

Education, Children and Families Committee

10am, Tuesday, 19 May 2015

Primary School Capacity Pressure in South Edinburgh

Item number	7.6
Report number	
Executive/routine	Executive
Wards	8 (Colinton/Fairmilehead), 9 (Fountainbridge/Craiglockhart), 10 (Meadows/Morningside), 11 (City Centre) and 15 (Southside/Newington)

Executive summary

The area to the south side of the city centre has traditionally experienced pressure on primary school places which has become more significant due to the period of rising rolls which is being experienced in many areas of the city. Three primary schools in this area - South Morningside, James Gillespie's and Bruntsfield - are predominantly affected by this issue; all operate from constrained sites with no dedicated playing fields and the scope to extend capacity on their existing sites is severely limited. While these issues are being addressed in the short term through the rising primary school rolls programme there remains a requirement for a permanent long term solution in this area.

Potential long term solutions were identified in reports to Committee on [4 March 2014](#) and [9 December 2014](#) when Committee noted the intention to seek approval for a statutory consultation process to be undertaken regarding options to address the long term accommodation issues in this area. The purpose of this report is to seek approval for the proposed statutory consultation to be undertaken.

Links

Coalition pledges	P4
Council outcomes	CO1 and CO2
Single Outcome Agreement	SO3

Primary School Capacity Pressure in South Edinburgh

Recommendations

- 1.1 Approve that a statutory consultation process be undertaken regarding proposals to address primary school capacity and accommodation pressures in south Edinburgh.
- 1.2 Delegate authority to the Director of Children and Families to finalise the detailed consultation paper before the start date for the statutory consultation process.
- 1.3 Note a report on the outcomes of the consultation will be submitted to a future Council meeting for consideration.

Background

- 2.1 The area to the south side of the City centre has traditionally experienced pressure on primary school places with schools having had high occupancy levels during previous periods of declining rolls across the city and now facing significant pressure during a period of rising rolls.
- 2.2 Three primary schools in this area - South Morningside, James Gillespie's and Bruntsfield - are predominantly affected by this issue; all operate from constrained sites with no dedicated playing fields and the scope to extend capacity on their existing sites is severely limited.
- 2.3 This issue was the subject of previous reports to Committee on [4 March 2014](#) and [9 December 2014](#) which set out in detail the capacity and accommodation issues facing the schools in the south Edinburgh area and identified a range of potential options to address these in both the short and long term. Further updates and information on the short term solutions have been provided to Committee as part of the rising primary school rolls programme update reports to Committee on [20 May 2014](#) and [9 December 2014](#).
- 2.4 On 9 December 2014 Committee noted the intention to seek approval for a statutory consultation process to be undertaken regarding options to address the long term accommodation issues in this area. The purpose of this report is to seek approval to the proposed statutory consultation to be undertaken.

Main report

- 3.1 A proposed draft statutory consultation paper is included in Appendix 1 which includes three options to address primary school accommodation pressures in the south Edinburgh area. The options affect Bruntsfield, James Gillespie's,

South Morningside and Tollcross Primary Schools and can be summarised as follows:

Option 1 – Establish a new primary school on the combined site of the existing South Morningside Primary School Deanbank annexe and the Oaklands Care Home on Canaan Lane incorporating sections of the Bruntsfield, James Gillespie's and South Morningside Primary School catchment areas. This option would also require the northern tip of the James Gillespie's catchment area to be realigned with Tollcross Primary School and would further involve either:

- a. **not including a nursery** as part of the new school building due to the retention of the existing nursery classes of South Morningside Primary School currently based at Fairmilehead Church Hall;
- b. **including a nursery** as part of the new school building and retaining the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall; or
- c. **including a nursery** as part of the new school building to replace the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall and necessitating the closure of that facility.

Option 2 – Expand the capacity of South Morningside Primary School to four streams by establishing a permanent annexe of South Morningside Primary School accommodating the nursery to P3 stages on the combined site of the existing Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane. This would require the existing South Morningside Primary School catchment to be extended to incorporate sections of the Bruntsfield and James Gillespie's Primary School catchment areas and would also require the northern tip of the James Gillespie's Primary School catchment area to be realigned with Tollcross Primary School.

Option 3 – Maintain and improve existing accommodation arrangements by permanently establishing South Morningside Primary School's Deanbank temporary annexe including the provision of a new gym, the relocation of South Morningside Primary School's nursery to the Deanbank site and a minor catchment change to incorporate the combined site of the existing Deanbank temporary annexe and the Oaklands Care Home within the South Morningside Primary School catchment area.

- 3.2 Secondary school catchment areas are unaffected by any of the proposed options.
- 3.3 If approved by Committee it is proposed that the statutory consultation would commence in August 2015 with a report on the outcome of the consultation process being submitted to a future Council meeting for consideration. The statutory consultation would be conducted in line with the requirements of the Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014.

- 3.4 Certain highlighted areas of the proposed statutory consultation paper require additional information to be added before the statutory consultation commences. These additions relate only to the provision of further information or the confirmation of dates for the public consultation meetings and will not change in any way the options which it is proposed would be the subject of the consultation. It is therefore recommended that authority is delegated to the Director of Children and Families to make any required amendments to the statutory consultation paper which are considered to be necessary prior to publication.

Measures of success

- 4.1 The delivery of fit for purpose accommodation solutions in the south Edinburgh area to ensure the capacity of each primary school is appropriate to meet the level of demand for places from its catchment population.

Financial impact

- 5.1 The capital and revenue cost implications for each option are set out in the draft statutory consultation paper included in Appendix 1.

Risk, policy, compliance and governance impact

- 6.1 The options considered in the draft statutory consultation paper address the Council's policy of ensuring sufficient accommodation for catchment pupils to secure a place at their catchment school. Option 1 would also address the Council objective of ensuring the suitability of the school estate through withdrawal from both annexe and temporary accommodation in the area.
- 6.2 All options are subject to the successful procurement of a permanent site. Early discussions with Health and Social Care regarding the possibility of acquiring both the Deanbank and the adjacent Oaklands site have been positive. However, until a business case and the appropriate funding has been identified and approved for the provision of a new care home to replace the existing facility on the Oaklands site, the disposal may not take place and this remains a significant risk to the delivery of all options.
- 6.3 There is currently no provision in the Council Capital Investment Programme to 2019/20 for any capital funding relating to the delivery of any of the options set out in the consultation paper nor is there provision in the Children and Families revenue budget for the associated additional revenue costs which would arise. On completion of the consultation and the agreement by Council of the option to be progressed, the identification and approval of the capital and revenue funding which will be necessary to do so will require to be considered by the full Council as part of future Council budget processes. The delivery of all options is contingent on this capital and revenue funding being secured.

Equalities impact

- 7.1 There are no negative equality or human rights impacts arising from this report.
- 7.2 By providing 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 or, where catchment changes are proposed, appropriate alternative accommodation. 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 There are no impacts on carbon, adaptation to climate change or sustainable development arising directly from this report. Whilst the options set out in this report would see the expansion of existing facilities or the creation of new buildings, the purpose is to create fit for purpose accommodation to meet demand. Any new buildings would be designed to minimise the impact on carbon emissions and energy consumption.
- 8.2 The creation of additional accommodation at local schools so that children can access their catchment school also ensures that travel to school patterns are minimised.

Consultation and engagement

- 9.1 The statutory consultation process would be undertaken according to the procedures set out in the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014.

Background reading/external references

A report to the Education, Children and Families Committee on [4 March 2014](#) detailed the capacity and accommodation issues facing the three schools in the area and identified a range of potential options to address these in both the short and long term. On [9 December 2014](#) Committee noted the intention to seek approval for a statutory consultation process to be undertaken regarding options to address the long term accommodation issues in this area.

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Links

Coalition pledges	P4 - Draw up a long-term strategic plan to tackle both over-crowding and under use in schools
Council outcomes	CO1 - Our children have the best start in life, are able to make and sustain relationships and are ready to succeed. CO2 - Our children and young people are successful learners, confident individuals and responsible citizens making a positive contribution to their communities.
Single Outcome Agreement	SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential
Appendices	1 Draft Statutory Consultation Paper

Options to Address Primary School Capacity and Accommodation Pressures in South Edinburgh

Affecting James Gillespie's Primary School, South Morningside Primary School, Bruntsfield Primary School, Tollcross Primary School, James Gillespie's High School and Boroughmuir High School

1 Introduction

1.1 This consultation paper sets out the rationale for, and implications of, options to address primary school capacity and accommodation pressures in the south Edinburgh area. The paper also sets out the consultation process and the means and timescales for making representations.

1.2 The consultation paper is divided into the following sections:

1. Introduction
2. Background and Context
3. Roll Projections, Catchment Data and Capacity Analysis
4. Option 1 - Establish a New Primary School
5. Option 2 - Increase the Capacity of South Morningside Primary School
6. Option 3 - Maintain and Improve Existing Arrangements
7. Planning and Transport
8. Financial Considerations
9. Indicative Construction Timescales
10. Summary of Options
11. Consultation Process

Appendices

1. Response Questionnaire
2. Existing Catchment Areas, School Locations and combined Deanbank and Oaklands Site
3. Option 1a: Indicative Site Layout
4. Options 1b, 1c and 2: Indicative Site Layout
5. Option 1: Proposed Catchment Changes
6. Option 1: Proposed Sections of South Morningside Primary School Catchment Area to be Realigned with New School Catchment Area

7. Option 1: Travel Routes and Distances between Blackford Rise Area and Proposed New Primary School Site
8. Options 1 & 2: Proposed Section of James Gillespie's Primary School Catchment Area to be Realigned with Tollcross Primary School
9. Option 2: Proposed Catchment Changes
10. Option 2: Travel Routes and Distances between Blackford Rise Area, Proposed Annexe Site and South Morningside Primary School
11. Option 2: Travel Routes and Distances between Falcon Avenue Area, Proposed Annexe Site and South Morningside Primary School
12. Option 3: Indicative Site Layout
13. Option 3: Proposed Catchment Changes
14. Revenue Cost Implications
15. Analysis and Review of Nursery Proposals associated with all Options

1.3 Three different options have been identified for consideration as follows:

Option 1 – Establish a new primary school on the combined site of the existing South Morningside Primary School Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane incorporating sections of the Bruntsfield, James Gillespie's and South Morningside Primary School catchment areas. This option would also require the northern tip of the James Gillespie's Primary School catchment area to be realigned with Tollcross Primary School and would further involve either:

- a. **not including a nursery** as part of the new school building due to the retention of the existing nursery classes of South Morningside Primary School currently based at Fairmilehead Church Hall;
- b. **including a nursery** as part of the new school building and retaining the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall; or
- c. **including a nursery** as part of the new school building to replace the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall and necessitating the closure of that facility.

Option 2 – Increase the capacity of South Morningside Primary School to four streams by establishing a permanent annexe of South Morningside Primary School accommodating the nursery to P3 stages on the combined site of the existing Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane. This would require the existing South Morningside Primary School catchment to be extended to incorporate sections of the Bruntsfield and James Gillespie's Primary School catchment areas and would also require the northern tip of the James Gillespie's Primary School catchment area to be realigned with Tollcross Primary School.

Option 3 – Maintain and improve existing accommodation arrangements by permanently establishing South Morningside Primary School’s Deanbank temporary annexe including the provision of a new gym, the relocation of the South Morningside Primary School nursery to the Deanbank site and a minor catchment change to incorporate the combined site of the existing temporary Deanbank temporary annexe and the Oaklands Care Home within the South Morningside Primary School catchment area.

