involves less risk in the timing of delivery as it does not involve the necessity for a protracted procurement process. However, the process still allowed for value for money to be achieved through external benchmarking. The process is now established and therefore should be more efficient as the scope of works is known and would be very similar to the existing projects delivered in August 2013; the onerous contract documentation required is also in place.
- 2.26 The intended use of hub South East Scotland Limited was, however, subject to their acceptance of a number of conditions the most important being:
- The use of a different design team, with a categorical assurance that the quality of the design team performance and the management of them would improve markedly including having far more effective client engagement, delivering on time and producing designs and visual images of an appropriate standard; and
 - An early review of specification and cost with a view to pushing down the affordability cap rate from the previously agreed £2,200/m².
- 2.27 The above approach was agreed by the Working Group on 25 June 2013 and the process to engage hub South East Scotland Limited has been progressed. A new design team, Scott Brownrigg, has been appointed and agreement reached with hub South East Scotland Limited on the financial parameters for the potential new accommodation; these are detailed below.
- 2.28 There are other schools where the delivery of new accommodation would potentially be delivered either in a different way, either through the refurbishment

and/or reconfiguration of existing accommodation, or over longer timescales. This applies to Balgreen, Flora Stevenson, Fox Covert and Stockbridge Primary Schools regarding which initial feasibility studies will be undertaken by the Council's own internal design team to inform options and next steps. These studies will clarify the potential costs and means of delivery.

- 2.29 The Council's own internal design team is also assessing the feasibility of extending Craigour Park and St David's RC Primary Schools as an alternative to stand-alone new build. These are PPP1 schools and, in each case, the existing school buildings were designed and constructed to facilitate future extension and expansion. Extending the existing buildings will, in all probability (in comparison with new build), be more disruptive to the ongoing operation of the school, take longer to deliver and could be more expensive. However, it was considered worthy of consideration therefore a twin-track approach will be implemented, at least in the first instance, with the options to either extend the existing building or deliver stand-alone new build accommodation both being assessed. These studies will clarify the potential costs and means of delivery.

Progress and Next Steps

- 2.30 The Children and Families Department has established an Investment Steering Group for the duration of the project to oversee the delivery of this additional accommodation. The project will operate on the project management principles of Prince 2 and will follow the same governance structure as all other Council major projects including the delivery of new schools.
- 2.31 Initial meetings have either already been held, or are scheduled, with the Head Teacher and parent representatives of the nine schools for which immediate actions have been agreed. The purpose of the initial meetings is for the respective design team and staff from Children and Families to meet the schools and parent representatives on-site to discuss the detail of the options, and locations for any new accommodation, and get initial feedback. The location of any new accommodation will be determined in part by the location of utilities and guidance from the Planning Division.
- 2.32 This is the start of an iterative design development process which will involve a far greater level of engagement with, and involvement of, the schools and parent representatives in agreeing a final option and the associated design. Following agreement of the location of the classrooms, in tandem with the design of the buildings, the next step will be the submission of planning applications which are anticipated by the end of October 2013. Where a number of phases are envisaged the application for planning consent would be for the full amount of accommodation that is required over the forthcoming years. These consents would then remain valid until such a time as the installation of any further additional accommodation was deemed necessary.
- 2.33 Where there are potential different options regarding the phasing of accommodation or, in the case of the two PPP1 schools, whether this is new build or an extension, final decisions will be required by the end of October 2013.

- 2.34 This approach also allows the Council to refine its projections of where the classrooms are needed once annual information on anticipated pupil numbers is available in January each year. A final decision regarding which schools require additional accommodation for August 2014 will be taken by 31 January 2014. This will mitigate the risk of any unnecessary expenditure by closely monitoring, and then responding to, each school's intake numbers and only delivering new accommodation if it is definitely required.
- 2.35 Should it be decided that additional accommodation is required this will then be delivered in the same way as in 2013 with on-site construction starting in March or April 2014. The main structure of the building would be constructed off-site in factory conditions and then constructed on-site in a relatively short time period to minimise disruption to the school.

Financial Implications

Funding in the Capital Investment Programme

- 2.36 There is provision of £14.902m within the Children and Families Capital Investment Programme to 2017/18 for the capital funding necessary to respond to the challenges arising from rising primary school rolls. The expenditure incurred in delivering the necessary new accommodation for August 2013 was £2.094m leaving a remaining balance of £12.828m which is available to meet the costs of delivering any new accommodation required in 2014 or future years.

Capital Costs of Stand-Alone New Build Accommodation

- 2.37 The cost of the new accommodation delivered by hub South East Scotland Limited was within the affordability cap parameters set at the outset of the project. The actual costs of delivering two, three and four class accommodation in 2013 have been used as the baseline to determine the affordability cap parameters for future accommodation of the same capacity. No five-class accommodation was delivered in August 2013 therefore a new cost has been agreed based on a briefed overall area of 482m² and based on a two-storey solution. The following affordability caps have been agreed:

	2013 Actual Costs £	2014 Capped Costs £
Two-class accommodation (based on Granton)	510,453	487,641
Three-class accommodation (based on Wardie)	595,960	569,327
Four-class accommodation (based on Trinity)	792,487	757,072
Five-class accommodation (no comparator)	-	817,602

- 2.38 The above include construction costs and professional fees but exclude site surveys, planning and warrant fees, legal fees, internal Council project management fees and furniture, fittings and equipment. Where a comparator for 2013 exists the costs represent a reduction which, in real terms is higher once the potential impact of construction inflation is considered. Whilst these are

capped costs it has been agreed that they will be subject to adjustment in two ways:

- (i) The scope and costings are based on the delivery of the accommodation at a particular school in August 2013. If there are any 'abnormal' costs associated with a particular site (e.g. enhanced building finishes at Victoria to satisfy planning requirements) the capped costs would be adjusted accordingly.
- (ii) Hub South East Scotland has committed to working with the Council to achieve further efficiencies and cost savings in delivering the new accommodation whilst not compromising the quality and specification. Several opportunities have been identified for further exploration and any resulting savings would result in a reduction in the capped costs.

