

Education, Children and Families Committee

10am, Tuesday, 20 May 2014

Primary School Estate Rising Rolls

Item number	7.3
Report number	
Executive/routine	
Wards	All

Executive summary

This report provides an update on the potential accommodation pressures which may arise in August 2015 and beyond at Bruntsfield, Clermiston, East Craigs, Flora Stevenson, Gilmerton, James Gillespie's, Pentland, Ratho, South Morningside and Wardie Primary Schools. It is proposed to progress the detailed development of solutions to respond to the potential pressures at most schools to allow these to be delivered, if required, in advance of August 2015 with the decision to progress to implementation being taken in January 2015. Any new build accommodation would, as in previous years, be delivered by hub South East Scotland Ltd.

The exception is Bruntsfield Primary School which does not require any additional new accommodation to be provided for August 2015 however it is proposed that a feasibility study is undertaken to determine options to deliver the additional accommodation which it is anticipated may be required at the school for August 2016.

A long term solution to the significant accommodation pressures involving three primary schools in south Edinburgh – Bruntsfield, James Gillespie's and South Morningside – is being considered and will be presented to Committee later in the year.

Links

Coalition pledges	P4
Council outcomes	C01 and C02
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Primary School Estate Rising Rolls

Recommendations

- 1.1 To note the content of this report.
- 1.2 To approve that new accommodation is provided at the following primary schools subject to the final decision regarding the necessity for such provision being delegated to the Director of Children and Families to be taken in January 2015 (or earlier if appropriate) upon assessment of pupil registration figures:
 - Clermiston Primary School
 - East Craigs Primary School
 - Flora Stevenson Primary School
 - Gilmerton Primary School
 - James Gillespie's Primary School
 - Pentland Primary School
 - Ratho Primary School
 - South Morningside Primary School
 - Wardie Primary School
- 1.3 To approve that a feasibility study is carried out to assess opportunities for increasing classroom provision at Bruntsfield Primary School with a view to this being required for August 2016.
- 1.4 To delegate 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 the provision of permanent or temporary stand-alone units), what the most appropriate final solution for each school would be taking into consideration factors such as cost, deliverability and the impact on the school.
 - ii. Approve the final costs of the most appropriate final solution (whilst always ensuring that value for money is achieved) and conclude and authorise the necessary contracts to deliver the identified solutions.

Background

- 2.1 Primary school rolls are projected to rise to a peak of nearly 31,000 pupils by 2019 which is an increase of approximately 15% on the position at the start of the 2013/14 school year. In a period during which the impact of high births will be reflected in a continuation of large numbers of pupils entering primary school education, the key Council requirement is to accommodate demand from catchment pupils at the P1 stage.
- 2.2 An update on projected primary school roll projections at a city-wide level was included in a report to Committee on [8 October 2013](#). A subsequent report to Committee on [10 December 2013](#) set out how the latest initial projections had been derived; explained the difficulties associated with making accurate catchment projections in a city as fast changing as Edinburgh and explained the further detailed analysis required to identify any school where a pressure on accommodation to meet catchment demand may be experienced in future years.
- 2.3 As a result of the further detailed analysis ten primary schools were identified as potentially facing accommodation pressures in August 2015 and beyond. The ten schools, together with a range of potential solutions which had been identified for each school to address the accommodation pressures, were detailed in a report to Committee on [4 March 2014](#). Three of these schools are in the southern city centre area within which the accommodation pressures are particularly acute; these were therefore subject to a separate [report](#) to the same Committee.
- 2.4 For each of the schools, working groups were established involving the Head Teacher and other school staff, representatives from the school's Parent Council and officers from the Asset Planning Team to identify the preferred and proposed accommodation solution.
- 2.5 Two working group meetings have now been held with each school community and this report outlines the outcomes of these meetings including the proposed solution for each school. In some cases where further work is required to confirm the precise scope of the preferred solution, additional feasibility studies are identified as being necessary. As in previous years, due to the tight delivery timescales required for new build accommodation it is recommended that the final decisions regarding implementation be delegated to the Director of Children and Families, these being taken in January 2015 (or earlier if appropriate) upon assessment of pupil registration figures.
- 2.6 Provision of accommodation solutions for August 2015 will be the third year of the primary school rising rolls programme. New accommodation was successfully delivered for August 2013 at Granton, Trinity and Wardie Primary Schools which has been very well received and has been essential to avoid accommodation pressures which would have otherwise arisen. For August 2014

additional new build stand alone accommodation is currently being delivered at Broughton, Craigour Park, St David's RC and Victoria Primary Schools with further classrooms being provided through internal reconfiguration at Bruntsfield, Gylemuir, Fox Covert and Stockbridge Primary Schools.

- 2.7 At its meeting on 4 March 2014, Committee noted that details of the strategy for increasing uptake at Tollcross Primary School would be included in a future report; an update is included within this report.

Main report

Schools Facing Possible Accommodation Pressures for August 2015

- 3.1 The following schools were identified as facing potential accommodation pressures in August 2015 and beyond:
- Bruntsfield Primary School
 - Clermiston Primary School
 - East Craigs Primary School
 - Flora Stevenson Primary School
 - Gilmerton Primary School
 - James Gillespie's Primary School
 - Pentland Primary School
 - Ratho Primary School
 - South Morningside Primary School
 - Wardie Primary School
- 3.2 Working groups involving school staff and Parent Council representatives were established at each school to discuss the analysis undertaken and agree the preferred and proposed accommodation solution. Two meetings with each working group have taken place with wider information events for the school communities also being provided when required. A summary of the proposed solution for each school is provided in the table below with further detail included in Appendix 1. Where the provision of permanent or temporary stand-alone accommodation is proposed the working group at each school will continue to further develop these options through the design and approval stages.
- 3.3 The table also summarises any other issues which have been identified by each working group. Many of these issues are not within the scope of the rising rolls project however liaison will be undertaken with colleagues in other areas of the Council to establish if these issues can be addressed with feedback being provided to the school and Parent Council at future working group meetings.