- 1.4 Each of the options would require that varying degrees of catchment change be undertaken. Option 1, the creation of a new primary school, would also require the transfer of pupils from existing schools although this would be on a voluntary basis. Secondary school catchment areas are unaffected by any of the options considered in this paper.
- 1.5 Options 1a, 1b, 1c and 2 would involve the transfer of parts of existing primary school catchment areas to different primary school catchments which introduces the potential issue of younger siblings of pupils currently in one primary school possibly being required to attend a different primary school from elder brother/sister in the future.
- 1.6 Whilst it is not considered feasible to provide a guarantee regarding siblings under Options 1a, 1b, 1c and 2 in certain circumstances priority would be applied to siblings. In future, after meeting catchment needs, younger siblings of pupils at any primary school (but not any associated nursery) which is subject to a change of catchment area who attended the school at the time of the decision on catchment change and were, at that time, resident in the parts of that primary school proposed for transfer would be given priority for placing requests into that primary school in future. This policy would apply for a full primary school cycle (i.e. seven years) but would only apply if, when the younger sibling was entering P1, he/she continued to be resident in the parts of the primary school catchment from which transfer had previously been approved and an elder sibling is still a pupil at that primary school.
- 1.7 Comments on the proposals should be submitted by no later than close of business on Tuesday, 6 October 2015 by email or post to the addresses set out in Section 11 of this paper. A response questionnaire is provided for this purpose, details of which are included in Appendix 1 and which can also be completed online via the following link: www.edinburgh.gov.uk/.
- 1.8 Four public meetings will be held as follows, further details of which are provided in section 11:

Venue	Date	Time
Bruntsfield Primary School	xxx	xxx
James Gillespie’s Primary School	xxx	xxx
South Morningside Primary School	xxx	xxx
St Peter’s RC Primary School	xxx	xxx

2 Background and Context

- 2.1 On 19 May 2015 the Education, Children and Families Committee approved that a consultation be undertaken regarding options to address the long-term accommodation issues in the south Edinburgh area. This followed previous reports to Committee on [9 December 2014](#) and [4 March 2014](#) which set out the accommodation and capacity issues faced in this area and the requirement to identify solutions to these issues through discussions with each of the school communities affected.
- 2.2 For the purposes of this process the south Edinburgh area is defined as encompassing the three primary school catchment areas covered by Bruntsfield, James Gillespie's and South Morningside Primary Schools. This area has traditionally experienced pressure on primary school places with schools having had high occupancy levels during a period of declining rolls and a necessity for additional accommodation subsequently being required through the provision of temporary units and annexes, some of which still remain.
- 2.3 The Council's over-riding priority is to ensure that it can meet its commitment to ensuring that places are available for all pupils to attend their local catchment school should they wish to do so. The issue of rising primary school rolls in the City has been, and remains, a significant challenge but is one which the Council is committed to addressing and has been doing so successfully for several years through its primary school rising rolls programme.
- 2.4 Through the establishment of stakeholder working groups and a consultative process with parents and school communities this programme has, in the past three years, delivered extensions to provide additional classrooms at seven primary schools with additional accommodation also being created at several other primary schools by adapting existing buildings. Extensions at a further seven primary schools are being constructed for August 2015.
- 2.5 Bruntsfield Primary School has experienced high P1 intakes in the past few years which have necessitated the school's involvement in the rising rolls programme. However, rather than new build, the accommodation solution identified for Bruntsfield Primary School was internal reconfiguration of the existing building to create more classroom space. This reconfiguration has increased the capacity of the school while maintaining good supporting space.
- 2.6 Previous reports to Committee setting out the issues in the south Edinburgh area have included Bruntsfield Primary School as a key component of a long-term solution for the area. While projections suggest that the work undertaken at the school to date, and the further adaptations possible, would be sufficient to address projected growth in the catchment area there is a strong rationale for including a small proportion of the existing Bruntsfield catchment area within the proposed catchment area changes for options 1a, 1b and 2 and this is exemplified in the appropriate sections of this paper.

- 2.7 Through the rising rolls process James Gillespie's Primary School was identified as a school that would struggle to accommodate catchment demand in August 2015. The school site is a reasonable size and a new classroom extension building is being constructed for August 2015 to increase the school's capacity. However, while the new building will provide the school with the accommodation necessary to provide sufficient places for its current and projected catchment demand, there will remain an ongoing requirement to accommodate classes in the existing temporary unit. There also remain suitability issues associated with the size of some of the classrooms in the main school building.
- 2.8 The accommodation issues at South Morningside Primary School have been more acute and, in order to address capacity issues and the suitability issues associated with the temporary units on the school site and the annexe located at the Cluny Church Centre, the Rising Rolls Working Group at South Morningside Primary School identified a larger, off site annexe solution as its preferred option. Accordingly, on 9 December 2014 the Education, Children and Families Committee approved that the short-term solution for South Morningside Primary School was the creation of a temporary P1 and P2 annexe at the former Deanbank Resource Centre on Canaan Lane.
- 2.9 Whilst it is considered that accommodation pressures in the area can be addressed in the short term through the measures set out above which also improve the suitability of the accommodation available, these solutions create their own challenges and a longer term, sustainable and permanent solution is now required.
- 2.10 Several options for a longer-term solution have previously been investigated. A report to the Council's Estate Strategy and Rising Rolls Working Group on 8 May 2013 considered options to relieve pressure through catchment review. However, it was acknowledged that there were only minor opportunities for catchment change and that these were unlikely to be of sufficient size to address the issue. The Estate Strategy and Rising Rolls Working Group concluded that it was likely that additional accommodation would be required if intake numbers were sustained at their (then) present level.
- 2.11 In 2011 a feasibility study was undertaken which considered options to locate all of South Morningside Primary School's pupils in permanent buildings on the main school site; the provision of a new gym and relocation of the nursery were also considered. This feasibility study was updated in 2014. However, due to the significant loss of playground space which would arise and advice received from Planning that the height of the proposed buildings and their proximity to the common boundary would make planning issues difficult to overcome, the option of a permanent expansion of accommodation on the existing school site was not considered to be a reasonable or deliverable solution.
- 2.12 The delivery of the first option which has been identified for consideration, creating an entirely new primary school, would entail significant additional capital and revenue costs and require considerable restructuring of the catchment areas of the non-denominational primary schools in the south

Edinburgh area. It is a long-term solution that would represent a significant change for the residents and wider communities of each school in the south Edinburgh area and would have significant budgetary implications. For these reasons, two further options have been developed which seek to build upon the temporary solutions already delivered but with a more limited demographic and financial impact.

Site Considerations

- 2.13 There are few options in the south Edinburgh area to provide the land necessary to deliver any of the proposals considered in this paper and some of the options which are available could, in the absence of an appropriate site, carry with them a high degree of uncertainty in terms of the timescales within which they may be deliverable and the cost that would be attached.
- 2.14 Accordingly, successfully identifying a site for a new school or an annexe building has been a significant factor in the failure to deliver previous proposals. This was most notably the case in 1998 when a proposal for a new double stream primary school on an NHS site was consulted upon, approved and included within the Council's first Public Private Partnership (PPP) project but could not be delivered as the availability of the site slipped beyond project longstop dates resulting in its removal from the project.
- 2.15 In the report to Committee on [9 December 2014](#) a potential site constituted from the site of the former Deanbank Resource Centre (now the Deanbank temporary annexe of South Morningside Primary School) and the directly adjacent site on which the Oaklands residential care home is located was identified. This site is considered to be appropriate for an educational establishment and, as it is in Council ownership through Health and Social Care, offers a high level of certainty and control regarding both availability and the timescales to deliver whatever solution is approved by Council as the outcome of this consultation process.
- 2.16 Oaklands is one of Health and Social Care's older facilities and there is a desire to replace it with a new facility on a different site. Whilst the business case for the provision of a new facility assumes a receipt for the combined Oaklands and Deanbank site; no business case has yet been considered, or approved, by the appropriate Committee and the full funding package which would allow this to be progressed is not yet in place. It is fully recognised that a new care home would have to be delivered before the Oaklands site could be vacated and the indicative timescales set out in this paper are therefore contingent on a new care home being completed prior to the start of construction of any new primary school or annexe building.
- 2.17 The Committee noted the intention of Children and Families to undertake discussions with Health and Social Care regarding arrangements for the transfer of the Deanbank Resource Centre and Oaklands residential care home sites. In order to implement interim accommodation solutions for South Morningside Primary School, Children and Families has leased the Deanbank Resource Centre site from Health and Social Care and discussions regarding

the value and timing of the purchase of the combined Deanbank and Oaklands site which would also allow Health and Social Care to progress the necessary business case for the provision of a new facility are underway.

- 2.18 The size of site for any new (or replacement) school is prescribed in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. For a new double stream primary school with capacity for a further 40 pupils in the nursery, the total site size should be 1.9 hectares comprising two elements for which the appropriate sizes are defined separately:
- A main school site on which the actual school buildings are located of not less than 1.3 hectares (of which 0.1 hectares relates to the nursery); and
 - An area for playing fields of not less than 0.6 hectares.
- 2.19 The size of the combined Deanbank and Oaklands sites is 0.96 hectares which is less than the minimum specified requirement for a main new school site. In certain circumstances a smaller site area for either element can be provided with the consent of the Scottish Government subject to it being agreed that it would be impractical or unreasonable to apply the standards within the legislation.
- 2.20 The combined site is considered sufficient to provide an appropriate environment for a new primary school and nursery of this size and accordingly, should the outcome of this statutory consultation process result in the option for a new primary school being progressed, the consent of the Scottish Government to the smaller site would be sought.
- 2.21 The regulations do not actually require that playing fields (or pitches) are adjacent to the actual school building but that they are *available* to the school i.e. could be elsewhere and off-site. In Edinburgh there are many schools where the maximum areas for playing fields are not met however the city complies with the regulations by virtue of the extensive alternative pitch provision which is available to schools throughout the city. Taking the area of such off-site facilities into consideration this would be the case which would apply regarding the proposed new primary school.
- 2.22 The establishment of the current Deanbank temporary annexe of South Morningside Primary School did not require that a statutory consultation be undertaken under the Schools (Consultation) (Scotland) Act 2010 as it was established as a temporary measure. However, despite currently being the site of an educational facility, to establish a *permanent* annexe of South Morningside Primary School on the combined Deanbank and Oaklands site does require that a statutory consultation be undertaken. While the consent of the Scottish Government would be required to deliver a new primary school on this site as it is smaller than specified in the regulations, no such consent would be required to establish permanent annexe accommodation.
- 2.23 Deanbank House was built circa 1912. While the Deanbank House building is not listed, due to its location within the Grange Conservation area Planning has

advised that, regardless of the option, they would expect the Deanbank House building to be retained. The demolition of unlisted buildings (such as Deanbank House) which are considered to make a positive contribution to a conservation area is only permitted where the proposals may be justified by the condition of the building, the conservation deficit, the adequacy of efforts made to retain the building and the relative public benefit of the demolition.

2.24 Children and Families believe this represents a significant risk to the delivery of any option which would require the demolition of the Deanbank House building. Accordingly, all options considered retain the Deanbank building as a part of the final design solution. The Oaklands Care Home building is not of historic interest and all options considered would require, and assume, its demolition.

3 Roll Projections, Catchment Data and Capacity Analysis

3.1 This section considers the historic, current and projected roll and catchment population data and the accommodation issues and other factors that have resulted in this consultation being undertaken and have shaped the options set out in this paper.