Should any of the options not be progressed to construction then the costs incurred would be restricted to any surveys undertaken and partial design fees to reflect the work undertaken to that point in accordance with the strategic services model available through Hub South East Scotland.

- 2.39 There are three primary schools (Liberton, Craigour Park and St David's) where the delivery of new accommodation is anticipated to be over a number of years and in phases with each future phase being subject to consideration of the necessity to deliver it. However, there may be advantages to delivering more accommodation in the first instance including cost efficiencies (compared to delivering in two phases) and minimising disruption to the school and loss of playground space. In each case, two scenarios are being considered and a decision will be taken by the end of October 2013 regarding the most appropriate course of action. This would be informed by the updated future roll projections which will be completed by then.

Capital Costs of Delivering New Accommodation in Other Ways

- 2.40 There are other schools where the delivery of new accommodation would potentially be delivered either in a different way, either through the refurbishment and/or reconfiguration of existing accommodation, or over longer timescales. This applies to Balgreen, Flora Stevenson, Fox Covert and Stockbridge Primary Schools regarding which initial feasibility studies will be undertaken by the Council's own internal design team to inform options and next steps. The Council's own team is also assessing the feasibility of extending Craigour Park and St David's RC Primary Schools as an alternative to stand-alone new build. The potential costs associated with each of these options cannot be determined at this point and will be assessed as part of the feasibility study for each school.

Revenue Costs

- 2.41 Providing additional accommodation will, in the majority of cases, result in an increase in the size of the establishment and, in turn, an increase in the associated revenue property costs e.g. rates, utilities and cleaning. All such costs will be funded from future revenue budgets as, and when, necessary.

Accommodation Pressures in Future Years

- 2.42 Committee should note that there will be an ongoing requirement for additional accommodation over the next five years.
- 2.43 An exercise is currently being progressed using the latest primary school roll data to update the individual school roll projections to determine in what schools accommodation pressures may arise in future years, and when this might materialise. The output of this exercise will be taken to the Working Group for consideration in November 2013, or earlier if possible.

3. Recommendations

- 3.1 It is recommended that the Committee:
1. Notes the content of this report;
 2. Approves that new accommodation is provided at the following primary schools, subject to a final decision regarding the necessity for such provision, delegated to the Director of Children and Families, being taken in January 2014 (or earlier if appropriate) upon assessment of pupil registration figures:
 - Balgreen Primary School
 - Broughton Primary School
 - Craigour Park Primary School
 - Flora Stevenson's Primary School
 - Fox Covert Primary School
 - Liberton Primary School
 - St David's RC Primary School
 - Stockbridge Primary School
 - Victoria Primary School
 3. Delegates authority to the Director of Children and Families to:
 - i. Agree, including where alternative options exist for the delivery of new accommodation (e.g. between new build or extension or where there are different phasing options), what the most appropriate solution would be taking into consideration factors such as cost, deliverability and impact on the school.
 - ii. Approve the final costs of the preferred options whilst always ensuring that value for money is achieved.

Gillian Tee

Director of Children and Families

Coalition pledges	P04 - Draw up a long-term strategic plan to tackle both over-crowding and under use in schools
Council outcomes	C01 - Our children have the best start in life, are able to make and sustain relationships and are ready to succeed. C02 - Our children and young people are successful learners, confident individuals and responsible citizens making a positive contribution to their communities.
Single Outcome Agreement	S03 - Edinburgh's children and young people enjoy their childhood and fulfil their potential
Appendices	<ol style="list-style-type: none">1 Estate Strategy and Rising Rolls Working Group - Remit2 Addressing Potential Accommodation Pressures3 Total Primary School Roll and P1 Intake 2013/14

APPENDIX 1

Estate Strategy and Rising Rolls Working Group - Remit

The Working Group is set up to consider strategic issues for the Children and Families estate. Focus will be on three key issues:

- Sufficiency
- Condition
- Suitability

The initial focus is on sufficiency and the effect of the rising rolls being experienced in the primary sector. The working group would initially focus on the following:

1. Setting out the issues and challenges the Council faces over the coming years as a result of expected rising rolls; and
2. Agreeing the overall approach to how this will be managed going forward; any necessary policy changes and how any specific establishment issues which require to be progressed immediately are intended to be addressed.

Further work will focus on the condition and suitability of the entire Children and Families estate, and will inform the update and development of the Children and Families Asset Management Plan and prioritisation of investment through the Asset Management works.

The Working Group will consider:

- relevant performance data
- best practice associated with the policy focus
- views of key stakeholders
- advice from external experts as appropriate

The Working Group will report back to the Education, Children and Families Committee.

APPENDIX 2

Addressing Potential Accommodation Pressures

The background information below is taken from the detailed paper considered by the Estate Strategy and Rising Rolls Working Group in June 2013. References are made to the expected position for August 2013 which was current at that time.

1 Balgreen Primary School

1.1 Background and Agreed Approach

1.1.1 If the P1 intake at Balgreen Primary School breaches 60 in any academic year, additional accommodation will be required the following year as all classrooms other than the P1 classroom are capped at a 30 pupil maximum. However, the number of catchment registrations for P1 in August 2013 has fallen from a high in the registration process of 71 to stand at 55. Accordingly, it is likely that Balgreen Primary School will not require additional accommodation in August 2014.

1.1.2 The lack of flexibility to accommodate a P1 intake of greater than 60 pupils and the fact that General Purpose space is very limited here means that it is likely that Balgreen Primary School will continue to appear as an accommodation issue in subsequent years.

1.1.3 At its meeting of 25 June 2013 the Working Group agreed:

- To note that additional accommodation was not expected to be required for August 2014;
- That plans to provide three additional spaces through the refurbishment of the existing temporary unit be developed to cover the eventuality that additional accommodation is required at the school in future years, this to be subject to the vacation of the temporary unit by Tynecastle Football Club; and
- To pursue the potential acquisition of space at the adjacent bowling green site which would increase the size of the school grounds and provide space for future expansion.

1.2 Delivery of New Accommodation

1.2.1 A feasibility study will be undertaken to consider how the existing temporary unit at Balgreen Primary School could be adapted and refurbished to provide two classrooms, one GP space and all necessary supporting facilities (e.g. toilets, cloak). In addition to considering the internal reconfiguration required, the study should also identify any works which are considered necessary to bring the condition of the temporary unit up to an acceptable standard.