Primary School	Proposed Solution	Other Issues Raised by Working Group
Clermiston	Permanent four class stand-alone building	The temporary unit adjacent to the staff car park at Clermiston is currently a shared resource used as an Early Years Centre and as occasional General Purpose space by the school. Clermiston is one of the priority locations identified by the Early Years team to cater for the new policy requirement to provide care for 2 years olds across Edinburgh. The rising rolls team will continue to liaise with Early Years during the delivery of the project.
East Craigs	Permanent three class stand-alone building	The issue of the existing limited hall space being placed under further pressure by rising rolls and the introduction of free school meals for P1-P3 from January 2015 was raised as an ongoing concern by the school and the Parent Council. This is acknowledged to be an issue which requires a solution.
Flora Stevenson	Permanent three class stand-alone building	The provision of new classrooms at this school will mean the reduction in already limited playground space. As such a customised solution with a roof garden and additional works to make better use of the remaining playground area are required to be delivered as part of the overall project.
Gilmerton	Permanent four class stand-alone building	Further to the increase in accommodation required due to rising rolls, additional feasibility work is required as a result of proposed Local Development Plan (LDP) sites in the Gilmerton Primary School catchment area. Should further extension of Gilmerton Primary School be the preferred solution to accommodate pupils generated by LDP sites the implications for the proposed solution to the issue of rising rolls would require to be assessed.
Pentland	Permanent three class stand-alone building	Early discussions regarding potential locations for the new building suggest the best option may interfere with outdoor education facilities or areas of the grounds currently used for sports provision. This is an issue which has been addressed in other projects by the

Primary School	Proposed Solution	Other Issues Raised by Working Group
		relocation of existing facilities if required. This issue will be monitored throughout the design phase of the project and any necessary compensatory measures will be included in the final scope of works.
Ratho	Permanent four class stand-alone building	The primary school is adjoined to the Community Centre which the school makes occasional use of for after school activities and limited timetabled PE. The nursery, which is managed by the Head Teacher, is accessed from the school via the Community Centre. The increase in pupils and the introduction of free school meals for P1-P3 will require the school to make increased use of the Community Centre Hall for PE and this will require to be managed by the Head Teacher and Community Centre management.
Wardie	Permanent two class stand-alone building	The Parent Council raised concerns regarding the number of different buildings which will potentially be developed in the school grounds due to the new nursery and the potential for an additional two classrooms. Options identified by the Parent Council for alternative locations for the nursery will be fully appraised during the detailed design process to determine if a different approach to providing the further two classes, compared with that for which planning permission has already been secured, would be appropriate.

Primary Schools in South Edinburgh

Primary School	Proposed Solution	Other issues raised by Working group
Bruntsfield	Feasibility study to be carried out to determine best solution for August 2016	An additional class is required for August 2014 however this can be provided from the existing rooms in the main school building with very minimal alterations required to one room over the summer. The feasibility study will be commissioned and completed over the summer to inform the exercise considering the long term permanent accommodation solution in the south Edinburgh area.

Primary School	Proposed Solution	Other issues raised by Working group
James Gillespie's	Permanent four class stand-alone building	A permanent solution is proposed which would also allow the existing shortage of suitable General Purpose space to be addressed in the interim and long term. The new stand-alone building would remain irrespective of any long term accommodation solution delivered for the wider south Edinburgh area.
South Morningside	Replacement of the existing temporary units with (a minimum of five) modern temporary classrooms for August 2015. Further feasibility work to be carried out to determine the best solution for provision of new accommodation including the number of classroom spaces to be provided and consideration of links to the long term accommodation solution for the wider south Edinburgh area.	Issues regarding the condition of the existing temporary units would be addressed by the preferred solution. The Parent Council has raised concerns about the suitability of the ongoing use of the Cluny Centre as an annexe for the school and the lack of adequate dining, PE and playground space to cater for the needs of all pupils. Ultimately these issues will not be fully addressed until a permanent solution for the south Edinburgh area is delivered however any improvements to the current situation which can be provided alongside the preferred interim solution should be considered.

- 3.4 The solutions proposed for August 2015 at both James Gillespie's Primary School and South Morningside Primary School are interim solutions pending a long term solution to the accommodation issues in south Edinburgh also being developed. As Bruntsfield Primary School will also be involved in the long term solution for south Edinburgh and may require an interim solution for August 2016, a working group with this school has also been established.

Delivering the New Accommodation

- 3.5 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. The process which was successfully followed for August 2013 is also being used for the delivery of new stand-alone accommodation at Broughton, Craigour Park, St David's RC and Victoria Primary Schools to be completed by August 2014.
- 3.6 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 were identified as being necessary.

The continued use of hub South East Scotland Limited to deliver new accommodation in August 2014 was 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.

3.7 These conditions were accepted by hub South East Scotland Limited and have been met. There have been considerable improvements in the process followed during 2014 for design development and the associated consultation and engagement required. The average construction cost associated with delivering the new accommodation for August 2014 is £1,817/m². Whilst the larger buildings being delivered (compared to those in 2013) do result in economies of scale this also reflects the cost efficiencies which have been achieved.

3.8 Due to the improvements made in the process during 2014 and the effective partnerships which have been developed it is recommended that, subject to satisfactory terms being agreed, the use of hub South East Scotland Limited remains the preferred delivery option for the provision of any new stand-alone accommodation required for August 2015. 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 allows value for money to be achieved through external benchmarking. The process is now well established and therefore should continue to be more efficient as the scope of works is known, the projects are very similar to those delivered in previous years and the onerous contract documentation required is also in place.