South Edinburgh Area Overview

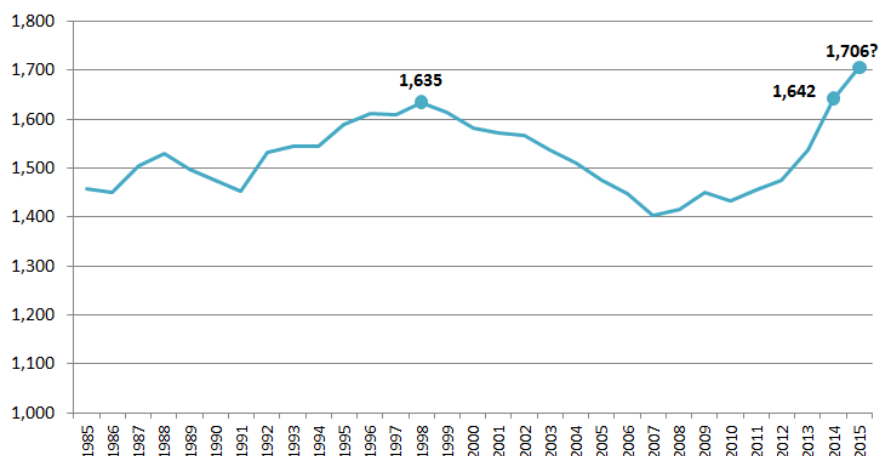
3.2 Table 1 shows that, between the three south Edinburgh primary schools, there will be, as of August 2015, an optimum operating capacity of 1,736 primary pupils. However, the combined roll of the three schools in August 2015 is forecast to be 1,706; an occupancy level exceeding 98%. However, it should be noted that generic capacity figures do not take account of a school's capacity for team teaching arrangements; a practice which is increasingly common place across the Council's primary school estate including at each of the three south Edinburgh primary schools.

Table 1: School Capacity and Estimated Class and Roll Data for August 2015

School	Number of Classes	Capacity (as of Aug 2015)	Classes Expected 2015/16	Estimated Roll 2015/16	Estimated Occupancy Rate
Bruntsfield	20	560	20	559	99.8%
James Gillespie's	19	546	17	494	90.0%
South Morningside	21	630	21	653	103.6%
Totals	60	1,736	58	1,706	98.3%

3.3 Figure 1 shows how the combined rolls of the three primary schools has changed since 1985 and illustrates that the capacity challenges currently faced in this area are the greatest in more than 30 years. It also illustrates that the peak experienced in 1998 when a new school was previously approved for the south Edinburgh area was lower than the current combined roll.

Figure 1: Growth in the combined rolls of Bruntsfield, James Gillespie's and South Morningside Primary Schools



- 3.4 The growth in the overall school roll has been driven by growth in the combined primary age catchment populations of each of the three south Edinburgh primary schools. This population growth has been significant, rising from 1,445 primary aged pupils in 2006 to 1,861 in 2014 – a rise of nearly 29% in eight years compared to a citywide increase in the primary age population of 11.5% over the same period.
- 3.5 A reduction in the number of pupils from outside the south Edinburgh area being successful in gaining a place at one of the three south Edinburgh schools has been a consequence of increased catchment demand. The percentage of non-catchment pupils in the combined south Edinburgh primary school roll has fallen every year since 2005 from 22.6% to 9.9% in 2014.
- 3.6 However, while the overall pupil population in the south Edinburgh area has increased, patterns of parental choice have remained relatively consistent. For example the percentage of pupils from the combined Bruntsfield, James Gillespie's and South Morningside Primary School catchment areas attending a Roman Catholic (RC) school has remained between 10.3% and 12.5%. Furthermore, the percentage of non-denominational pupils from these three catchment areas attending any of the three primary schools has remained at approximately 90%.

Bruntsfield Primary School

Capacity and Growth

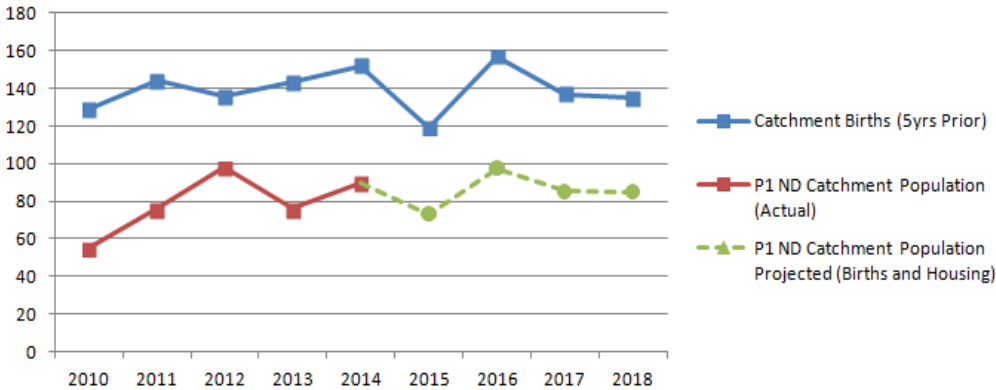
- 3.7 The roll at Bruntsfield Primary School has increased from 431 primary pupils in 2010 to 556 in 2014, a growth of 29% over a five year period. The roll has not been this high for at least 30 years and has necessitated that work be undertaken at the school to create additional classroom space by subdividing some of the very large classrooms in the building. By August 2015 the school's capacity will be 20 classes (560 pupils) and a feasibility study undertaken to explore options to create additional classroom space has identified several other solutions to further increase the school's capacity to 21 classes (630 pupils) if that is ultimately required.

- 3.8 In addition to some very large classrooms the school has three halls, two of which are among the largest in the city’s primary school estate. The school also benefits from a swimming pool. However, the school grounds are small and, while the school and Parent Council have recently secured funding for a significant investment in playground improvements, in terms of the ratio of the number of pupils per m², it is one of the smallest playgrounds in the city.
- 3.9 The accommodation pressure being experienced at Bruntsfield Primary School is principally attributable to significant growth in the primary age catchment population which has increased by a third since 2010. Despite pressure on surrounding schools the percentage of the total pupil population attending Bruntsfield has seen little change, rising from 73% in 2010 to 75% in 2014.
- 3.10 In 2014, the loss to the RC sector accounted for 46% of the pupils from the catchment area’s primary age population choosing to attend another school. However, there is a broad range of schools attended by those choosing a non-denominational primary school other than Bruntsfield Primary School with the most popular alternative options being Bun Sgoil Taobh na Pairce, James Gillespie’s Primary School, South Morningside Primary School, Tollcross Primary School, Sciennes Primary School and Dalry Primary School.
- 3.11 The percentage of non-catchment pupils attending Bruntsfield Primary School has fallen from 20% in 2010 to 16% in 2014. However, it is only in the 2014 P1 intake that the percentage of non-catchment pupils gaining a place at the school has been significantly reduced, falling to just one pupil. The percentage of the total catchment pupil population attending Bruntsfield Primary School also rose marginally to 78% with more than half of those attending another school choosing the RC sector; in particular St Peter’s RC Primary School.

Roll Projections

- 3.12 Figure 2 suggests that, based on births from five years prior and known housing development data, the non-denominational P1 catchment population at Bruntsfield Primary School will reach its highest level in August 2016. An intake of 90 P1 pupils is forecast for that year. The next two year’s intakes are forecast to be 75 pupils, the same level as August 2015. This level of intake is consistent with a school operating almost at full three streams (21 classes).

Figure 2: Actual Catchment Births (from five years prior) and P1 ND Catchment Population (Actual and Projected), 2010 to 2018



3.13 Longer term projections based on the National Records of Scotland (NRS) age 5-11 years population projections for the City of Edinburgh Council area suggest that regular intakes of 90 pupils could become common place beyond 2018. If this were to be the case, it would suggest that growth to 21 classes would be required in the long-term. This is the level of capacity that a feasibility study has identified may be achieved within the schools existing accommodation whilst continuing to meet the Scottish Government's recommended level of General Purpose space provision.

James Gillespie's Primary School

Capacity and Growth

3.14 The roll at James Gillespie's Primary School has increased from 402 primary pupils in 2010 to 451 in 2014 (growth of 12%) and not been this high for at least 30 years.

3.15 The relatively modest growth in the overall roll masks significant increases in P1 intakes in the last two years. In the 28 years prior to 2013 the P1 intake at James Gillespie's Primary School had not exceeded 66 pupils. However, in 2013 and 2014 the P1 intakes were 75 and 85 respectively. The P1 intake for August 2015 is anticipated to be 90 pupils. This is an intake level more commonly associated with a three stream school (21 class capacity).

3.16 These increases at P1 have necessitated that the temporary units at the school be retained and that it be included in the rising primary school rolls programme for August 2015. This will result in the delivery of additional classroom and general purpose space and, following reassessment according to the Scottish Government's new primary school capacity guidance, will increase the capacity of the school to 19 classes (546 pupils) from its present level of 16 classes.

3.17 Following the completion of the new rising rolls building in August 2015 the school will benefit from two new classrooms and a large open General Purpose (GP) space. The GP spaces within the main school building are generally small and the school also has six classrooms which fall below the minimum size expected by the Council. However, the school benefits from a playground area that is relatively large for a city centre school and in 2013 work on a new gym hall and a new nursery was completed. Two of the existing classrooms were also significantly refurbished during these works.

3.18 The total primary age population of the James Gillespie's catchment area (excluding pupils attending independent schools) in 2010 was 427 pupils which grew by 29.5% to 553 in 2014. Despite pressure on surrounding schools, the percentage of the total catchment pupil population attending James Gillespie's Primary School has seen little change, rising from 65% in 2010 to 70% in 2014.

3.19 Loss to the RC sector accounts for 26% of the pupils from the catchment area's primary age population choosing to attend another school. However there is a broad range of schools attended by those choosing a non-denominational primary school other than James Gillespie's with the most popular alternative

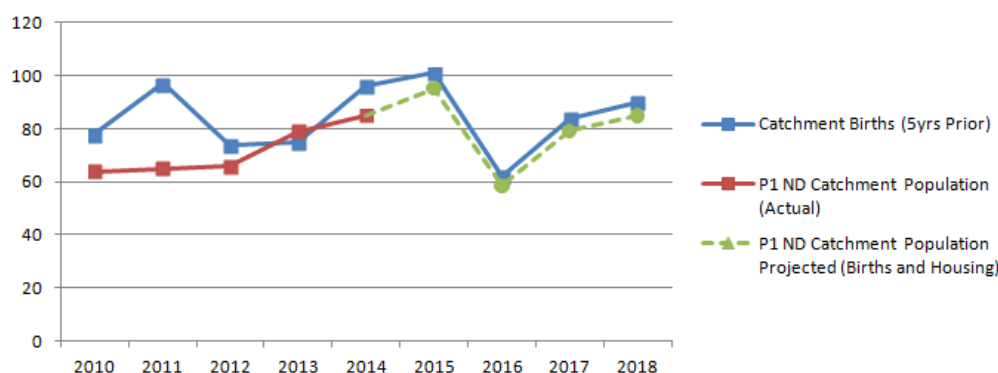
options being Bruntsfield Primary School, South Morningside Primary School, Tollcross Primary School and Sciennes Primary School.

3.20 In the 2014 P1 intake the percentage of non-catchment pupils was 8% compared to 11% in 2010. Accordingly, there is little difference in the percentage of P1 places being allocated to non-catchment pupils. However, the percentage of non-catchment pupils attending James Gillespie's Primary School as a whole has fallen from 30% in 2010 to 14% in 2014. This reduction suggests that places made available beyond P1 as a result of increases in class size limits which would previously have allowed higher numbers of non-catchment pupils to transfer into the school are now being filled by catchment pupils from the school's waiting list.

Roll Projections

3.21 Figure 3 (below) suggests that, based on births from five years prior and known housing development data, the non-denominational P1 catchment population at James Gillespie's Primary School will reach its highest level in August 2015 when an intake of 90 P1 pupils is forecast. However, there is a significant drop in the catchment births the following year and an intake in August 2016 comparable to those experienced pre-2013 is forecast (60 pupils). The following two years are projected to see a return to higher intake levels with an intake of 75 pupils projected for 2017 and an intake of 90 pupils projected as potentially being necessary for 2018.