2 Broughton Primary School

2.1 Background and Agreed Approach

- 2.1.1 In August 2013, Broughton Primary School will operate with 14 classes despite its official capacity being 13 classes. A 14 class school would normally be expected to have the equivalent of four full-size General Purpose (GP) spaces; however, GP space at Broughton will consist of a single full-size GP room and a room of 23m². The large size of the classrooms does allow the school to conduct some GP activities within classrooms for which other schools would use GP space. However, registrations for August 2013 currently stand at 66. While the classrooms are physically large enough to accommodate this intake through team teaching, there will be no breakout space available to support this arrangement. Accordingly, it is anticipated that for 2014/15 the school would require at least an additional two class spaces to bring its official capacity to 14 classes (one class room and one GP space) with a requirement for a further two classroom spaces forecast by 2017/18.
- 2.1.2 At its meeting of 25 June 2013 the Working Group agreed to progress designs for the construction of new accommodation on the Broughton Primary School site in August 2014 with, ideally, a first phase of two teaching spaces and a potential second phase, totalling four teaching spaces if required by future catchment numbers. The design team was to consider options to identify whether a phased approach was possible for the site. The design team was also to consider the generous existing parking provision at the school and the extent to which this could mitigate any loss in playground space.
- 2.1.3 Progressing new build on the site on a phased basis would entail removing a significantly larger part of the playground space as it would have to be based on a single rather than double-storey structure. It was therefore subsequently determined that the designs should be based on the delivery of a four class, double-storey solution.
- 2.1.4 At its meeting of 25 June 2013 the Working Group had also agreed that the option of using 154 McDonald Road was not to be discounted at this stage and the position would be reviewed and a final way forward determined once the planning application for change of use for 154 McDonald Road is considered by the Planning Committee.
- 2.1.5 At its meeting on 18 September 2013 the Working Group received a further update regarding 154 McDonald Road as follows:
- The planning application for the proposed residential development at 154 McDonald Road has not yet been considered and a date for Committee to do so has not yet been determined.
 - A high-level feasibility study had been undertaken regarding the potential use of part of the building at 154 McDonald Road (were that ever to prove to be an available option) to provide the required additional class spaces; indicative floor plans had been produced to illustrate how this could be achieved.

- Were 154 McDonald Road not to be sold, Children and Families would have to acquire the entire building and compensate the Council Capital Investment Programme for the lost receipt. The Council Estates team has advised that bringing the building back into limited partial school use would have an adverse impact on the saleability of the remainder of the building and it would be virtually impossible to achieve a sale of only part of the building.
- Children and Families has no potential alternative uses for the remainder of the building and it was considered highly unlikely that any other use could be established as the Council strategy is one of property rationalisation, not expansion.
- The total capital costs of converting a small part of 154 McDonald Road for school use, undertaking necessary repairs and compensating the Council Capital Investment Programme for the lost receipt were estimated to be £1.41m excluding future cost inflation which would apply between now and when any works were tendered. This is approximately double the cost of delivering a new stand-alone four class building. The option at 154 McDonald Road would also carry significantly higher ongoing revenue and maintenance costs associated with holding a largely vacant building.

2.1.6 In light of the above, the Working Group determined that the option of using 154 McDonald Road was now to be discounted entirely as this would not represent value for money and agreed that progressing new build accommodation on the site was the only viable option.

2.2 Delivery of New Accommodation

2.2.1 The project will be delivered through hub South East Scotland Limited and will follow the same process as was applied to the delivery of the new build accommodation in various primary schools for August 2013.

2.2.2 The project is to deliver new build stand-alone accommodation which incorporates four class bases and the necessary ancillary accommodation (toilets, storage, tutorial and circulation space) in a double-storey configuration.

2.2.3 Subject to any site specific constraints the accommodation should be based on the configuration, space standards and specification of the new build accommodation which was provided at Trinity Primary School in August 2013.

3 Craigour Park Primary School

3.1 Background and Agreed Approach

3.1.1 In August 2013 a P1 intake of 90 pupils will be necessary at Craigour Park Primary School to accommodate catchment demand. This is the equivalent of a three stream (21 class) intake. Craigour Park is currently a two stream (14 class) school. It is possible that the scale of the intake in 2013/14 is a one-off; however, the trend in the area is one of significant growth due to developments in the Moredun area and an increased catchment birth rate. In August 2013 the school will operate 16 classes at the expense of GP space. If intakes of greater

than 70 are sustained as the high birth rate suggests might be the case, it is estimated that 17 classes will be required by 2015/16.

- 3.1.2 The P1 intake of 90 P1 pupils in August 2013 necessitates the creation of two classes at the expense of General Purpose (GP) space and will cause long term accommodation issues. There is only one viable solution to this issue which is the construction of new accommodation on the Craigour Park Primary School site. Whether this level of P1 intake will be sustained remains to be seen however, on the basis that the school has effectively a three stream intake in 2013/14, it is expected that 3 additional teaching spaces will be required for August 2014/15.
- 3.1.3 Sustained P1 intakes of 90 pupils over a relatively short period would require expansion to 21 classes by 2017/18. However, the necessity for any further accommodation beyond this number will depend, in part, on whether neighbouring schools at Liberton and Gilmerton are extended in the long term, in which case placing requests between schools may once again become more of a feature. This could have the effect of reducing pressure on Craigour Park. Should extensions at Liberton and Gilmerton prove to be either unnecessary, or ineffective in terms of generating a flow of pupils between these schools, Craigour Park will need to be in a position to respond quickly to demand from its own catchment area. Accordingly, an expansion strategy is required that allows scope to review the impact of new accommodation at Craigour Park and at neighbouring schools and would provide the option to expand in phases.
- 3.1.4 At its meeting of 25 June 2013 the Working Group agreed to progress designs for the construction of new accommodation on the Craigour Park Primary School site in August 2014, providing a further three teaching spaces.