3.9 As identified in the table above, the delivery of new stand-alone accommodation is the preferred delivery option at eight schools for August 2015 and contract negotiations with hub South East Scotland Limited will be progressed in relation to these projects.

3.10 This leaves Bruntsfield and South Morningside Primary Schools regarding which the final preferred solution has not been fully identified. At Bruntsfield a feasibility study is required to determine all options which might be available for the delivery of the increased accommodation which it is anticipated will be required for August 2016.

3.11 At South Morningside the proposed solution identified is the removal of the existing temporary units which currently accommodate four classrooms but are in very poor condition and their replacement with new temporary units with

increased class room provision (a minimum of five classes). The location and design of these new temporary units requires further assessment including consultation with Planning in relation to the potential impact on surrounding properties.

Progress and Next Steps

- 3.12 An Investment Steering Group oversees the delivery of the primary school rising rolls programme, including the delivery of any new accommodation required. This operates based on the project management principles of Prince 2 following the same governance structure as all other Council major projects including the delivery of new schools. It is chaired by Children and Families and involves Council officers from other service areas and also representatives from hub South East Scotland Limited.
- 3.13 The working groups at each school will continue so the design team and staff from Children and Families can continue to work with the schools and parent representatives to discuss the delivery of the proposed solutions including suitable locations for any new accommodation which ultimately has to be delivered. The location of any new accommodation will be determined in part by the location of utilities and guidance from Planning.
- 3.14 This is the start of an iterative design development process which will involve a significant level of engagement with, and involvement of, the schools and parent representatives in agreeing the detail of the final solution. Following agreement of the location of the new extensions and the subsequent detailed design of the buildings the next step will be the submission of planning applications which are anticipated by the end of October 2014.
- 3.15 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 will require additional accommodation for August 2015 will be taken by 31 January 2015. 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.
- 3.16 Should it be decided that additional accommodation is required this will then be delivered in the same way as in previous years with on-site construction starting in March or April 2015. 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.

Accommodation pressures in future years

- 3.17 Current projections show there will be an ongoing requirement for additional accommodation in primary schools until at least August 2018. A financial

forecast based on the latest projections has been carried out and an overview is provided in the financial implications section below.

- 3.18 Updated roll projections will be produced and reported to Committee later this year.

Tollcross Primary School

- 3.19 At its meeting on 4 March 2014 Committee noted that details of the strategy for increasing uptake at Tollcross Primary School would be included in a future report. At that meeting, one of the deputations suggested that the Council should consider how it could use the spare capacity at Tollcross Primary School [to help alleviate the accommodation pressures in south Edinburgh].
- 3.20 The option of catchment change as a possible solution to the potential accommodation pressures in any of the adjacent schools is not considered to be feasible or appropriate, even as an interim solution. However Tollcross Primary School is promoting itself widely and is experiencing increased rolls including some pupils from out of the catchment area whose parents work in local businesses.
- 3.21 The increased roll at Tollcross Primary School has been assisted by the school implementing a number of improvements at the end of the 2012/13 session when the Gaelic Medium pupils left to join their new school. The space created by this move allowed the school to reinstate General Purpose space which had previously been used to accommodate pupils. A music room, ICT Suite, library and an active play room are all now provided at the school. Eight classrooms have been painted and carpeted and will be fitted with new blinds creating a fresh, new learning environment.
- 3.22 In October 2013, Tollcross Primary School assumed responsibility for the management and leadership of two nurseries; Grassmarket which is located in the school itself and Lochrin which is located adjacent to it. This has provided opportunities for collaborative working and partnerships.
- 3.23 The school roll at the start of the 2013/14 session was 159 and now stands at 161. Classes are currently full at P1 and P2 with space being available in the other year stages. There are 22 catchment pupils enrolled in P1 for 2014/15 with a further 16 non-catchment pupils also currently registered. This will allow the school to grow to eight classes next session. The school has a growing number of pupils whose parents work in local offices and use the childcare services of Gingerbread, who are located in the Tollcross Community Centre.

Measures of success

- 4.1 The delivery of accommodation solutions at any primary school identified as facing potential future accommodation pressures to ensure the capacity of the

school is appropriate to meet the level of demand for places from its catchment population.

- 4.2 The delivery of any accommodation required to a design specification which fully meets all educational related requirements.
- 4.3 Delivery of the agreed projects on time, within budget and to the necessary quality.

Financial impact

Capital Expenditure

- 5.1 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 £2.085m leaving a remaining balance of £12.817m available to meet the costs of delivering any new accommodation required for August 2014 and future years.
- 5.2 An updated forecast has been produced taking into consideration the latest estimated costs of delivering the new accommodation at a number of schools for August 2014 together with the projected costs of delivering the further new accommodation which, based on the latest projections, may be required over the next five years. This forecast suggests that the total capital funding necessary to respond to the challenges arising from rising primary school rolls may increase to £19.874m. Whilst higher levels of cost inflation in future years is a contributory factor, the main reason for the increase is a rise in the total number of class/general purpose spaces which may be required from the previously estimated 63 to 87 (these totals exclude any spaces which are anticipated would be created through low cost minor adaptations).
- 5.3 This represents an increase compared to the total reported to Committee in March 2014; the main reasons for this are the inclusion of estimated costs for works which may be required to Bruntsfield Primary School to create additional capacity for August 2016; the inclusion of a permanent four class stand-alone building at James Gillespie's Primary School and a further increase in estimated future construction cost inflation. The costs reported in March 2014 excluded any impact from the potential future accommodation pressures which may arise at any of the three schools in the south Edinburgh area which were subject to a separate report to Committee.
- 5.4 This would represent a funding deficit of £4.972m for which additional resources would need to be identified. The latest forecast takes into consideration the proposed solution for the schools which may require additional accommodation in August 2015 but makes certain assumptions relating to the use of new build

for delivering additional accommodation at other schools in later years where potential accommodation pressures have been identified.