Figure 3: Actual Catchment Births (from five years prior) and P1 ND Catchment Population (Actual and Projected), 2010 to 2018



3.22 Longer term forecasts based on the National Records of Scotland (NRS) population projections for the Council area suggest that regular intakes of 75 pupils would become common place beyond 2018. This would suggest that a capacity of 19 classes would be required in the longer-term. Accordingly, the school has capacity to support the projected growth albeit requiring the continued use of two classes in the temporary unit and a further six classes in classrooms that fall below the minimum size expected by the Council.

3.23 However, the significant growth in the total catchment population at all stages does suggest that growth in the birth rate and new housing developments are not the only factors behind the accommodation pressures being experienced in the James Gillespie's catchment area. Anecdotal evidence suggests that the

development of student accommodation in the City of Edinburgh Council area has drawn students away from private rental properties within Marchmont and other areas creating opportunities for families to move into the James Gillespie's catchment area. Accounting for this type of demographic change in population projections would be a significant challenge.

South Morningside Primary School

Capacity and Growth

- 3.24 South Morningside Primary School is a 21 class (630 pupil) capacity school split across three sites. The school's nursery class is located at Fairmilehead Church, two miles from the main school site on Comiston Road. From August 2015 the school will operate a temporary P1/P2 annexe at the former Deanbank Resource Centre on Canaan Lane which replaces the previous two classroom annexe at the Cluny Church Centre and the four classrooms located in temporary units on the main school site. The 15 remaining classrooms on the main school site will accommodate all P3 to P7 pupils.
- 3.25 The roll at South Morningside Primary School in 2014 is 630 pupils, the highest it has been since 2001. The roll for August 2015 is forecast to be 653 pupils - the highest for at least 30 years. The optimum P1 intake for a school with a 21 class capacity is 90 pupils based on forming two classes of 25 and a team teaching class of 40 pupils. However, the school has exceeded this intake level twice in the past five years and it is forecast will do so again in August 2015.
- 3.26 The most efficient P1 intake limit after 90 pupils is 99, allowing three classes of 33 pupils at the P4 to P7 stages without incurring the cost of an additional teacher (this also means it is a limit that can be defended at appeals). However at P1, an intake limit of 99 pupils requires the formation of one class of 25 pupils and two team teaching classes of up to 37 pupils, thus incurring the cost of an additional teacher compared to an intake of 90 and requiring two classrooms capable of supporting larger class sizes. If the P2 and/or P3 stages also exceed 90 pupils there is a requirement for both an additional teacher and classrooms large enough to support team teaching classes in these stages.
- 3.27 The accommodation at the Deanbank temporary annexe has been arranged in a way that provides the classroom space necessary to support larger team teaching classes at P1 and P2 and provide these classes with several breakout spaces. However, operating an annexe building that is approximately 1km from the main school site is a challenge from a management perspective and also represents an issue for parents with children at both school sites.

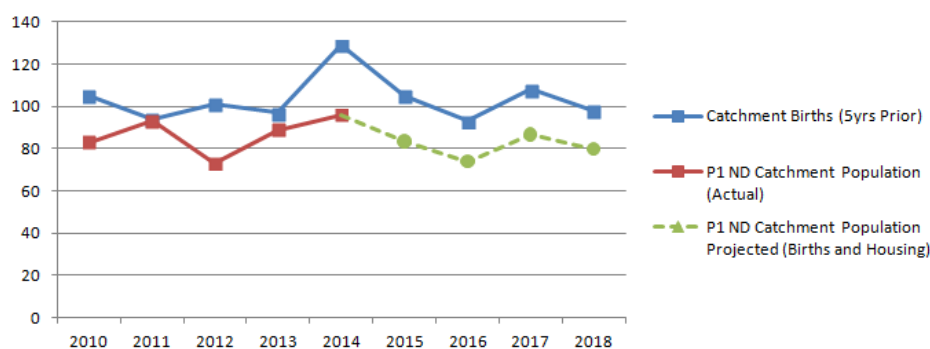
Roll Projections

- 3.28 While it may be significant in terms of staffing and accommodation implications, in real terms the difference between P1 intakes of 90 or 99 pupils is small. This means projections of future P1 intakes must be treated with caution. For example, while an intake of 99 was correctly projected for August 2014, the intake for August 2015 was projected to be 90 but current registration numbers suggest that a requirement for an intake of 99 is more likely. South

Morningside traditionally draws a high number of non-catchment placing requests meaning that an intake from the catchment population of 91 rather than 90 would most likely result in an overall intake of 99. Accordingly, within projections for the South Morningside area the margins of error are very fine.

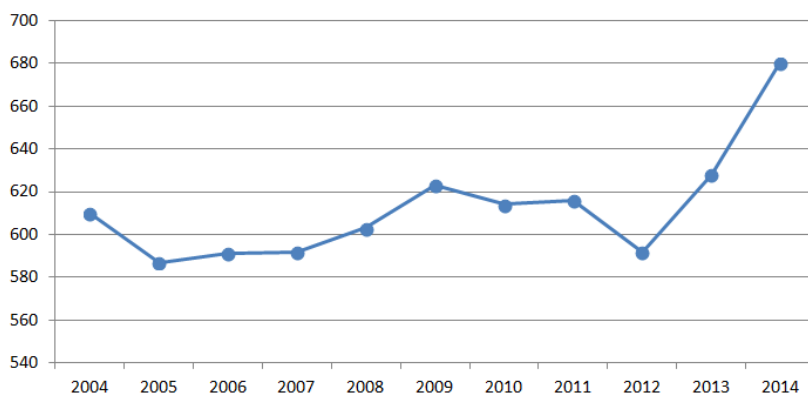
3.29 Figure 4 illustrates that the birth rate in the catchment area has changed little over a nine year period. The exception to this is the significant spike in 2009 affecting the 2014 P1 intake.

Figure 4: Actual Catchment Births (from five years prior) and P1 ND Catchment Population (Actual and Projected), 2010 to 2018



3.30 Figure 5 illustrates that the total primary age population of South Morningside Primary School had remained broadly static until 2014 when it grew significantly.

Figure 5: Total South Morningside Primary School Catchment Population, 2004 to 2014



3.31 The reason for this growth is increasing numbers of P1 age pupils within the catchment area and the cumulative effect this is having on the total catchment population as these higher numbers roll forward and lower numbers at P7 enter secondary school. The total P1 catchment population has increased from 87 in 2009 to 117 in 2014 and registrations for August 2015 suggest that it is likely to stay at these higher levels.

3.32 The number of P1 pupils within the South Morningside Primary School catchment area attending an RC school has also increased from 14 in 2009 to 20 in 2014. It is this increase that has allowed South Morningside's P1 intake to remain within the 99 pupil intake limit.

3.33 Growth in the P1 stage alone rather than at several stages would suggest that the increased accommodation pressure at South Morningside Primary School is related principally to an increase in the birth rate. However, with the exception of a spike in 2009 affecting the 2014 catchment population, changes in the birth rate have been largely insignificant and do not fully explain the high registrations being experienced for August 2015. Additionally, in several years, most notably, 2011 and 2013, the total number of P1 pupils in the catchment (i.e. including denominational and non-denominational pupils) has exceeded the births from five years prior. Accordingly, other factors such as migration of young families into the catchment area or changes in the number of pupils attending schools in the independent sector are likely to be unquantifiable contributing factors.

4 Option 1 – Establish a new Primary School

Option Overview

- 4.1 Establish a new primary school on the combined site of the existing South Morningside Primary School Deanbank temporary annexe and the Oaklands Care Home incorporating sections of the Bruntsfield, James Gillespie's and South Morningside Primary School catchment areas. This would involve either:
- a. **not including a nursery** as part of the new school building due to retention of the existing nursery classes of South Morningside Primary School currently based at Fairmilehead Church Hall;
 - b. **including a nursery** as part of the new school building and retaining the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall; or
 - c. **including a nursery** as part of the new school building to replace the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall and necessitating the closure of that facility.

Option Summary

- A new double stream (14 class) primary school would be established on the combined site of the existing South Morningside Primary School Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane.
- A new school building would be constructed to include eight classes together with gym, dining and office facilities.
- Under Option 1a the new school building would not include a nursery facility and South Morningside Primary School's nursery would continue to operate from the Fairmilehead Church.
- Under Option 1b the new school would include a new nursery facility and South Morningside Primary School's nursery would be retained.

- Under Option 1c the new school would include a new nursery facility and South Morningside Primary School's nursery would close with any remaining eligible pupils offered a place at the new school's nursery.
- The Deanbank House building would be retained and upgraded and would form part of the new school's accommodation.
- Sections of the catchment areas of Bruntsfield, James Gillespie's and South Morningside Primary School would become the catchment area of the new school.
- The northern tip of the James Gillespie's catchment area would be realigned with Tollcross Primary School.
- The date from when the catchment changes would be effective is the school year at the start of which the new primary school could be completed and opened and is entirely dependent on when that happens; the pupil registration process would be progressed on that basis. The new primary school would become the non-denominational catchment school for all P1 pupils living in the new school's catchment area at the time of P1 registrations in the preceding November.
- In the November of the year preceding the opening of the new school, all pupils from P1 to P6 stages living in the new catchment area and also those pupils from P1-P5 stages attending any other non-denominational and denominational primary schools in the city would be offered a place at the new school for the start of the following school year.
- There would be no mandatory transfer for pupils living in the new catchment area.
- In the following January the class organisation of the new school for the start of the forthcoming school year in August would be established based on P1 registrations and those P1 to P6 catchment pupils accepting the offer of a place at the new school.
- Standard processes for the placement of non-catchment pupils making a placing request to the new school would apply, however, places for catchment pupils would be reserved at each stage through the school year.
- If the number of pupils voluntarily transferring from South Morningside Primary School is insufficient to allow all remaining South Morningside Primary School pupils to be accommodated on the main school site, an annexe of South Morningside Primary School would continue to operate in classes within the new primary school building(s) until such time as numbers fell sufficiently.
- If the number of pupils accepting the offer of a place at the new school exceeds the available capacity, pupils from South Morningside Primary School would be prioritised to reduce the requirements for the continuation of an annexe of South Morningside Primary School on the new school site.

- Options 1a, 1b, 1c and 2 would involve the transfer of parts of existing primary school catchment areas to different primary school catchments which introduces the potential issue of younger siblings of pupils currently in one primary school possibly being required to attend a different primary school from elder brother/sister in the future.
- Whilst it would it is not considered feasible to provide a guarantee regarding siblings under Options 1a, 1b, 1c and 2 in certain circumstances priority would be applied to siblings. In future, after meeting catchment needs, younger siblings of pupils at any primary school (but not any associated nursery) which is subject to a change of catchment area who attended the school at the time of the decision on catchment change and were, at that time, resident in the parts of that primary school proposed for transfer would be given priority for placing requests into that primary school in future. This policy would apply for a full primary school cycle (i.e. seven years) but would only apply if, when the younger sibling was entering P1, he/she continued to be resident in the parts of the primary school catchment from which transfer had previously been approved and an elder sibling is still a pupil at that primary school.
- To ensure a contingency is maintained, the temporary unit at James Gillespie's Primary School would only be removed once organisations for the new school and James Gillespie's Primary School were agreed in January prior to the new school opening and it was clear that there would be no continuing requirement for the temporary unit building.
- No changes would be made to existing secondary school catchment boundaries. James Gillespie's High School would continue to be the catchment secondary school for pupils attending the new primary school from the former James Gillespie's Primary School catchment area while Boroughmuir High School would continue to be the catchment secondary school for pupils attending the new primary school from the former South Morningside and Bruntsfield Primary School catchment areas. Tollcross Primary School is currently a feeder primary school to James Gillespie's High School and so there would also be no change of secondary school for pupils from the northern tip of the James Gillespie's Primary School catchment area realigned with Tollcross Primary School.
- South Morningside Primary School would be reduced to double stream (14 classes) with all primary classes being on one site. James Gillespie's Primary School would be reduced to double stream (15 classes) with the removal of the temporary unit and reconfiguration of smaller classes subject to rolls falling to appropriate levels.
- The selection of Option 1c would require that the proposed closure of South Morningside Primary School's nursery classes be referred to Scottish Ministers for consideration.