3.2 Delivery of New Accommodation

- 3.2.1 The existing school building was designed and constructed to facilitate future extension and expansion. However, extending the existing building will, in all probability (in comparison with new build), be more disruptive to the ongoing operation of the school, take longer to deliver and could be more expensive.
- 3.2.2 The primary determining factor is deliverability of the new accommodation which is considered to be necessary for August 2014 therefore a twin-track approach will be implemented, at least in the first instance, with the options to either extend the existing building or deliver stand-alone new build accommodation on the site both being assessed.
- 3.2.3 In each case two different phasing options will be considered; one which would see the new accommodation being constructed over two phases, the other over three. For stand-alone new build accommodation, progressing this on a phased basis would entail removing a significantly larger part of the play ground space as it would have to be based on a single, rather than double storey structure. For both options there would be cost efficiencies associated with constructing a full structure from the outset rather than delivering this over phases which we

need to understand and assess against the risk that the additional two classes would, ultimately, not be required.

3.2.4 The two phasing options to be considered are as follows:

Three Phase Option

Phase 1: (+ three spaces) delivered by August 2014. Essential; increasing the school capacity from 14 classes and four GP spaces to 17 classes and four GP spaces.

Phase 2: (+ two spaces) timescale for delivery to be determined. Subject to review; increasing the school capacity to 19 classes and four GP spaces.

Phase 3: (+ three spaces) timescale for delivery to be determined. Subject to review; increasing the school capacity to 21 classes and five GP spaces.

Two Phase Option

Phase 1: (+ five spaces) delivered by August 2014. Essential; increasing the school capacity from 14 classes and four GP spaces to 19 classes and four GP spaces.

Phase 2: (+ three spaces) timescale for delivery to be determined. Subject to review; increasing the school capacity to 21 classes and five GP spaces.

3.2.5 The optimum strategy may be a combination of the two different methods of delivery with, for example, perhaps stand-alone new build accommodation being necessary for August 2014 with any subsequent new accommodation being delivered through an extension to the existing building.

Extension of Existing Building

3.2.6 This will be considered initially through the Council Design Team which will assess design options to consider how up to eight additional class spaces could be constructed on the Craigour Park Primary School site in either two or three phases. In addition to considering design and location options it is critical that early consideration is given to the construction delivery timeframes which would apply to the delivery of the new accommodation, particularly that which would be required for August 2014. Early indications are that it would be a considerable challenge to have the design, planning and building control consents secured and the new accommodation actually constructed within this timeframe however this remains to be assessed in detail. This will necessitate extensive consultation with the PPP1 contract provider with whom the responsibility to deliver the new accommodation on this basis would possibly rest.

3.2.7 The Council Design Team will also produce cost estimates for both options to inform the change control process which might ultimately be followed with the PPP contract provider. Planning permission would require to be sought for all phases associated with the final option chosen to ensure that the overall proposition is future proofed should further phases ultimately require to be delivered. Consideration requires to be given to what party would be best placed to progress the necessary planning permission and/or building warrant.

3.2.8 The basic teaching space is a 60m² room. Any additional toilet facilities to meet the necessary minimum standards will require to be incorporated together with space for additional coat pegs for each pupil.

Stand-alone New Build Accommodation

3.2.9 The project will be delivered through hub South East Scotland Limited and will follow the same process as was applied to the delivery of the new build accommodation in various primary schools for August 2013.

3.2.10 The project is to deliver new build stand-alone accommodation which would, ultimately, incorporate eight class spaces and the necessary ancillary accommodation (toilets, storage, tutorial and circulation space) in either two or three phases. Planning permission would require to be sought for all phases relating to the final option chosen.

3.2.11 In addition, early consideration will be given to the practicalities of how the new building(s) would be delivered; how the links into existing services would be dealt with (contractually and otherwise) and any amendments which would be required to the PPP1 contract. This should involve consideration of other factors such as what party would carry out ongoing repairs and maintenance and also the delivery of soft services such as cleaning and janitorial support which would, in all probability, most sensibly be undertaken through the PPP1 contract provider.

Three Phase option

3.2.13 Subject to any site specific constraints the accommodation for the option for delivery of the first two phases could be based on the configuration, space standards and specification of the new build accommodation which was provided at Wardie Primary School in August 2013, the designs for which also reflected the potential to expand capacity at a later date by adding a further two class bases and the necessary ancillary accommodation. However, the requirement to potentially add a third phase of a further three class spaces (and the necessary ancillary accommodation) necessitates detailed consideration regarding whether this would be either a further extension to the same building or a new building elsewhere on the site.

Two Phase Option

3.2.14 There was no new accommodation provided in the first phase of the rising rolls project which was based on a five class configuration within the same building. The closest in terms of configuration is the 2+2 model which was provided at Trinity Primary School. Subject to any site specific constraints the accommodation will be based on a defined accommodation schedule of 482m². However, the requirement to potentially add a third phase of a further three class spaces (and the necessary ancillary accommodation) requires detailed consideration regarding whether this would be either a further extension to the same building or a new building elsewhere on the site. If a different overall configuration would be more efficient and effective (for example initially delivering a 3+3 building which would then be extendable to result in a 4+4) then this should be highlighted early in the design development process.

4 Flora Stevenson Primary School

4.1 Background and Agreed Approach

4.1.1 In August 2013 the anticipated P1 intake at Flora Stevenson Primary School is 81 in an 18 class organisation. The intake in August 2013 will represent the school's fourth 3 stream intake in the last five years. Until now the school has been able to maintain this due to smaller class sizes in P4-P7. However, within the school's current capacity, successive years of two P7 classes exiting to be replaced by three classes at P1 is unsustainable. Accordingly, a 19th class will be required in 2014/15 with a further class required in 2015/16.

4.1.2 At its meeting of 25 June 2013 the Working Group agreed:

- To sub-divide a large general purpose classroom to create a 19th classroom to address accommodation issues for August 2014;
- To commission a feasibility study to assess the potential for building new accommodation to provide three additional teaching spaces within the limitations of the existing site;
- To develop detailed options for catchment review for a potential future statutory consultation for consideration; and
- To continue to explore any feasible options for the relocation of the nursery.