- 5.5 Whilst there is an overall funding deficit, the projected costs required to deliver the new accommodation which has been identified as potentially being necessary for August 2015 together with the new accommodation which has previously been delivered in 2013 and is being progressed for August 2014 can be accommodated from within the existing budget provision of £14.902m. However, this would require funding which is currently allocated to later years of the Capital Investment Programme to be brought forward.
- 5.6 A further increase in the school roll at East Craigs Primary School, together with the likely increase in demand for school meals as a result of the entitlement for a free school meal being extended to cover all P1 to P3 pupils with effect from January 2015, would further increase the pressure on existing hall space to a level which would be unsustainable and a solution would require to be found. The costs identified above include no provision for any such provision; this matter has been subject to discussion with the school as part of the consultation and engagement process.
- 5.7 Council officers are currently assessing dining facilities across the Children & Families estate in light of the Government's policy announcement on extending free school meal entitlement. We are currently in discussions with the Scottish Government on the matter and the specific issue of capital works which may be required to facilitate the delivery of the policy. Whilst the Scottish Government has intimated that additional capital funding may be available in such circumstances no details have yet been provided.

Revenue Costs

- 5.8 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.
- 5.9 The removal of the existing temporary units at South Morningside Primary School and their replacement with new temporary units would be a revenue cost. The costs have not, as yet, been determined but will need to be funded from future revenue budgets as, and when, necessary.

Loans Charges

- 5.10 There is currently 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. If this expenditure 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 £14.902m

and interest of £9.49m, resulting in a total cost of £24.392m based on a loans fund interest rate of 5%. The annual loan charges would be £1.22m.

- 5.11 This report identifies that the capital funding necessary to respond to the challenges arising from rising primary school rolls may increase to £19.874m. If this expenditure 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 £19.874m and interest of £12.656m, resulting in a total cost of £32.530m based on a loans fund interest rate of 5%. The annual loan charges would be £1.627m.
- 5.12 The loan charges outlined for the existing funding within the Capital Investment Programme of £14.902m are provided for within the current long term financial plan. If the estimated increased capital funding of £19.874m was to be required there would be a funding deficit of £4.972m and additional resources would have to be made available to fund the associated additional annual loan charges arising of £0.407m.
- 5.13 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. The loan charge estimates above are based on the assumption of borrowing in full for this capital project.

Risk, policy, compliance and governance impact

- 6.1 All Children and Families capital projects are delivered in line with the Council's Risk Management Policy and Framework. Ensuring sufficient accommodation for catchment pupils to secure a place at their catchment school is the key objective of the primary school rising rolls programme and there is a significant reputational risk to the Council if this is not achieved.
- 6.2 The primary school rising rolls programme is overseen by an Investment Steering Group which operates based on the project management principles of Prince 2 following the same governance structure as all other Council major projects including the delivery of new schools. The consideration and management of risk is undertaken through this group.
- 6.3 The contractors delivering the accommodation will operate in accordance with all relevant legislative and health and safety requirements and have community engagement policies. The school community will be kept informed of any issues that arise during the construction process which again mitigates against the risk of criticism of the Council in relation to these high profile and visible projects.

- 6.4 The engagement of hub South East Scotland Ltd for delivery of the new build accommodation reduces the risk of project delay as procurement timescales are reduced and provides a considerable degree of cost certainty by establishing affordability caps prior to the finalisation of contracts.

Equalities impact

- 7.1 There are no negative equality or human rights impacts arising from this report.
- 7.2 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.
- 7.3 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

- 8.1 This project would see the addition of new classrooms across the city however it would 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

- 9.1 Working groups involving school staff and parent council representatives have been established at all schools to consider the analysis previously undertaken and agree the proposed accommodation solution. Two meetings with each working group have already taken place with wider information events for the school communities also being provided when required.
- 9.2 The working group at each school will continue to allow the design team and staff from Children and Families to work with the school and parent representatives to progress the delivery of the proposed solution including identification of the suitable location for any new accommodation which ultimately has to be delivered and its detailed design.

Background reading/external references

There have been three previous reports to the Education, Children and Families Committee including sections regarding the general issue of rising school rolls on [9 October 2012](#); [8 October 2013](#) and [10 December 2013](#). Further to this, reports to the Education Children and Families Committee on March 4 on [Primary School Estate Rising Rolls](#) and [Primary School Capacity Pressure in South Edinburgh](#) provided specific analysis of the accommodation pressures expected at primary schools for the August 2015 intake.

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Appendix 1

Schools Facing Accommodation Pressures for August 2015

1 **Introduction**

- 1.1 This appendix provides details of the potential accommodation pressures at the ten schools identified in the main report and the proposed solutions.

2 **Clermiston Primary School**

Accommodation Issues

- 2.1 Clermiston Primary School has a capacity of 13 classes and is currently operating at its classroom capacity. By the end of April 2014 there were 67 P1 catchment registrations for the 2014/15 session. It is anticipated that this will fall prior to the actual P1 intake in August. Accordingly, an intake limit of 60 P1 pupils has been established for August 2014. If intakes do fall to this level, the ability to team teach in the larger P1 classrooms would mean that no additional accommodation would be required for 2015/16.
- 2.2 However, the school has been experiencing double stream intakes (50 or more) for the past three years. Projections suggest that this will continue with P1 intakes of up to 66 pupils being necessary from 2016/17. Sustained intakes of 66 pupils are better associated with a 16 class school. Accordingly, current and projected intake levels cannot be sustained within a 13 class organisation and successive double stream intakes in 2014/15 and 2015/16 would make the provision of additional accommodation a necessity for 2016/17.