Implications

- 4.2 This section considers the implications and practicalities of implementing the option to establish a new primary school in the south Edinburgh area which would involve four main elements:
- (i) The establishment of a new double stream (14 class) primary school on the combined sites of the existing South Morningside Primary School Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane;
 - (ii) The realignment of catchment boundaries to meet capacity objectives and create a catchment area for a new south Edinburgh school;
 - (iii) The process by which a new school would be populated; and
 - (iv) The inclusion, or exclusion, of new nursery facilities with the new primary school and the corresponding **closure** or retention of South Morningside Primary School's nursery classes at Fairmilehead Church.
- 4.3 Secondary school provision would remain unaffected by this proposal. Accordingly, the catchment boundaries currently in place for secondary schools would remain as they are. This means that the primary pupils in the James Gillespie's Primary School section of the new primary school catchment would continue to feed into James Gillespie's High School while primary pupils in the South Morningside Primary and Bruntsfield Primary sections of the new primary school catchment would continue to feed into Boroughmuir High School. Tollcross Primary School is currently a feeder primary school to James Gillespie's High School and so there would also be no change of secondary school for pupils from the northern tip of the James Gillespie's Primary School catchment area realigned with Tollcross Primary School.

Establishing a New Primary School

- 4.4 A new primary school would be established on the combined site of the existing South Morningside Primary School Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane. The Deanbank House building would be retained and upgraded to form part of the accommodation of the new school. The Oaklands Care Home would be demolished to make way for a new school building.
- 4.5 The new school would be double stream (14 classes) with capacity for 420 primary pupils. A feasibility study to consider how the new build element of the new school could be located on the combined Oaklands and Deanbank site has been undertaken. The indicative site layout is included as Appendix 3 for option 1a (excluding a new nursery) and Appendix 4 for options 1b and 1c (both including a new nursery). In developing this feasibility study, the advice of Planning has been sought and consideration has been given to traffic implications for the area, the requirements of developing a design in a conservation area, limiting the impact on the mature trees in the grounds of the site and limiting the impact of the design on neighbouring properties.

- 4.6 Appendices 3 and 4 show that the new school building would be located to the east of the site and would be accessed via a landscaped courtyard which would be used to address the significant level drop across the combined Deanbank and Oaklands site allowing disabled users ease of access. Being south west facing, this should also act as an attractive and sunny open space. The existing access road would be retained and upgraded for vehicular turning requirements. The loss of existing trees on the site would be minimal.
- 4.7 Subject to the availability of the Oaklands site and the availability of the capital and revenue funding to progress the project it would be the intention to have the new primary school constructed and operational as soon as possible. It is estimated that the earliest date by when a new primary school could be opened is August 2019 with the new school and nursery built over an estimated three phases starting on site in August 2017. This would be dependent on the Oaklands site being secured from Health and Social Care and vacated well in advance of the construction start date.
- 4.8 An indicative proposal for the phasing of the construction would be as follows:

- *Phase 1: Construct new building*

During phase 1 the Oaklands site would be isolated from the Deanbank site to allow the main school building to be constructed whilst maintaining the operation of South Morningside Primary School's Deanbank temporary annexe. Accordingly, there would be no requirement for decant of the pupils from the Deanbank temporary annexe whilst the new building was being constructed.

It is estimated that the duration of this building phase would be approximately 15 months. This may be able to be reduced slightly for the option excluding a nursery but for the purposes of this paper 15 months is considered a reasonable estimate for either option.

On completion of the new building the pupils would be decanted into it from the Deanbank temporary annexe to allow the upgrade works to be undertaken.

- *Phase 2: Construct hard standing, access, car parking and undertake initial upgrade works to Deanbank House*

During phase 2, the access route which had previously not been part of the building site in order to maintain access to the Deanbank temporary annexe building during Phase 1 would be reconfigured to form the hard standing, access routes and car parking for the new school.

The initial upgrade works to Deanbank House would also be undertaken together with any further upgrade works which were possible within the time available in advance of the start of the next school year by when the building would require to be available for use. It is estimated that the duration of this phase would be a minimum of three months.

- *Phase 3: Further upgrade works to Deanbank House*

Any further upgrade works required to Deanbank House which could not be completed in the time available before the necessity to open the new school would be progressed in the next available school holiday periods; this may require any substantive works to be undertaken over several future summer holiday periods.

Catchment Realignment Overview

- 4.9 The location of the school building, existing pupil flows, obvious geographical boundaries, public transport links and distances to and from a school are all factors taken into account when establishing new catchment boundaries. However, the principal driver is to ensure that the catchment populations for each of the schools affected are appropriate to their proposed capacity.
- 4.10 Under Options 1a, 1b and 1c the catchment areas of James Gillespie's and South Morningside Primary Schools would be realigned to reduce their catchment populations to a level consistent with double stream (14/15 class) capacities. The resulting catchment area for the new school would also be appropriate for a double stream school.
- 4.11 The catchment changes proposed under Option 1a, 1b and 1c are shown in Appendix 5. More detailed maps and lists of the addresses affected may be viewed at the following web address: www.edinburgh.gov.uk.
- 4.12 The date from when the catchment changes would be effective is the school year at the start of which the new primary school could be completed and opened and is entirely dependent on when that happens; the pupil registration process would be progressed on that basis. The new primary school would become the non-denominational catchment school for all P1 pupils living in the new school's catchment area at the time of P1 registrations in the preceding November.

Proposed Catchment Changes - Bruntsfield Primary School

- 4.13 Under Options 1a, 1b and 1c the section of the Bruntsfield catchment area adjacent to the new school site on Canaan Lane would be realigned with the new school. This area may be summarised as including Falcon Road, Falcon Road West, Falcon Avenue, Falcon Gardens and Falcon Court. There is easy access to the proposed site of the new school from these areas via the footpath from Falcon Road (beside St Peter's RC Primary School) or pedestrian routes via Falcon Court. All properties in this area are less than 400m from the new school site and, in 2014, 41% of the primary age pupil population from this section of the Bruntsfield catchment area attended St Peter's RC Primary School.

Proposed Catchment Changes - James Gillespie's Primary School

South of Catchment

- 4.14 The proposed changes affecting the south of the James Gillespie's Primary School catchment area may be summarised as incorporating the Astley Ainsley

Hospital site and all areas of the James Gillespie's Primary School catchment area south of the railway line. It is proposed that this section of the James Gillespie's catchment area be realigned with the new school. In 2014, 31% of the primary age pupil population in this area attend a school other than James Gillespie's Primary School.

- 4.15 Appendix 7 shows travel distances and routes between the area of the James Gillespie's catchment proposed for realignment and the new school. It shows that all residential properties within the area proposed for transfer to the new school are a greater distance from James Gillespie's Primary School than they would be from the new school. The number 41 bus service runs along Blackford Avenue and may be used to journey north, making it convenient for pupils attending James Gillespie's Primary School; or may be used to travel south and then west, making it equally convenient for pupils who would attend the proposed new school on Canaan Lane.

North of Catchment

- 4.16 The proposed changes affecting the north of the James Gillespie's Primary School catchment area may be summarised as incorporating all areas north of Bruntsfield Links. It is proposed that this section of the James Gillespie's catchment area be realigned with Tollcross Primary School. In 2014, 43% of the primary age pupil population in this area attend a school other than James Gillespie's Primary School with 27% attending Tollcross Primary School.
- 4.17 Appendix 8 compares the travel distances and routes from the area of the James Gillespie's catchment proposed for realignment to both Tollcross Primary School and James Gillespie's Primary School. It illustrates that the difference in the distances travelled would be small.

Proposed Catchment Changes - South Morningside Primary School

- 4.18 Appendix 6 illustrates the proposed catchment changes affecting South Morningside Primary School. These may be summarised as follows:
- Section A: All areas within the South Morningside catchment area north of the railway line would be realigned with the new school's catchment area.
 - Section B: All areas east of Braid Road but south of the Braid Burn would be realigned to the new school's catchment area.
 - Section C: All areas north of Morningside Road including the Craighouse Campus and Meadowspot would be realigned with the new school's catchment area.
- 4.19 Its proximity to the site of the proposed new school makes Section A an obvious choice for realignment with the new school. To exclude it from the new school's catchment would make realignment of other areas from the South Morningside catchment difficult to achieve.
- 4.20 However, due to the location of South Morningside Primary School within its catchment area and the clustering of the pupil population within that catchment, any proposal to reduce the size of the South Morningside catchment would

necessarily result in many families being a greater distance to the new school than from their (existing) catchment school. However, not to include these areas would make reducing South Morningside Primary School to a double stream school and populating a new school practically impossible to achieve.

- 4.21 Accordingly, Appendix 6 illustrates that many of the properties in Sections B and Section C are considerably closer to South Morningside Primary School than they are to the proposed new school. For example some properties on Hermitage Drive (in Section B) would be located only 300m from South Morningside Primary School and up to 1.2km from the proposed new school site. In Section C the residents of Pewland Gardens closest to South Morningside Primary School are currently approximately 650m from their catchment school and this distance would double to approximately 1.3km under the catchment changes proposed.
- 4.22 Despite its relatively large area, the number of primary age pupils from Section B attending a Council run school is low with 53 in total in 2014, 12 of whom attend St Peter's RC Primary School (adjacent to the proposed new school site) and 37 of whom attend South Morningside Primary School. By contrast, other areas in the northern and western sections of the South Morningside catchment area are more densely populated making it difficult to draw a boundary line that does not divide a single street or include too much of the pupil population.
- 4.23 The inclusion of Section B also provides a greater geographical link between the areas of the South Morningside and James Gillespie's Primary School catchment sections being transferred. Furthermore, the proposed new school may be accessed from this area via Braid Avenue and Woodburn Terrace, avoiding the more congested streets around Morningside Road.
- 4.24 While the walking distances to the new school would be greater for many residents of Section C than at present, the areas selected for transfer have the benefit of being located close to or on the route of the regular number 23 bus service which stops at Morningside Park, opposite the entrance to Canaan Lane. The less regular number 38 service also runs along Cluny Gardens with a stop at Woodburn Terrace.
- 4.25 If these proposals were to be implemented, it would remain the right of pupils in the new school catchment to make placing requests to South Morningside Primary School.

Catchment Change Analysis

- 4.26 Tables 2 and 3 show the impact the proposed catchment changes set out above would have had on the total catchment population and P1 catchment population of Bruntsfield, James Gillespie's, South Morningside and Tollcross Primary Schools had they been applied in each of the last three years.