4.1.3 During discussion, the issue of the possible use of the space occupied by the music school based at the School was explored and it was noted that, as the facility had been in place for three years in purpose built accommodation and was established, it would not be beneficial to relocate it.

4.2 Delivery of New Accommodation

4.2.1 A feasibility study will be undertaken to consider how three additional teaching spaces could be constructed on the Flora Stevenson Primary School site. The study will consider all available options including the reconfiguration of existing space; extension to the existing building and/or a separate new building (such as is already being provided at other Primary Schools in the city) however any proposed separate building should be for a minimum of two class spaces.

5 Fox Covert Primary School

5.1 Background and Agreed Approach

5.1.1 Fox Covert Primary School operates a seven class organisation and has capacity for 7 classes. The P1 intake in August 2013 will be approximately 40 pupils. Continuing growth in the birth rate and housing developments in the area suggests that higher P1 intakes could be sustained in future years. An eighth classroom is required for August 2014.

5.1.2 At its meeting of 25 June 2013 the Working Group agreed to reconfigure internal space by reconfiguring two large classrooms to provide three teaching spaces.

5.2 Delivery of New Accommodation

- 5.2.1 Classrooms in the school are consistently large. The proposed solution is that two large classrooms (each in excess of 90m²) would be sub-divided to form three class spaces. The resulting class spaces should all be of a standard class size of 60m². The school management team has already identified what class spaces they wish to see reconfigured.
- 5.2.2 As these works are considered to be relatively straightforward no initial feasibility study is considered necessary. Once the approach has been agreed and the budget costs determined this would be approved and then delivered.

6 Liberton Primary School

6.1 Background and Agreed Approach

- 6.1.1 The P1 space at Liberton Primary School is large enough to accommodate up to 65 pupils, however all other year stages are capped to 60 because of small room sizes. Thus If the P1 intake at Liberton Primary School breaches 60, additional accommodation will be required the following year. The number of catchment registrations for P1 in August 2013 has fallen from 67 to now stand at 60. Accordingly, it is expected that Liberton Primary School will not require additional accommodation for August 2014. However, should the intake exceed 65 in 2014 additional accommodation would be required. The small room sizes at the school mean there is not as much flexibility to accommodate higher intakes than at other schools and this makes the school more prone to requiring new accommodation at some point.
- 6.1.2 At its meeting of 25 June 2013 the Working Group agreed:
- To note that additional accommodation was not expected to be required for August 2014; and
 - To continue to develop plans for new build accommodation for a first phase of three teaching spaces and a second phase of two teaching spaces to cover the eventuality that additional accommodation is required in future years.
- 6.1.3 Progressing new build on the site on a phased basis would entail removing a significantly larger part of the playground space as it would have to be based on a single rather than double-storey structure. There are also expected to be cost efficiencies associated with constructing a full structure from the outset which we need to understand and assess against the risk that the additional two classes would, ultimately, not be required. It was therefore determined that consideration should be given to two different options:
1. The delivery of a three class space building with the scope to then extend this building at a later point to incorporate a further two class spaces (and any necessary ancillary accommodation). Should this be the preferred solution planning permission would require to be sought for both phases.
 2. The delivery of a five class space building but not on a phased basis.

6.2 Delivery of New Accommodation

- 6.2.1 The project will be delivered through hub South East Scotland Limited and will follow the same process as was applied to the delivery of the new build accommodation in various primary schools for August 2013.
- 6.2.2 The project is to deliver new build stand-alone accommodation which ultimately incorporates five class spaces and the necessary ancillary accommodation (toilets, storage, tutorial and circulation space) in either a single-storey over two phases or a double-storey configuration in one phase.

Phased option

- 6.2.3 Subject to any site specific constraints the accommodation for the option for delivery over two phases should be based on the configuration, space standards and specification of the new build accommodation which was provided at Wardie Primary School in August 2013, the designs for which also reflected the potential to expand capacity at a later date by adding a further two class bases and the necessary ancillary accommodation.

Single Phase

- 6.2.4 There was no new accommodation provided in the first phase of the rising rolls project which was based on a five class configuration within the same building. The closest in terms of configuration is the 2+2 model which was provided at Trinity Primary School. Subject to any site specific constraints the accommodation should be based on a defined accommodation schedule of 482m².

7 St David's RC Primary School

7.1 Background and Agreed Approach

- 7.1.1 St David's RC Primary School currently operates a nine class organisation and has capacity for nine classes. Regular intakes of greater than 33 cannot be sustained. However, in August 2013 the P1 intake will be 50 pupils despite prioritising baptised Roman Catholic pupils. This means that four stage groups out of the seven will exceed 33 pupils in 2013/14. Accordingly, in 2014/15 a 10th classroom will be required at St David's RC Primary School. A further two spaces would be required to raise the school's capacity to a more efficient 11 classes, which would allow a consistent intake of a class and a half each year.
- 7.1.2 However, if the August 2013 P1 intake of 50 pupils is sustained in subsequent years this represents a full double stream intake and a 14 class capacity would be necessary by 2016/17. Accordingly the option for a second phase of accommodation will be considered subject to an assessment of its necessity in January 2016.
- 7.1.3 At its meeting of 25 June 2013 the Working Group agreed to progress designs for the construction of three new teaching spaces on the St David's RC Primary School site in August 2014 (the option preferred by the Parent Council).

7.2 Delivery of New Accommodation

- 7.2.1 The existing school building was designed and constructed to facilitate future extension and expansion. However, extending the existing building will, in all probability (in comparison with new build), be more disruptive to the ongoing operation of the school, take longer to deliver and could be more expensive.
- 7.2.2 The primary determining factor is deliverability of the new accommodation which is considered to be necessary for August 2014 therefore a twin-track approach will be implemented, at least in the first instance, with the options to either extend the existing building or deliver stand-alone new build accommodation on the site both being assessed. In each case it will be necessary to assess design options to consider how up to eight additional class spaces could be constructed on the St David's RC Primary School site in two phases.

Phase 1: (+ three spaces) delivered by August 2014. Essential; increasing the school capacity from nine classes and two General Purpose (GP) spaces to 11 classes and three GP spaces.