Solutions

- 2.3 The working group concluded that new build accommodation is the preferred solution. As projections suggest a requirement for sustained intakes of 66 pupils in future years, the new accommodation required is four class spaces. To limit the loss of play area, the new building should be built over two storeys.
- 2.4 The working group was not in favour of the option of catchment review with either East Craigs Primary School or Fox Covert Primary School.
- 2.5 No other alternative options were identified by the group.

Next Steps

- 2.6 The working group has started to consider location options for a new building ahead of engagement with the design team prior to the end of the summer term.

3 East Craigs Primary School

Accommodation Issues

- 3.1 East Craigs Primary School has a capacity of 14 classes and is currently operating at its classroom capacity. P1 registrations for August 2014 have dropped from 74 pupils in January 2014 to 63 by the end of April 2014. If the intake in 2014/15 is 60 pupils or less the forecast intake of 66 may be accommodated in 2015/16 through a single team teaching arrangement and the potential requirement for additional accommodation delivered in that year would be reduced. The significant fall in registrations since January 2014 suggests this scenario is increasingly likely.
- 3.2 However, in the longer term, projections suggest that intakes of 66 may be necessary until 2020. This level of intake is better associated with a 16 class capacity school and could not be sustained within the current 14 class capacity.
- 3.3 If the intake in 2014/15 remains above 60, there may be a requirement for an additional team teacher to be carried forward into P2 and P3. A further P1 intake of 66 in 2015/16 would require a further team teaching arrangement. Accordingly, if the intake in 2014/15 exceeds 60 pupils and registrations for 2015/16 suggest the same, it is suggested that an accommodation solution rather than a teaching solution should be implemented for August 2015.
- 3.4 Due to the variations which may occur between registrations and actual intakes this demonstrates the benefit of securing planning permission for new accommodation during 2014 and waiting until January 2015 (when the latest registration and projection data will be available) to make a final decision about whether delivery will be required for August 2015.
- 3.5 The school also operates with a small single gym/dining hall. This suitability issue is recognised by the Council and provision of an additional hall is recorded as an unfunded pressure within the Capital Investment Programme. A further increase in the school roll at East Craigs Primary School, together with the likely increase in demand for school meals as a result of the entitlement for a free school meal being extended to cover all P1 to P3 pupils with effect from January 2015, would further increase the pressure on existing hall space to a level which would be unsustainable and a solution would require to be found.
- 3.6 Council officers are currently assessing dining facilities across the Children & Families estate in light of the Government's policy announcement on extending free school meal entitlement. We are currently in discussions with the Scottish Government on the matter and the specific issue of capital works which may be required to facilitate the delivery of this policy. Whilst the Scottish Government has intimated that additional capital funding may be available in such circumstances no details have yet been provided.

Solutions

- 3.7 The working group concluded that new build accommodation is the preferred solution.
- 3.8 Projections suggest a requirement for sustained intakes of 66 pupils in future years requiring a further two class spaces. However, GP provision within the main building, while sufficient in terms of floor area, predominantly comprises open plan spaces. The only enclosed General Purpose space is a small ICT room. As the number of classes increases it is desirable to maintain access to spaces that may be timetabled effectively. Accordingly, it is suggested that the accommodation provided consists of three class spaces rather than two, allowing provision of a full-size enclosed space that may be effectively timetabled for class use. Providing a General Purpose space within the new building would mean that all pupils would have the opportunity to benefit from this new facility although how the spaces within the new building are used would ultimately be a school management decision.
- 3.9 The working group was not in favour of the option of catchment review with either Clermiston Primary School or Fox Covert Primary School.
- 3.10 No other alternative options were identified by the group.

Next Steps

- 3.11 The working group have started to consider location options for a new building ahead of engagement with the design team prior to the end of the summer term.

4 Flora Stevenson Primary School

Accommodation Issues

- 4.1 Flora Stevenson Primary School currently operates with an 18 class organisation. Internal adaptations undertaken in 2013 have increased the school's capacity to 19 classes. By the end of April 2014 there were 91 P1 pupils registered for August 2014 and, as this is expected to fall, an initial intake limit of 81 P1 pupils has been set. This level of intake will require that the school operate at its new capacity of 19 classes.
- 4.2 Projections suggest that the catchment intake in 2015/16 will be approximately 90 pupils. This three stream intake would be consistent with intakes in the past three years, with the initial intake limit established for August 2014 and with the projections until at least 2020. However, with only two P7 classes exiting at the end of the 2014/15 session, a three stream intake cannot be accommodated in August 2015 within the existing capacity of the school. Accordingly, an accommodation solution is required for the 2015/16 session.

Solutions

- 4.3 The working group has met on several occasions since its first meeting in August 2013 when projections first suggested that an increase to a 21 class capacity would be necessary to accommodate a sustained three stream intake in future years.
- 4.4 Due to site constraints the options considered were extensive and included catchment review, extension of the existing building, a stand-alone building and relocation of the nursery. Details of the options considered by the working group are contained in the 'Primary School Estate Rising Rolls' report considered by Committee on 4 March 2014.
- 4.5 The working group agreed that the solution to be progressed was an option identified in a feasibility study undertaken to consider new build options. The preferred solution would address concerns about the impact of a new build option on play space by developing a three classroom building with a usable, green roof space.
- 4.6 A further commitment has been given to work with the school and Parent Council to identify playground improvements that would make more effective use of the space available.
- 4.7 An open evening presentation by the working group for parents outlining the options considered and how the preferred solution was reached took place on 3 April 2014.

Next Steps

- 4.8 The working group will reconvene following the appointment of the design team for the project prior to the end of the summer term.