Table 2: Total Catchment Population 2012-2014; Actual and Adjusted for New School

		2012			2013			2014		
		ND	RC	Total	ND	RC	Total	ND	RC	Total
Bruntsfield	Actual	495	72	567	505	69	574	555	73	628
	Adjusted	466	49	515	465	46	511	518	47	565
James Gillespie's	Actual	423	45	468	470	38	508	509	44	553
	Adjusted	295	32	327	338	26	364	369	32	401
South Morningside	Actual	514	78	592	539	89	628	583	97	680
	Adjusted	334	29	363	352	35	387	371	37	408
To New School		310	84	394	329	89	418	352	98	450
To Tollcross Primary		27	1	28	30	0	30	37	0	37

Table 3: P1 Catchment Population 2012-2014; Actual and Adjusted for New School

		2012			2013			2014		
		ND	RC	Total	ND	RC	Total	ND	RC	Total
Bruntsfield	Actual	98	13	111	76	14	90	92	13	105
	Adjusted	90	7	97	69	10	79	86	9	95
James Gillespie's	Actual	66	5	71	79	7	86	85	4	89
	Adjusted	46	4	50	61	4	65	71	2	73
South Morningside	Actual	73	15	88	89	18	107	97	20	117
	Adjusted	44	8	52	56	6	62	56	8	64
To New School		310	52	14	66	52	19	71	56	18
To Tollcross Primary		27	5	0	5	6	0	6	5	0

Bruntsfield Primary School

4.27 Table 2 illustrates that the catchment changes proposed would reduce the non-denominational catchment population of Bruntsfield Primary School by an estimated average of 35 pupils a year. This is unlikely to reduce the long-term requirement for 21 classes at the school. However, due to the proximity of many residential properties within the Bruntsfield catchment area to the new school site, to exclude Bruntsfield from any catchment changes would result in the new school being located on its catchment boundary with the nearest pupil population aligned with a school considerably further away.

James Gillespie's Primary School

4.28 Table 2 illustrates that in 2014, had the catchment changes under the new school proposal been in place, the non-denominational catchment population would have been 369 pupils – reducing the actual population by 140 pupils (27.5%). With an overall retention rate of 76% in 2014 this would have resulted in a catchment roll of 280 pupils at James Gillespie's Primary School,

significantly lower than the optimum 434 pupil capacity for a 15 class school. The number of catchment pupils captured in 2012 and 2013 would have been 224 and 257 respectively – also significantly lower than the available capacity.

- 4.29 However, Table 3 illustrates significant growth in the actual P1 catchment population between 2012 and 2014. It also shows that, if the proposed catchment changes are applied to the P1 catchment population in 2014, it results in a reduction in the non-denominational catchment population from 85 to 71 pupils. Pressure at neighbouring schools means that fewer placing requests to schools outside the James Gillespie's catchment are being granted. This means that the percentage of non-denominational catchment pupils retained by James Gillespie's Primary School at P1 was 94% in August 2014 compared to 76% for the school as a whole. Accordingly, applying the catchment changes under the new school proposal to the P1 intake in August 2014 would result in an intake of 67 pupils compared to an optimum intake level of 60 pupils for a double stream school.
- 4.30 However, the long-term forecast for the James Gillespie's Primary School catchment area suggests that the P1 intake in 2015 will be a peak with projections to 2021 (based on National Records for Scotland's long-term population projections) suggesting that an annual non-denominational P1 catchment population of approximately 75 should be expected. Table 3 suggests that the catchment changes proposed as part of the new school proposal could reduce the non-denominational P1 catchment population of James Gillespie's Primary School by an average of 17 pupils per year – suggesting a long-term non-denominational P1 catchment population of approximately 58 pupils. Based on a retention rate of 94% this would equate to an estimated 55 P1 pupils compared to an optimal intake of 60 pupils for a double-stream primary school.
- 4.31 Furthermore, it is anticipated that, in the long term, the additional capacity in the area would generate greater pupil flow between the three south Edinburgh primary school catchment populations, reducing the percentage of catchment pupils retained by each school.
- 4.32 However, if growth is not maintained in the James Gillespie's Primary School catchment area in future years or the catchment population (or retention rate) drops, historic pupil flows suggest that it is likely to draw placing requests from neighbouring schools, including Bruntsfield Primary School and Sciennes Primary School, alleviating pressure on these schools.

South Morningside Primary School

- 4.33 Table 2 illustrates that in 2014, had the catchment changes under the new school proposal been in place, the total non-denominational catchment population of South Morningside Primary School would have been 371 pupils – reducing the actual population by 212 pupils (36%). With an overall retention rate of 91% in 2014 this would have resulted in a roll from catchment pupils of 337 pupils - within the optimum capacity of 420 pupils for a 14 class school.

The number of catchment pupils retained in 2012 and 2013 would have been 334 and 352 respectively.

- 4.34 Table 3 illustrates that the proposed catchment change applied to the P1 catchment population would have reduced the non-denominational P1 catchment population from 97 to 56 pupils in August 2014. Pressure at neighbouring schools means that fewer placing requests to other schools are being granted. Accordingly, the percentage of non-denominational catchment pupils retained by South Morningside Primary School at P1 was 98% in August 2014 compared to 91% for the school as a whole. This means that had the catchment changes under the new school proposal been in place, the P1 intake in August 2014 would have been 55 pupils compared to an optimum intake level of 60 pupils for a double stream school.
- 4.35 Accordingly, it is anticipated that the catchment realignment proposed for South Morningside Primary School would result in catchment demand at P1 level of between 50 and 60 pupils on an annual basis allowing some flexibility to respond to growth in the catchment area.
- 4.36 It should be noted that the catchment changes set out in this paper do not affect denominational school catchment areas. Accordingly, pupils living in the catchment of St Peter's RC Primary School would continue to have the right to a place at that school. Equally, the changes proposed in this paper do not affect the catchment arrangements for Bun Sgoil Taobh na Pairce, the Council's Gaelic Medium Primary School or existing secondary school catchment boundaries.

New Primary School

- 4.37 Table 2 illustrates that in 2014 the new school would have had a non-denominational catchment population of 352 pupils while Table 3 illustrates that the new school would have had a P1 catchment population of 56 pupils. This is in keeping with a capacity of 420 pupils and an optimum P1 intake of 60 pupils. Assuming a drop-off to other schools this would suggest that the proposed catchment area would provide a degree of flexibility to support growth.
- 4.38 However, in 2014 nearly 22% of pupils in the new catchment area attend a school in the RC sector, principally St Peter's RC Primary School. This compares with 16% in the existing South Morningside Primary School catchment, 13% in the existing Bruntsfield catchment and 8% in the existing James Gillespie's catchment.
- 4.39 The higher than average percentage of pupils in areas close to St Peter's RC Primary School choosing to attend that school may suggest that, historically, convenience has been a significant factor in many parent's decision to apply for a place at that school. Accordingly, it is possible that a new non-denominational primary school on the site adjacent to St Peter's RC Primary School may have an impact on the number of pupils in this area choosing to attend the RC sector. The impact of a shift back to the non-denominational sector, if this does occur, cannot be quantified but supports the need to retain

some flexibility for growth in the number of non-denominational pupils the new school may be required to support.

Tollcross Primary School

- 4.40 The section of the James Gillespie's Primary School catchment north of Bruntsfield Links has been included in the overall catchment review of the south Edinburgh area for several reasons. Principally it is included because there is a need to reduce the catchment population of James Gillespie's Primary School and the reduction required cannot be fully achieved through realignment of areas in the south of the catchment with a new school. There is also an existing flow of pupils from this area with 27% of the primary age pupil population already attending Tollcross Primary School. Finally, Bruntsfield Links would form an obvious geographical line between the catchments of James Gillespie's and Tollcross Primary Schools.
- 4.41 Under the Scottish Government's Primary School Capacity Guidance issued in October 2014, Tollcross Primary School has been assessed as having a 12 class capacity. In August 2014 it operated with eight classes. Its P1 catchment population in August 2014 was 21 pupils and the provisional data suggests that 19 of the projected P1 intake in August 2015 will be catchment pupils. Accordingly, there is capacity within Tollcross Primary School to support an increase in its catchment population.

Populating a New School

Populating P1 in a new school

- 4.42 On the assumption that the new school could be progressed, funded, constructed and opened by August 2019 the catchment changes set out above would apply from the start of the P1 registration process in November 2018 prior to the opening of the new school in August 2019. A later date of opening would result in a deferral of this, and other, key dates from which the change in catchment areas would be effective.
- 4.43 Pupils eligible to start school in August 2019 and living within the catchment area of the new school when registrations opened in November 2018 would be expected to make a non-catchment placing request if they wished to attend a school other than their new catchment school. Accordingly, it is anticipated that a double stream (two class) intake of P1 pupils would be formed in August 2019 through catchment realignment alone.

Populating P2 to P7 in a new school

- 4.44 In Autumn 2018 the Council would write to the parents and guardians of all P1 to P6 pupils living in the catchment area of the new school, including those attending Bruntsfield Primary School, James Gillespie's Primary School, South Morningside Primary School and all other non-denominational or denominational City of Edinburgh Council primary school offering them a place at the new school for the start of the school year in August 2019.

- 4.45 Parents or carers may choose to refuse this offer of a place. There would be no mandatory transfer for pupils already attending another primary school.
- 4.46 In January 2019 a special meeting of the Children and Families Working Group that meets in January each year as part of the annual P1 and S1 intake process would meet with the Head Teachers of the new school, James Gillespie's Primary School and South Morningside Primary School to establish class organisations for August 2019 based on the number of P1 registrations for each school and the number of pupils from upper stages accepting the offer of a place at the new school.
- 4.47 If the number of pupils accepting the offer of a place at P2 to P7 in the new school exceeds the available capacity, places at the new school would be prioritised for:
- pupils with siblings entering the new school at P1 in August 2019 or with siblings already accepted for transfer to a stage other than P1 in August 2019;
 - pupils attending South Morningside Primary School;
 - pupils attending James Gillespie's Primary School.
- 4.48 Standard processes for the placement of non-catchment pupils making a placing request to the new school for August 2019 would apply, however, places for catchment pupils would be reserved at each stage through the school year. The number of places to be reserved would be determined by the Working Group.
- 4.49 The experience of other local authorities who have opened an entirely new school would suggest that transfer on a voluntary basis is likely to result in an uneven distribution of pupils between year groups with a risk that some stages, especially from P4 to P7, are very small or altogether empty. Accordingly, it should be anticipated that composite classes at upper stages may be necessary.
- 4.50 This would suggest that it is unlikely that the roll at South Morningside Primary School would reduce sufficiently to allow its remaining pupils to be accommodated on the main school site alone. However, while this would result in a requirement to continue to operate an annexe of South Morningside Primary School in classes within the new primary school building(s) until such time as numbers fell sufficiently, it would have the advantage of providing the pupils attending this annexe with the full range of facilities offered by the new school. Accommodating some or all of South Morningside Primary School's P6 and P7 classes here would have the further advantage of providing the newly established school with a sizeable cohort of senior pupils, increasing opportunities for peer interaction.
- 4.51 The temporary annexe arrangements of South Morningside Primary School would continue to operate until such time as the roll at South Morningside reduced to a level sufficient to allow all pupils to be accommodated on the main

school site. The capacity occupied by the new school as an annexe of South Morningside Primary School would have to be a consideration in all pupil placements and the organisation of the new school.

Staffing for a New School

- 4.52 It is anticipated that the majority of the teaching staff and support staff at the new school would be members of the existing South Morningside Primary School and James Gillespie's Primary School staff.
- 4.53 A process to identify which staff would move to the new school would be undertaken in Autumn 2018 prior to offers of transfer being sent to pupils living within the new school's catchment area. Details of this process and additional recruitment requirements for the new school would be the subject of a separate report to the Education, Children and Families Committee in Spring 2018.