Phase 2: (+ five spaces) timescale for delivery to be determined. Subject to review; increasing the school capacity to 14 classes and four GP spaces (taking into consideration the necessity to replace a class base which would be reconfigured to provide additional dining space).

- 7.2.3 The anticipated requirement for Phase 2 is for an additional four class spaces however this has been increased to five to take into consideration the necessity to increase the dining space by using one of the adjacent existing class bases which would then require to be replaced. The dining space available to the school is shared with Pirniehall Primary School which occupies the remainder of the building. This dining space is already under pressure and taking the capacity of St David's RC Primary School up to a full double-stream school would further exacerbate the issue. There is a class space adjacent to the dining area which could be converted into dining space but which would necessitate the replacement of this class space elsewhere in the building. The necessary internal reconfiguration works would be considered directly with the PPP1 contract provider at a future point should the necessity for a second phase of accommodation becomes clearer.
- 7.2.4 The optimum strategy may be a combination of the two different methods of delivery with, for example, perhaps stand-alone new build accommodation being necessary for August 2014 with any subsequent new accommodation being delivered through an extension to the existing building.

Extension of Existing Building

- 7.2.5 The project will be considered initially through the Council Design Team which will assess design options to consider how up to eight additional class spaces could be constructed on the St David's RC Primary School site in two phases. In addition to considering design and location options it is critical that early

consideration is given to the construction delivery timeframes which would apply to the delivery of the new accommodation, particularly that which would be required for August 2014. Early indications are that it would be a considerable challenge to have the design, planning and building control consents secured and the new accommodation actually constructed within this timeframe however this remains to be assessed in detail. This will necessitate extensive consultation with the PPP1 contract provider with whom the responsibility to deliver the new accommodation on this basis would possibly rest.

7.2.6 The Council Design Team will produce cost estimates for both phases to inform the change control process which might require to be followed with the PPP1 contract provider. Planning permission would require to be sought for both phases associated with the final option chosen to ensure that the overall proposition is future proofed should further phases ultimately require to be delivered. Consideration requires to be given to what party would be best placed to progress the necessary planning permission and/or building warrant.

7.2.7 The basic teaching space is a 60m² room. Any additional toilet facilities to meet the necessary minimum standards will require to be incorporated together with space for additional coat pegs for each pupil.

Stand-alone New Build Accommodation

7.2.8 The project will be delivered through hub South East Scotland Limited and will follow the same process as was applied to the delivery of the new build accommodation in various primary schools for August 2013.

7.2.9 The project is to deliver new build stand-alone accommodation which would ultimately incorporate eight class spaces and the necessary ancillary accommodation (toilets, storage, tutorial and circulation space) in two phases. Planning permission would require to be sought for both phases.

7.2.10 In addition, early consideration will be given to the practicalities of how the new building(s) would be delivered; how the links into existing services would be dealt with (contractually and otherwise) and any amendments which would be required to the PPP1 contract. This will involve consideration of other factors such as what party would carry out ongoing repairs and maintenance and also the delivery of soft services such as cleaning and janitorial support which would, in all probability, most sensibly be undertaken through the PPP contract provider.

Phase 1

7.2.11 Subject to any site specific constraints the accommodation for the option for delivery of the first phase would be based on the configuration, space standards and specification of the new build accommodation which was provided at Wardie Primary School in August 2013. However, the requirement to potentially add a second phase of a further five class spaces (and the necessary ancillary accommodation) necessitates detailed consideration regarding whether this would be either a further extension to the same building or a further new building elsewhere on the site. If a different overall configuration would be more efficient and effective (for example initially delivering a 2+2 double storey building which

would then be extendable to result in a 4+4 then this should be highlighted early in the design development process).

7.2.12 Any double-storey building proposed to accommodate four class bases should be based on the configuration, space standards and specification of the new build accommodation which was provided at Trinity Primary School in August 2013. There was no new accommodation provided in the first phase of the rising rolls project which was based on a five class configuration within the same building. The closest in terms of configuration is the 2+2 model which was provided at Trinity Primary School. Subject to any site specific constraints the accommodation should be based on a defined accommodation schedule of 482m².

8 St Mary's RC (Leith) Primary School

8.1 Background and Agreed Approach

8.1.1 St Mary's (Leith) RC Primary School currently operates an 11 class organisation and has capacity for 11 classes. In August 2013 the P1 intake at St Mary's (Leith) RC Primary School will be up to 55. This will require that a 12th class is created in what is currently GP space. Assuming consistent double stream intakes, the school may be maintained within 12 classes until the existing single stream P4 exits in 2016/17. Accordingly, in the short-term, provision of additional accommodation would seek to compensate for the loss of one GP space rather than creating additional class space.

8.1.2 At its meeting of 25 June 2013 the Working Group agreed to monitor the intakes and, in advance of August 2016 which is when it is forecast that new accommodation may be required, consider a catchment review compared with new build on the site of the temporary unit, currently occupied by the Lapidary Club, who understand why action is required and were willing to work with the authority on the matter.

9 Stockbridge Primary School

9.1 Background and Agreed Approach

9.1.1 In August 2013 the P1 intake at Stockbridge will be up to 46 pupils in a single classroom with a team teaching arrangement. The optimum P1 intake for a seven class capacity school is 30 pupils and the school does not have sufficient breakout space to support multiple large team teaching classes. Accordingly, an intake of more than 40 pupils cannot be sustained within the schools existing accommodation. An eighth classroom will be required in August 2014 with further classrooms required in subsequent years. An intake of more than 40 pupils would ordinarily require 11 classes (an extra four classes) and a further GP space.

9.1.2 At its meeting of 25 June 2013, the Estate Strategy and Rising Rolls Working Group agreed:

- To commission a full feasibility study to assess the potential for phased expansion of up to five teaching spaces within the limitations of the existing site.
- To investigate the possible use of the adjacent land currently occupied by garages for expansion.

9.2 Delivery of New Accommodation

9.2.1 A feasibility study will be undertaken to consider how five additional teaching spaces could be constructed on the Stockbridge Primary School site on a phased basis as follows:

Phase 1: (+ two spaces) delivered by August 2014. Essential; increasing the school capacity to nine classes.