5 Gilmerton Primary School

Accommodation Issues

- 5.1 Gilmerton Primary School operates a 16 class organisation and has capacity for 16 classes. By the end of April 2014 there were 89 P1 registrations for August 2014 which is below the initial P1 intake limit of 90 established in January 2014. Intakes of this size are relatively new at Gilmerton and classes in the upper school are all less than 60 pupils. Accordingly, there is capacity within the school to accommodate an intake of 90 in August 2014.
- 5.2 However, the P1 intake in August 2013 was 84 pupils and the school will not be able to accommodate a third successive three stream intake in August 2015.
- 5.3 While P1 registrations for 2014 and historic intakes indicate a requirement for an accommodation solution at Gilmerton Primary School, this is not reflected in roll projections. However, the methodology adopted in undertaking the roll projections may not be entirely applicable to the Gilmerton catchment area. The

three year average used to project the number of catchment pupils on the basis of births may be skewed by a high degree of change in the area, particularly in relation to developments such as those in the Moredun and Hyvots areas.

- 5.4 Forthcoming residential development of the areas of Gilmerton Dykes Road, Gilmerton Station Road and the Drum set out in the proposed Local Development Plan are indicative of continued development, growth and change in this area of the city.

Solutions

- 5.5 The working group has considered a number of new build and internal reconfiguration options to address any potential capacity issues which may arise in the short term as a result of rising rolls and in the longer term as a result of continuing new housing development in the area. The working group was not in favour of any form of catchment review and no alternative options were identified by the group.
- 5.6 Classrooms within Gilmerton Primary School are consistently large. By providing the equivalent of three additional classroom spaces and increasing the capacity of the school to 19 classes, the school would be in a position to accommodate larger three stream intakes in the short to medium term and sustain intakes of approximately 75 on a long-term basis. However, in order to provide flexibility in the future for further extension which may be required due to new housing development in the catchment area the delivery of a two-storey four classroom stand-alone building has emerged as the preferred option as this could be designed in a way that it could be extended in the future should that be necessary.

Next Steps

- 5.7 The working group will reconvene following the appointment of a design team to the project prior to the end of the summer term.
- 5.8 An open information session for parents will be held by the working group on 19 June 2014.

6 Pentland Primary School

Accommodation Issues

- 6.1 Pentland Primary School currently operates a 15 class organisation and has capacity for 14 classes. Accordingly, in 2013/14 the school was operating beyond its capacity. By the end of April 2014 there were 73 P1 registrations for August 2014 and, as a drop in this number is expected, an initial P1 intake limit of 66 has been established. This may be accommodated within 15 classes through the arrangement of a team teaching class of 41 pupils. However, should the P1 intake exceed 66 pupils, it would necessitate the use of 16 classes in

August 2014. This may be achieved through conversion of the school's ICT suite for class use however this may only be considered a temporary measure as it would leave the school with a significantly reduced General Purpose space provision.

- 6.2 Projections suggest that an intake of 66 pupils will also be required in 2015/16 which may require the formation of a seventeenth class. However, projections also suggest that intakes of greater than 60 pupils (the optimum intake for a 14 class capacity school) are unlikely beyond 2015/16. This would suggest that the requirement for additional accommodation may not be sustained in the long term. The actual intake in 2014/15 and registrations in 2015/16 will continue to be closely monitored.
- 6.3 Due to the variations which can occur between registrations and actual intakes this demonstrates the benefit of securing planning permission for new accommodation during 2014 and waiting until January 2015 (when the latest registration and projection data will be available) to make a final decision about whether delivery will be required for August 2015.

Solutions

- 6.4 The working group has considered a number of solutions including internal reconfiguration of existing accommodation, catchment review and new build. While the classrooms within the existing school building are large, they do not offer significant or easily achievable reconfiguration opportunities. In addition, the group voiced significant concerns about catchment review. Accordingly, the working group concluded that new build accommodation is the preferred solution.
- 6.5 Due to the uncertainty at this stage regarding whether the accommodation would be required for August 2015 the preferred option is to progress with the planning for a three classroom stand-alone building and monitor intakes and projections closely before making a final decision about delivery, or otherwise, in January 2015.

Next Steps

- 6.6 The working group will reconvene following the appointment of the design team for the project prior to the end of the summer term.

7 Ratho Primary School

Accommodation Issues

- 7.1 Ratho Primary School currently operates with six classes. P1 and P2 have sufficient numbers to allow 'straight' classes; however, from P3 to P7 the year stages are small enough to allow composite classes to be used. It is the current P6 (14 pupils) that makes compositing beneficial in this school, allowing the five stages from P3 to P7 to be compressed across four classes.

- 7.2 By the end of April 2014 there were 42 P1 registrations for August 2014 compared with an average P1 intake of 20 pupils over the last five years. The P7 in 2014 (the current P6) will continue to allow P4-P7 to be compressed across three stages. This will allow Ratho to accommodate a double stream intake from its catchment population. Accordingly, an initial intake limit of 50 has been applied for August 2014.
- 7.3 However, with the current P6 exiting in August 2015, the ability to compress classes at a later stage will be lost. This will necessitate the addition of at least one additional classroom in August 2015, assuming that a P1/2 composite can be formed in 2015, or the addition of two classes to accommodate a further double stream intake.
- 7.4 This increase in demand within the catchment area is as a result of a combination of growth within established areas and significant residential development.
- 7.5 Cala's Moorings development which is almost complete has so far generated 13 pupils across all year groups however 10 of the 42 P1 registrations for August 2014 have been generated by this development, far exceeding the number of pupils from a single year group a development of this size would ordinarily be expected to generate. Previous experience of new developments suggest that this level of pupil generation across a single year group is unlikely to be sustained and may indicate a pattern of home buyers choosing to move to these properties prior to a child starting primary school.
- 7.6 However, even within the longer established catchment population, 32 P1 registrations represents significant growth that far exceeds forecasts. This may be indicative of higher level of migration of younger families to this area.
- 7.7 Accordingly, the projections model, which is based on the relationship between births from five years prior and P1 catchment pupils generated, does not necessarily fully reflect the circumstances in Ratho.