Early Years Provision

- 4.54 A review of Early Years provision across the city has identified no requirement for additional Early Years capacity in the south Edinburgh area. Accordingly, the options in this paper propose only minor increases in the net number of nursery places provided. Providing for additional nursery places beyond that required in the area would divert funding away from other areas of the city which do require additional places.
- 4.55 Accordingly, it is proposed that a new school would be built either:
- a. not including a nursery** as part of the new school building due to retention of the existing nursery classes of South Morningside Primary School currently based at Fairmilehead Church Hall;
 - b. including a nursery** as part of the new school building and retaining the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall; or
 - c. including a nursery** as part of the new school building to replace the capacity currently provided by the nursery classes of South Morningside Primary School based at Fairmilehead Church Hall and necessitating the closure of that facility.
- 4.56 If the option approved by Council following the consultation process is Option 1a then no new nursery would be built as part of the new primary school and there would be no change to existing Early Years arrangements. South Morningside Primary School's nursery classes would continue to operate from Fairmilehead Church Hall and would continue to be managed by staff from South Morningside Primary School.
- 4.57 If the option approved by Council following the consultation process is Option 1b then a new nursery would be built with the new primary school and there would be no change to existing Early Years arrangements. South Morningside Primary School's nursery classes would continue to operate from Fairmilehead Church Hall and would continue to be managed by staff from South Morningside Primary School.

- 4.58 If the option approved by Council following the consultation process is Option 1c then a new nursery would be built with the new primary school and this would require the closure of South Morningside Primary School's nursery classes at Fairmilehead Church Hall. Accordingly, under this option South Morningside Primary School would no longer provide nursery places from the end of the academic year prior to the opening of the new school building.
- 4.59 Appendix 15 provides further details and analysis of Options 1a, 1b and particularly Option 1c which would result in the closure of South Morningside Primary School's nursery classes and the establishment of a new nursery at the new school site.

Educational Benefits of Option 1

- 4.60 Under Option 1 a new school would be established in south Edinburgh. While the pupils affected by this proposal attend schools that are highly regarded for the quality of the service they provide for children and families, a new school that relieves pressure on existing school facilities provides the opportunity to enhance the learning and teaching environment for all pupils.
- 4.61 The principal educational advantage of Option 1 is that it addresses sufficiency and suitability issues at all schools in the south Edinburgh area, particularly for South Morningside Primary School.
- 4.62 Under Option 1 all South Morningside Primary School's primary classes would be located on a single site and would reduce to 14 classes. The Council considers that this would provide the following advantages for pupils at South Morningside Primary School:
- A greater sense of togetherness, providing the potential for a stronger shared identity, a unified school ethos and a stronger sense of community.
 - Improved opportunities for peer interactions.
 - Continuity for pupils with no transition required between an annexe and the main school building.
 - Reduced time spent by staff preparing for and 'acclimatising' children to their new environment following transition from the infant annexe to the main school building.
 - Less management time and resources spent physically managing two sites and also developing and sustaining means of maintaining the links and relationships between the two sites.
 - Greater opportunities for collaborative working between staff from infant and senior classes.
 - Greater flexibility in allocating staff time so that visiting staff may be timetabled to suit the whole school.
 - No separation of siblings between two sites.
 - Greater potential for whole school assemblies.

- Greater familiarity for parents and pupils with a smaller staff providing the potential for stronger relationships and greater trust.
 - A smaller, closer school community providing a greater sense of safety and reduced anonymity.
- 4.63 Parents of pupils at South Morningside Primary School would also benefit from the removal of the logistical challenges currently faced by parents when considering drop-off times, pick-up times and attendance at after school clubs.
- 4.64 For pupils from the Bruntsfield, James Gillespie's and South Morningside Primary School catchment sections realigned with a new school, Option 1 would provide access to purpose built facilities. The Councils believe that affected pupils, staff and the wider school community would benefit from access to a modern learning and teaching environment, with facilities designed specifically for a modern curriculum.
- 4.65 The new building would complement the older Deanbank House, allowing children to develop skills for learning, life and work in a range of learning and teaching contexts, something that is promoted under Curriculum for Excellence. The indoor and outdoor learning and play facilities at the new school would be flexible so that children could work together in large or smaller groups, and have access to state of the art ICT. Purpose-built physical education facilities would assist in the delivery of a better quality of two hours of PE as required by Scottish Government's Healthy Living Strategy. A modern building would also be built to support the Council's policy of inclusion.
- 4.66 The availability of a new, purpose built facility including sports facilities could also advantage the local community including St Peter's RC Primary School.
- 4.67 Under Option 1 James Gillespie's Primary School and, to a lesser extent, Bruntsfield Primary School, would experience reduced pressure on their facilities as the rolls drop following realignment of their catchment boundaries and uptake at the new school. This would assist the schools in the delivery of two hours of PE as required by Scottish Government's Healthy Living Strategy. It would also reduce pressure on the schools dining facilities and allow for greater flexibility in the timetabling of General Purpose spaces. The benefits associated with smaller schools, such as greater familiarity for parents and pupils with a smaller staff and a closer school community, would also be applicable.
- 4.68 The principal educational disadvantage of Option 1 is that it proposes wholesale changes to schools which are already high performing and are highly regarded for the quality of the service they provide.
- 4.69 At secondary level pupils in the section of the existing James Gillespie's Primary School catchment area transferring to the new school would continue to feed to James Gillespie's High School. This would mean that pupils in the same classes at the new school would feed to different secondary schools.

4.70 The implications of this are separation of friends between P7 and S1 and a requirement for the new school to form transition relationships with both Boroughmuir High School and James Gillespie's High School.

Capital Works Required

4.71 A construction cost estimate has been prepared by external cost consultants, Morham & Brochie Limited, which shows an indicative capital cost of £12.187m taking into consideration provision for future cost inflation. This cost, which is for options 1b and 1c, includes provision for:

- Demolition of the Oaklands Care Home building;
- Construction of a new eight class school building (including nursery);
- Upgrade of the Deanbank building;
- Upgrade of access; and
- Landscaping to all areas.

4.72 If option 1a was chosen, constructing a new school without a nursery, then the estimated costs would be reduced to £11.315m.

4.73 The cost of the construction work is in addition to the cost of purchasing the site which would apply under both options and is estimated to be £5m.

4.74 In addition there would be a requirement at a future date to demolish the temporary unit at James Gillespie's Primary School and undertake the internal works required to reconfigure the six small classrooms into four larger classroom spaces. The estimated cost of this work is £0.11m. The timescales for this work would be dependent on the roll at James Gillespie's Primary School falling sufficiently to allow it to take place.

Additional Revenue Costs

4.75 A new school would increase the number of primary school establishments in the City from 88 to 89 which would lead to an increase in total costs. This is because, in addition to the additional teaching and support staff, there would be a requirement to create and fill all the management and non-teaching staff positions associated with running a separate primary school. These positions would include a Head Teacher, a Business Manager, admin/clerical staff, dining room staff and janitorial staff.

4.76 Some of these costs may be offset against the costs currently incurred for the dining staff, admin/clerical staff and janitorial staff at the Deanbank temporary annexe of South Morningside Primary School.

4.77 Reduced rolls at South Morningside Primary School and James Gillespie's Primary School would also result in a reduction in the number of promoted positions at these schools however, for the most part, the positions created at a new school would be new and would require that additional annual revenue costs be provided for in the Children and Families revenue budget.

- 4.78 The creation of a new school building would also result in additional building running, maintenance and repair costs for the school estate.
- 4.79 The additional revenue costs for Options 1a, 1b and 1c are set out in full in **Appendix 14**. These figures include an estimated average annual repairs spend based on previous experience of new school buildings. The maintenance burden for the building is likely to be low in the short to medium term but would increase over time.

Community Issues

- 4.80 Research on practices adopted in other authorities leading up to the opening of an entirely new school has highlighted the value in appointing the Head Teacher at least six months before the new school opens. This would allow the Head Teacher to take time to appoint staff, oversee the completion and occupation of the building and take a leading role in establishing relationships within the new school community including with the potential parent body and promoting the school to its potential users and community. This could play a significant part in increasing the number of parents willing to transfer their child from existing schools to the new school.
- 4.81 A significant consultee from the outset of this consultation process through to the operation of the new school would be the school community of St Peter's RC Primary School. The location of the new school on the site directly adjacent to St Peter's would provide significant opportunities for collaborative working between pupils and staff and the sharing of resources.

5 Option 2 – Increase the Capacity of South Morningside Primary School

Option Description

- 5.1 Expand the capacity of South Morningside Primary School to four streams by undertaking a catchment review with Bruntsfield Primary School and James Gillespie's Primary School and establishing a permanent annexe of South Morningside Primary School accommodating nursery to P3 stages on the sites of the existing Deanbank temporary annexe and the Oaklands Care Home on Canaan Lane.

Option Summary

- A new building would be constructed on the combined Deanbank temporary annexe and the Oaklands Care Home site to expand the existing annexe of South Morningside Primary School to accommodate all nursery to P3 pupils.
- The new building would include gym, dining and office facilities and the new 40/40 nursery.
- The Deanbank House building would be retained and upgraded and form part of the new school's accommodation.

- The catchment area of South Morningside Primary School would be extended to incorporate the southern section of James Gillespie's Primary School's catchment area and the area of Bruntsfield Primary School's catchment immediately adjacent to the Deanbank temporary annexe site.
- The northern tip of the James Gillespie's catchment area would be realigned with Tollcross Primary School.
- The date from when the catchment changes would be effective is the school year at the start of which the new permanent annexe could be completed and opened and is entirely dependent on when that happens; the pupil registration process would be progressed on that basis. P1 pupils living in the affected sections of the James Gillespie's and Bruntsfield Primary School catchment areas would register at South Morningside Primary School from the preceding November.
- No transfer process for pupils in upper year groups would be undertaken – roll reduction at Bruntsfield and James Gillespie's Primary Schools and population of the new capacity at South Morningside Primary School would be achieved through catchment change affecting only future P1 intakes.
- Options 1a, 1b, 1c and 2 would involve the transfer of parts of existing primary school catchment areas to different primary school catchments which introduces the potential issue of younger siblings of pupils currently in one primary school possibly being required to attend a different primary school from elder brother/sister in the future.
- Whilst it is not considered feasible to provide a guarantee regarding siblings under Options 1a, 1b, 1c and 2 in certain circumstances priority would be applied to siblings. In future, after meeting catchment needs, younger siblings of pupils at any primary school (but not any associated nursery) which is subject to a change of catchment area who attended the school at the time of the decision on catchment change and were, at that time, resident in the parts of that primary school proposed for transfer would be given priority for placing requests into that primary school in future. This policy would apply for a full primary school cycle (i.e. seven years) but would only apply if, when the younger sibling was entering P1, he/she continued to be resident in the parts of the primary school catchment from which transfer had previously been approved and an elder sibling is still a pupil at that primary school.
- James Gillespie's Primary School would be reduced to double stream (15 classes) with the removal of the temporary unit and reconfiguration of smaller classes being possible subject to rolls falling to appropriate levels.
- South Morningside Primary School's nursery classes would be relocated from the Fairmilehead Church to the new annexe building.
- The capacity on the South Morningside Primary School main school site would be extended by one classroom to allow four classes at each year group from P4-P7 to be accommodated.

- No changes would be made to existing secondary school catchment boundaries. James Gillespie's High School would continue to be the catchment secondary school for pupils attending the expanded South Morningside Primary School from the former James Gillespie's Primary School catchment area while Boroughmuir High School would continue to be the catchment secondary school for all other South Morningside Primary School pupils including those attending from the former Bruntsfield Primary School catchment areas. Tollcross Primary School is currently a feeder primary school to James Gillespie's High School and so there would also be no change of secondary school for pupils from the northern tip of the James Gillespie's Primary School catchment area realigned with Tollcross Primary School.