Phase 2: (+ one space) delivered by August 2016. Subject to review; increasing the school capacity to 10 classes.

Phase 3: (+ two spaces) delivered by August 2018. Subject to review; increasing the school capacity to 11 classes.

9.2.2 Whilst the delivery of two additional teaching spaces by August 2014 is considered to be essential, the delivery of the subsequent two phases remains subject to further review and consideration.

9.2.3 Consideration will be given to the potential availability of any property adjacent to the primary school site which might be available to allow the existing site to be expanded. This assessment should include the likely costs of acquisition and any further costs associated with bringing this into use as part of the primary school site (e.g. demolition of existing buildings, creation of new boundary fencing). The assessment will also consider the likelihood of acquisition and indicative timescales.

9.2.4 The feasibility study will consider all available options including:

- the reconfiguration of existing space in the school and/or annexe;
- extension to the existing building and/or annexe; and/or
- a separate new building (such as is already being provided at other primary schools in the city). Any proposed separate building should be for a minimum of two class spaces.

9.2.5 Options should focus particularly on the opportunities afforded by the annexe building, the reconfiguration of which is the strongly favoured preference of the school's Parent Council. The feasibility study will also consider ways in which the annexe building could be physically linked to the main school building however any costs associated with any proposals should be separately identified as this is something which is, essentially, a variant and delivery or otherwise would be very dependent on cost.

10 Victoria Primary School

10.1 Background and Agreed Approach

10.1.1 Victoria was considered for additional accommodation of two classrooms and one general purpose space for August 2013. The planning application was not approved, and the P1 registration process showed that the current accommodation was sufficient to accommodate the 2013 intake. Accordingly the school was removed from the first phase of new accommodation that was delivered for August 2013. The school currently has 26 registered catchment children, and a further 10 placing requests have been granted as the school has capacity to take up to 38 P1 pupils this year. Long term, the roll is expected to increase as development at Leith Western Harbour is completed. Accordingly, the requirement for additional accommodation at Victoria remains.

10.1.2 At its meeting of 25 June 2013, the Working Group agreed to progress designs for the construction of 3 new teaching spaces on the Victoria Primary School site in August 2014.

10.2 Delivery of New Accommodation

10.2.1 The project will be delivered through hub South East Scotland Limited and will follow the same process as was applied to the delivery of the new build accommodation in various primary schools for August 2013.

10.2.2 The project is to deliver new build stand-alone accommodation which incorporates three class bases and the necessary ancillary accommodation (toilets, storage, tutorial and circulation space) in a single-storey configuration.

10.2.3 Subject to any site specific constraints the accommodation should be based on the configuration, space standards and specification of the new build accommodation which was provided at Wardie Primary School in August 2013. Although detailed plans for new build were produced during 2013 there were obviously significant issues associated with the proposals which resulted in planning permission being refused. It will be critical to have an early engagement with the Planning Department to understand what these issues were and how they can best be addressed.

APPENDIX 3

Total Primary School Roll and P1 Intake 2013/14

School Name	Total School Roll 2013/14*	Change on 2012/13		P1 Intake 2013/14*	Change on 2012/13		Previous P1 Intakes		
		Actual	%		Actual	%	2010/11	2011/12	2012/13
Abbeyhill Primary School	163	18	12.4%	49	19	63.3%	30	18	30
Balgreen Primary School	356	(11)	-3.0%	59	(1)	-1.7%	56	59	60
Blackhall Primary School	448	31	7.4%	80	20	33.3%	60	60	60
Bonaly Primary School	396	3	0.8%	59	1	1.7%	65	61	58
Broomhouse Primary School	168	17	11.3%	34	6	21.4%	33	23	28
Broughton Primary School	382	36	10.4%	69	10	16.9%	40	61	59
Brunstane Primary School	186	14	8.1%	38	5	15.2%	28	22	33
Bruntsfield Primary School	522	33	6.7%	74	(17)	-18.7%	60	76	91
Buckstone Primary School	384	(12)	-3.0%	51	(14)	-21.5%	65	50	65
Bun-sgoil Taobh na Pairce	213	213 ¹	100.0%	55	55	100.0%	n/a	n/a	n/a
Canal View Primary School	273	46	20.3%	58	12	26.1%	40	48	46
Carrick Knowe Primary School	394	24	6.5%	73	18	32.7%	56	58	55
Castleview Primary School	224	20	9.8%	40	2	5.3%	27	37	38
Clermiston Primary School	315	9	2.9%	58	3	5.5%	38	71	55
Clovenstone Primary School	189	12	6.8%	29	1	3.6%	20	35	28
Colinton Primary School	154	(1)	-0.6%	28	(3)	-9.7%	21	30	31
Corstorphine Primary School	474	0	0.0%	75	(11)	-12.8%	60	70	86
Craigentiny Primary School	187	12	6.9%	43	(3)	-6.5%	29	16	46

School Name	Total School Roll 2013/14*	Change on 2012/13		P1 Intake 2013/14*	Change on 2012/13		Previous P1 Intakes		
Craiglockhart Primary School	380	27	7.6%	60	0	0.0%	56	60	60
Craigour Park Primary School	391	31	8.6%	87	27	45.0%	56	67	60
Craigroyston Primary School	196	8	4.3%	36	(7)	-16.3%	27	25	43
Cramond Primary School	394	(2)	-0.5%	60	0	0.0%	55	60	60
Currie Primary School	374	20	5.6%	63	6	10.5%	57	55	57
Dalmeny Primary School	99	(6)	-5.7%	15	(3)	-16.7%	13	21	18
Dalry Primary School	279	2	0.7%	44	3	7.3%	42	63	41
Davidson's Mains Primary School	488	19	4.1%	85	11	14.9%	72	60	74
Dean Park Primary School	463	2	0.4%	62	(6)	-8.8%	69	59	68
Duddingston Primary School	377	(6)	-1.6%	51	(7)	-12.1%	59	50	58
East Craigs Primary School	373	(1)	-0.3%	60	8	15.4%	46	59	52
Echline Primary School	248	2	0.8%	37	(5)	-11.9%	48	38	42
Ferryhill Primary School	303	22	7.8%	56	11	24.4%	40	39	45
Flora Stevenson Primary School	501	11	2.2%	81	7	9.5%	69	90	74
Forthview Primary School	364	8	2.2%	57	(1)	-1.7%	41	48	58
Fox Covert ND Primary School	210	9	4.5%	39	14	56.0%	26	25	25
Fox Covert RC Primary School	173	7	4.2%	29	1	3.6%	17	30	28
Gilmerton Primary School	401	34	9.3%	85	19	28.8%	54	50	66
Gracemount Primary School	435	16	3.8%	79	4	5.3%	59	65	75
Granton Primary School	362	18	5.2%	72	4	5.9%	55	59	68