Solutions

- 7.8 While pupil generation at P1 level from the new Moorings development is not expected to match that to be experienced in August 2014, and pupil generation from the existing catchment may be at a peak, a second Cala development of similar size on the opposite side of the village at Craigpark Quarry has planning permission with a target completion date of 2018. In the long term this may sustain intakes at a high level. Furthermore, while a recent development proposal by Stewart Milne on the outskirts of the village has thus far failed to gain planning permission, it is indicative of the attraction of this area to developers.
- 7.9 Assuming the requirements for a further double stream intake in 2015, there is a requirement for at least two additional class spaces at Ratho Primary School.

However, to allow intakes to be sustained at the level forecast for 2014 and to provide a greater degree of flexibility to address issues arising in future years, four additional classrooms are required.

- 7.10 Ratho Primary School shares its building with Ratho Community Centre while the nursery is located adjacent to the main school building. The working group has, in particular, raised concerns about the availability of nursery places in future years. While the proximity of these facilities on a single site may offer opportunities for a collaborative approach to addressing growing demand for services in this area, the required timescales for the delivery of new classroom accommodation make the delivery of a bespoke build solution incorporating several services in essence an impossibility in practical terms. However, in the longer term, should an additional phase of expansion be required, there would be merit in considering the accommodation on the site as a whole.
- 7.11 Accordingly, to address an immediate requirement for additional class space, the working group concluded that new build of four classroom spaces within the grounds of the school represents the best solution.

Next Steps

- 7.12 The working group will reconvene following the appointment of a design team for the project prior to the end of the summer term.

8 Wardie Primary School

Accommodation Issues

- 8.1 Wardie Primary School was extended to a 17 class capacity under the first phase of the primary school rising rolls project in 2013; in 2013/14 the school is operating with a 16 class organisation. By the end of April 2014 there were 73 P1 pupils registered for August 2014, 68 of whom were catchment. This has necessitated that an initial P1 intake limit of 75 be established. Intakes of this size are relatively new at Wardie and in 2012/13 the classes beyond P2 were all less than 60 pupils. Accordingly, the existing expanded accommodation means there is capacity within the school to accommodate a third consecutive three stream intake.
- 8.2 However, three stream intakes cannot be sustained within a 17 class capacity. If the P1 intake in 2015/16 exceeds 70 pupils then there will be a requirement for additional accommodation in that year. This maximum intake limit can be raised to 75 by the addition of a team teacher at P2 in 2015/16 however projections suggest that a catchment intake of 76 pupils will be required in 2015/16 making an overall intake limit of 90 pupils more likely.
- 8.3 Unless the intake in 2014/15, 2015/16 or 2016/17 falls to a two stream level (i.e. 60 pupils or less) there will certainly be a requirement for additional accommodation in 2016/17. Projections currently suggest that three stream

intakes will be required until 2017/18 after which intakes of two and a half streams will be sustained. Therefore, actual intakes will be monitored closely to determine if and when new accommodation is required.

Solutions

- 8.4 Wardie Primary School was previously expanded in August 2013 with the construction of a new three class building. As the projections suggested that an additional tranche of accommodation would most likely be required in the near future, a second tranche of accommodation (for a further two classes in a separate stand-alone building) was also designed for which the relevant planning permission has already been secured.
- 8.5 The provision of a new nursery at Wardie Primary School was approved by Council on 1 May 2014. The requirement to now deliver both a new nursery and also a further two classes on the school site will be assessed to determine the most appropriate design solution and location for both; this may have an implication for the existing design, location and planning consent for the existing planned two class extension should there be considered merit in amending this.

Next Steps

- 8.6 The working group will reconvene following the appointment of a design team for the project prior to the end of the summer term.

South Edinburgh Schools

9 Bruntsfield Primary School

Accommodation Issues

- 9.1 Bruntsfield Primary School has a capacity of 18 classes and is currently operating at its classroom capacity. By the end of April 2014 there were 92 P1 catchment registrations for the 2014/15 session. It is anticipated that this will fall prior to the actual P1 intake in August. Accordingly, an intake limit of 84 P1 pupils has been established for August 2014. This represents a three stream intake. As only two P7 classes will exit at the end of the 2013/14 session there will be a requirement for a nineteenth class in August 2014.
- 9.2 Projections suggest that the P1 intake in 2015/16 will be significantly smaller than that experienced in 2014/15. Accordingly, having provided an additional classroom for the 2014/15 session there should be sufficient capacity to support the 2015/16 intake. However in 2016/17 a further three stream intake is forecast with only a double stream P7 exiting. Accordingly, a twentieth class will most likely be required for August 2016. The level of General Purpose space provision required by the Council is greater for a 20 class organisation which may necessitate the creation of a further class space for August 2016.

Solutions

- 9.3 The working group has concluded that a new classroom may be formed for August 2014 through minor reconfiguration of larger classroom spaces in the existing school building. This work has now been commissioned and will be completed during the summer holiday.
- 9.4 The school site is small, and parent representatives on the working group have strongly objected to any proposal that would further reduce play space. Accordingly, identification of further classroom space in the existing school building will require significant architectural input at an early stage. As no additional accommodation will be required until August 2016, the working group have agreed that a feasibility study considering all the building options available should be undertaken.

Next Steps

- 9.5 The work required for August 2014 to create the new classroom has been commissioned and the working group will be kept apprised of progress.
- 9.6 A feasibility study considering how a further two classroom spaces may be gained within the existing school building will be commissioned. The outcome will be considered by the working group in autumn 2014 with the necessary work undertaken as required after that time.
- 9.7 The working group will also continue to provide input into the broader exercise considering long-term options for the accommodation pressures in south Edinburgh.

10 James Gillespie's Primary School

Accommodation Issues

- 10.1 James Gillespie's Primary School currently operates a 15 class organisation and has capacity for 16 classes. This level of capacity is suitable for sustained intakes of approximately 66 pupils however by the end of April 2014 there were 90 P1 catchment registrations for August 2014 all of whom are catchment. This level of intake will require that the school operates with 16 classes in 2014/15 and will cause continued capacity issues in future years as this cohort rolls forward.
- 10.2 Projections suggest that the P1 intake in 2015/16 will also be approximately 90 pupils but that the intake will fall sharply in 2016/17 before levelling out at around 72 pupils up to 2020. This level of demand may be accommodated within an 18 class capacity.
- 10.3 The Parent Council has expressed a preference for the school to return to a 14 class capacity. However, until such time as a permanent solution is identified and delivered to address accommodation pressures in the south Edinburgh

area, and the impact of this solution on James Gillespie's Primary School has been assessed, there is a requirement to address the short to medium term demand from the James Gillespie's Primary School catchment area.

Solutions

- 10.4 Catchment review was discussed by the working group as a potential option as it could be used to reduce the catchment population to a level consistent with a 14 class capacity. However, it would not address the immediate issues and, due to the proximity of the school to its existing catchment boundary, may not be deliverable.
- 10.5 The working group intimated that when considering the addition of new accommodation either on a permanent or temporary basis; loss of playground space, the number of classrooms within the main school building that fall below the floor area standard expected by the Council and the fact that the school has only one full-size General Purpose space should all be taken into consideration.
- 10.6 Accordingly, the working group concluded that the provision of a four classroom building over two storeys would be the appropriate solution. Having considered whether this should be a temporary or permanent building, the preferred solution was the construction of a permanent solution as this would provide the opportunity in future years to return to a 14 class capacity by:
- Allowing the removal of the existing two class temporary unit; and
 - Allowing the re-configuration of the six small classrooms in the main building to create four standard size classrooms.

This solution would provide the school with more and higher quality general purposes spaces and may create opportunities in future years for the Council to meet its objective to reduce the number of temporary units in the school estate and, by reconfiguring existing small classrooms, address suitability issues within the main school building. Accordingly, it is a solution to short/medium term accommodation pressures that provides opportunities to improve the quality of accommodation at James Gillespie's Primary School in the longer term.

Next Steps

- 10.7 The working group will reconvene following the appointment of a design team to the project prior to the end of the summer term.
- 10.8 The working group will also continue to provide input into the broader exercise considering long-term options for accommodation pressures in south Edinburgh.

11 South Morningside Primary School

Accommodation Issues

- 11.1 South Morningside Primary School has a capacity of 21 classes and is currently operating at its classroom capacity. By the end of April 2014 there were 104 P1

catchment registrations for the 2014/15 session. It is anticipated that this will fall prior to the actual P1 intake in August. Accordingly, an intake limit of 99 P1 pupils has been established for August 2014. However, this exceeds the optimum intake for a three stream school and will require the formation of two team teaching classes of 37 pupils at P1.

- 11.2 Projections suggest that P1 intakes of up to 99 pupils may also be required in 2015 and 2017. This level of intake may be accommodated within legislative class size limits at P4-P7 and may be accommodated through team teaching (as is the case in 2014) in P1. However, to accommodate these intakes at P2 and P3 stages it is suggested that an additional classroom would be required. This additional classroom space would be required by August 2015.
- 11.3 The significant accommodation challenges at South Morningside Primary School were set out in full in the 'Primary School Capacity Pressure in South Edinburgh' report to Committee on 4 March 2014. This report also identified a number of potential long term strategies to address these accommodation issues including the establishment of a new primary school in the south of the city centre. The work required to develop and fully consider these options is progressing and a report will be taken to Committee for consideration later this year.
- 11.4 Until such time as a permanent solution is identified and delivered for the south Edinburgh area and the impact of this solution on South Morningside Primary School is understood, there is a requirement to identify how demand for places within the existing school catchment area can be met.

Solutions

- 11.5 The Parent Council members on the working group have expressed a strong desire to avoid increasing the number of pupils accommodated on the main South Morningside Primary School site.
- 11.6 However, with an intake of 99 pupils in August 2014, it is likely that an additional classroom would be required for August 2015. As a catchment review would require that a statutory consultation process be undertaken, and that the outcome of this would have to be ratified prior to the P1 registration process in November 2014, it is unlikely that this could be delivered. Furthermore, if the consultation proposal were ultimately to be rejected, no alternative options would be available.
- 11.7 The establishment of an annexe, either on a new site or within an existing educational establishment, would also require statutory consultation. There are also significant logistical problems associated with the operation of an annexe facility – something highlighted by parents in relation to the existing annexe at Cluny Church.
- 11.8 Accordingly, the proposed solution identified for South Morningside is the removal of the existing temporary units which currently accommodate four

classrooms but are in very poor condition and their replacement with new temporary units with increased class room provision (a minimum of five classes). The location and design of these new temporary units requires further assessment including consultation with Planning in relation to the potential impact on surrounding properties.

- 11.9 The delivery of this reconfigured accommodation would provide South Morningside Primary School with the classroom capacity it requires to address projected catchment demand, address the condition and suitability issues associated with the existing temporary units and possibly provide the school with a further General Purpose space.

Next Steps

- 11.10 The working group will reconvene following the appointment of a design team to the project prior to the end of the summer term.
- 11.11 The working group will also continue to provide input into the broader exercise considering long-term options for accommodation pressures in south Edinburgh.