School Name	Total School Roll 2013/14*	Change on 2012/13		P1 Intake 2013/14*	Change on 2012/13		Previous P1 Intakes		
Gylemuir Primary School	449	38	9.2%	83	12	16.9%	74	59	71
Hermitage Park Primary School	351	(11)	-3.0%	55	4	7.8%	51	55	51
Hillwood Primary School	49	(7)	-12.5%	7	(1)	-12.5%	10	8	8
Holy Cross RC Primary School	282	9	3.3%	58	0	0.0%	43	61	58
James Gillespie's Primary School	419	12	2.9%	75	15	25.0%	57	60	60
Juniper Green Primary School	405	4	1.0%	60	0	0.0%	60	50	60
Kirkliston Primary School	361	29	8.7%	60	2	3.4%	54	48	58
Leith Primary School	277	14	5.3%	54	(6)	-10.0%	35	50	60
Leith Walk Primary School	218	25	13.0%	45	9	25.0%	29	34	36
Liberton Primary School	389	(3)	-0.8%	59	(1)	-1.7%	65	60	60
Longstone Primary School	247	5	2.1%	30	(20)	-40.0%	36	43	50
Lorne Primary School	242	0	0.0%	45	15	50.0%	31	47	30
Murrayburn Primary School	364	(1)	-0.3%	49	(3)	-5.8%	50	58	52
Nether Currie Primary School	159	11	7.4%	25	10	66.7%	30	29	15
Newcraighall Primary School	109	(8)	-6.8%	13	(12)	-48.0%	17	13	25
Niddrie Mill Primary School	270	0	0.0%	44	0	0.0%	43	53	44
Oxgangs Primary School	387	25	6.9%	65	(3)	-4.4%	49	66	68
Parsons Green Primary School	293	13	4.6%	51	(7)	-12.1%	34	39	58
Pentland Primary School	405	27	7.1%	65	(8)	-11.0%	58	71	73
Pirniehall Primary School	267	22	9.0%	46	(3)	-6.1%	30	34	49

School Name	Total School Roll 2013/14*	Change on 2012/13		P1 Intake 2013/14*	Change on 2012/13		Previous P1 Intakes		
Preston Street Primary School	272	2	0.7%	41	2	5.1%	47	45	39
Prestonfield Primary School	184	12	7.0%	36	6	20.0%	25	26	30
Queensferry Primary School	395	25	6.8%	60	0	0.0%	55	52	60
Ratho Primary School	135	16	13.4%	23	0	0.0%	17	16	23
Roseburn Primary School	233	11	5.0%	31	(19)	-38.0%	38	31	50
Royal Mile Primary School	127	1	0.8%	23	1	4.5%	13	21	22
Sciennes Primary School	638	4	0.6%	89	(1)	-1.1%	90	90	90
Sighthill Primary School	172	(7)	-3.9%	33	(11)	-25.0%	32	26	44
South Morningside Primary School	597	18	3.1%	88	(1)	-1.1%	89	95	89
St Catherine's RC Primary School	217	13	6.4%	35	5	16.7%	35	29	30
St Cuthbert's RC Primary School	181	28	18.3%	28	4	16.7%	27	25	24
St David's RC Primary School	260	18	7.4%	48	15	45.5%	27	46	33
St Francis' RC Primary School	202	27	15.4%	48	8	20.0%	20	26	40
St John Vianney RC Primary School	283	15	5.6%	48	(5)	-9.4%	48	42	53
St John's RC Primary School	381	(2)	-0.5%	50	(1)	-2.0%	56	58	51
St Joseph's RC Primary School	258	28	12.2%	48	3	6.7%	45	37	45
St Margaret's RC Primary School	105	12	12.9%	19	5	35.7%	18	17	14
St Mark's RC Primary School	157	0	0.0%	24	(2)	-7.7%	30	34	26
St Mary's RC Primary School (Edin.)	361	(5)	-1.4%	49	(11)	-18.3%	60	60	60
St Mary's RC Primary School (Leith)	296	15	5.3%	55	10	22.2%	45	36	45

School Name	Total School Roll 2013/14*	Change on 2012/13		P1 Intake 2013/14*	Change on 2012/13		Previous P1 Intakes		
St Ninian's RC Primary School	217	(7)	-3.1%	26	(11)	-29.7%	34	42	37
St Peter's RC Primary School	400	(8)	-2.0%	60	(1)	-1.6%	60	61	61
Stenhouse Primary School	295	9	3.1%	49	(5)	-9.3%	42	45	54
Stockbridge Primary School	210	15	7.7%	46	13	39.4%	28	30	33
The Royal High Primary School	338	(6)	-1.7%	49	16	48.5%	58	48	33
Tollcross Primary School	157	(166) ¹	-51.3%	25	(39)	-60.9%	51	48	64
Towerbank Primary School	578	21	3.8%	90	1	1.1%	89	81	89
Trinity Primary School	484	19	4.1%	79	(1)	-1.3%	70	66	80
Victoria Primary School	170	18	11.8%	36	(2)	-5.3%	17	25	38
Wardie Primary School	435	18	4.3%	80	5	6.7%	61	61	75
Total	26,920	1,033	4.0%	4,535	176	4.0%	3,872	4,075	4,359

* Based on Week 6 of 2013/14 term SEEMIS data - may be subject to change at the time of the September 2013 census.

¹ Note: The Gaelic Unit at Tollcross Primary School relocated to the newly established Bun-sgoil Taobh na Pairce in August 2013.