Implications

- 5.2 This section considers the implications and practicalities of implementing an option to increase the capacity of South Morningside Primary School by creating a permanent annexe for the school on the combined existing Deanbank temporary annexe and the Oaklands Care Home site which would involve four main elements:
- 1 The establishment of a permanent 14 class annexe of South Morningside Primary School on the combined Deanbank and Oaklands Care Home site;
 - 2 The realignment of catchment boundaries to meet capacity objectives and create a catchment area for South Morningside Primary School.
 - 3 Relocation of all P1 to P3 pupils of South Morningside Primary School to the new annexe;
- 5.3 Relocation of South Morningside Primary School's nursery classes to the new annexe building from the Fairmilehead Church building.
- 5.4 Secondary school provision would remain unaffected by this option. Accordingly, the catchment boundaries currently in place for secondary schools would remain as they are. This means that primary pupils in the section of the James Gillespie's Primary School catchment that is realigned with South Morningside Primary School would continue to feed into James Gillespie's High School while pupils in the existing South Morningside and Bruntsfield Primary School catchment areas would continue to feed into Boroughmuir High School. Tollcross Primary School is currently a feeder primary school to James Gillespie's High School and so there would also be no change of secondary school for pupils from the northern tip of the James Gillespie's Primary School catchment area realigned with Tollcross Primary School.
- 5.5 As this proposal allows natural expansion of the South Morningside Primary School roll, no transfer of pupils or staff is required and it is assumed that the management structures of the school would be largely unaffected.

Establishing a Permanent Annexe of South Morningside Primary School

- 5.6 The location and site proposed for the expanded and permanent annexe of South Morningside Primary School is the same combined Deanbank Resource

Centre and Oaklands Care Home site as described for the option to create a new primary school under Options 1b and 1c.

- 5.7 Accordingly, the timescales for the delivery of the permanent annexe, particularly the new building which would be required, are dependent upon a new care home being funded and delivered on an alternative site before the Oaklands site could be vacated. As these timescales are unknown at this time, the indicative timescales set out in this paper are subject to this new provision being made prior to the start of construction of the new annexe building.
- 5.8 The requirement to accommodate four streams at P1 to P3 means that the new annexe site would need at least 13 classes (allowing five P1 classes, four P2 classes and four P3 classes). It would effectively be a double stream primary school and would include all the facilities associated with a separate school: a gym hall, a dining hall, all the required general purpose and support spaces, cloakroom space, etc. It would also include a new 40/40 nursery.
- 5.9 Accordingly, the feasibility study undertaken for Options 1b and 1c to consider how a new school, including the new building with nursery which would be required to supplement the accommodation provided by the Deanbank building, could be created on the combined Oaklands and Deanbank site is also applicable to Option 2. The indicative site layout is shown in Appendix 4.
- 5.10 There would also be a requirement under Option 2 to extend the capacity of the South Morningside main site by one classroom in order to accommodate four classes at each stage from P4 to P7. This would require that the school building on the main school site be extended by one additional classroom. This would have the disadvantage of reducing the playground area. As the requirement would be for a single room it is likely the main school building would be physically extended rather than constructing a separate building.

Catchment Realignment Overview

- 5.11 Under Option 2 the catchment area of South Morningside Primary School would increase in size to accommodate sections of the existing Bruntsfield and James Gillespie's Primary School catchment areas. The location of the school building, existing pupil flows, obvious geographical boundaries, public transport links and distances to and from a school are all factors taken into account when establishing new catchment boundaries. However, the principal driver is to ensure that the catchment populations for each of the schools affected are appropriate to the proposed capacity.
- 5.12 Under Option 2 the sections of the Bruntsfield and James Gillespie's Primary School catchment areas proposed for realignment are the same as proposed under Option 1. However, rather than being realigned with a new school, under Option 2 the southern area of the James Gillespie's catchment area would be realigned with an expanded South Morningside Primary School. The section of James Gillespie's Primary School catchment north of Bruntsfield Links would be realigned with Tollcross Primary School as proposed under Option 1.

- 5.13 This catchment realignment would, over a period of time, reduce the catchment population of James Gillespie's Primary School to a level consistent with a double stream (15 class) capacity and reduce pressure on Bruntsfield Primary School. The corresponding increase in the catchment area of South Morningside Primary School would create a catchment population appropriate for a four stream primary school. The proposed catchment changes are shown in Appendix 9.
- 5.14 However, Option 2 splits South Morningside Primary School across two sites and, under this proposal, pupils from the sections of Bruntsfield and James Gillespie's catchment areas which would be realigned with the South Morningside Primary School catchment area would be required to attend P4 to P7 classes at the main South Morningside Primary School site.
- 5.15 Appendices 10 and 11 compare the current and proposed routes and travel distances for pupils in the sections of the Bruntsfield and James Gillespie's catchment areas proposed for realignment with South Morningside Primary School. They show that the distance pupils from these realigned areas would be required to travel to their catchment school would be less than at present for P1 to P3 pupils and similar to existing distances when they reached P4 to P7 stages.

Catchment Change Analysis

- 5.16 Tables 4 and 5 (below) show the impact the proposed catchment changes set out above and in Appendix 9 would have had on the total catchment population and P1 catchment population of Bruntsfield Primary School, James Gillespie's Primary School, South Morningside Primary School and Tollcross Primary School had they been applied in each of the last three years.
- 5.17 As the catchment sections proposed for realignment are the same as under Option 1 the impact of the changes on Bruntsfield Primary School and James Gillespie's Primary School is the same as for Option 1.

Table 4: Total Catchment Population 2012-2014; Actual and Adjusted for Expanded South Morningside Primary School

		2012			2013			2014		
		ND	RC	Total	ND	RC	Total	ND	RC	Total
Bruntsfield	Actual	495	72	567	505	69	574	555	73	628
	Adjusted	466	49	515	465	46	511	518	47	565
James Gillespie's	Actual	423	45	468	470	38	508	509	44	553
	Adjusted	295	32	327	338	26	364	369	32	401
South Morningside	Actual	514	78	592	539	89	628	583	97	680
	Adjusted	671	114	785	711	124	835	760	135	895
To Tollcross Primary		27	1	28	30	0	30	37	0	37

Table 5: P1 Catchment Population 2012-2014; Actual and Adjusted for Expanded South Morningside Primary School

		2012			2013			2014		
		ND	RC	Total	ND	RC	Total	ND	RC	Total
Bruntsfield	Actual	98	13	111	76	14	90	92	13	105
	Adjusted	90	7	97	69	10	79	86	9	95
James Gillespie's	Actual	66	5	71	79	7	86	85	4	89
	Adjusted	46	4	50	61	4	65	71	2	73
South Morningside	Actual	73	15	88	89	18	107	97	20	117
	Adjusted	101	22	123	114	25	139	117	26	143
To Tollcross Primary		27	5	0	5	6	0	6	5	0

5.18 It should be noted that none of the proposed catchment changes would affect denominational school catchment areas. Accordingly, pupils living in the catchment of St Peter's RC Primary School would continue to have the right to request a place at that school. Equally, the changes proposed in this paper do not affect the catchment arrangements for Bun Sgoil Taobh na Pairce, the Council's Gaelic Medium Primary School.

South Morningside Primary School – Impact of Catchment Changes

5.19 Under Option 2 there would be no change to any existing areas of the South Morningside catchment. All pupils currently attending South Morningside Primary School would continue to do so. However, the catchment boundary of South Morningside Primary School would be extended north and east to incorporate sections of the existing Bruntsfield and James Gillespie's Primary School catchment areas.

5.20 Table 4 illustrates that in 2014, had the catchment changes under the new school proposal been in place, the total non-denominational catchment population of South Morningside Primary School would have been 760 pupils – increasing the catchment population by 177 pupils (30%). With an overall retention rate of 91% in 2014 this would have resulted in a roll from catchment pupils alone of 692 pupils, within the optimum capacity of 840 pupils for a four stream (29 class) school. The number of catchment pupils captured in 2012 and 2013 would have been 611 and 647 respectively.

5.21 Table 5 illustrates that in 2014, had the proposed catchment change been applied to the non-denominational P1 catchment population, it would have increased from 97 to 117 pupils. South Morningside Primary School had a P1 capture rate of 98% in August 2014 compared to 91% for the school as a whole. This means that had the catchment changes under the new school proposal been in place, the P1 intake in August 2014 would have been 115 pupils, within the 120 pupil optimum intake level appropriate for a four stream school.

5.22 Accordingly, it is anticipated that the catchment realignment proposed for South Morningside Primary School would result in catchment demand at P1 level of between 99 and 120 pupils on an annual basis allowing some flexibility to respond to growth in the catchment area.

Populating an Expanded South Morningside Primary School

5.23 There would be no requirement for pupils to transfer from either Bruntsfield or James Gillespie's Primary Schools to South Morningside Primary School.

5.24 The catchment changes proposed would apply only to P1 pupils from the realigned sections of the Bruntsfield and James Gillespie's Primary School catchments.

5.25 The date from when the catchment changes would be effective is the school year at the start of which the new permanent annexe could be completed and opened and is entirely dependent on when that happens; the pupil registration process would be progressed on that basis. P1 pupils living in the affected sections of the James Gillespie's and Bruntsfield Primary School catchment areas would register at South Morningside Primary School from the preceding November.

5.26 It is anticipated that it would take several years for the new annexe to reach its classroom capacity and for James Gillespie's Primary School to reduce to a 15 class organisation.

Staffing an Expanded South Morningside Primary School

5.27 Staffing arrangements would be largely unchanged from those currently in operation. Standard staffing allocation procedures would apply and it is anticipated that the staff roll at James Gillespie's Primary School would reduce while South Morningside Primary School's staff would grow as their respective rolls changed.

Early Years Provision

5.28 A new 40/40 nursery would be built. South Morningside Primary School's nursery classes would relocate from the Fairmilehead Church hall in which they are currently located to the new building. This would result in a modest increase in the number of places available in the area and would allow the lease for the church hall at Fairmilehead to be ended thus removing the risk to service continuity which exists by relying on using leased accommodation.

5.29 The advantages and disadvantages of the relocation of South Morningside Primary School's nursery classes to the combined Deanbank and Oaklands site are considered in detail, together with analysis of Early Years provision in the area, in [Appendix 15](#).

Educational Benefits of Option 2

5.30 The principal educational advantages of Option 2, expanding the capacity of South Morningside Primary School, is that it builds on the existing strengths of South Morningside Primary School but provides greater opportunities for pupils,

staff and school users with access to purpose built facilities. Specifically, the Council considers that Option 2 would provide the following advantages:

- The increased number of staff would provide opportunities for pupils to take part in a wider range of curricular and extra-curricular activities due to the availability of the broader range of skills and talents of an increased staff team.
- Pupils would benefit from exposure to a broader range of teaching styles and greater opportunities for specialist tuition and support.
- A larger cohort of pupils at the current Deanbank temporary annexe would provide greater flexibility to group children for learning and teaching so that learning activities could be more closely aligned with children's needs.
- Learners, staff and other school users would benefit from an improved learning and teaching environment through access to modern, built for purpose facilities and spaces.
- The increased number of staff would benefit the school as a whole through the greater flexibility to deploy staff according to the needs of children.
- A larger roll would provide pupils with greater opportunities to develop friendships and develop social skills.
- Pupils and staff would benefit from the broader range of expertise within the schools staff and greater opportunities to share effective practice.
- Pupils would benefit from opportunities to experience a wider range of learning and teaching approaches.
- The increased roll would result in a larger management team providing additional support to promote the school's improvement agenda.
- The increased roll would provide greater leadership opportunities for pupils and increase the roles and responsibilities of the school's Pupil Council.
- The larger parent population would provide greater strength and depth for the Parent Council, increasing the numbers of parent volunteers and resources available.

5.31 Under Option 2 South Morningside Primary School would become Edinburgh's only four stream school. However, as it would be split across two sites with a junior school and a senior school, this provides the benefits of a large school without overwhelming pupils or congesting external areas. A larger cohort of pupils on the annexe site for a longer period of time would offer pupils the potential for greater social diversity and choice in an environment that would effectively be a school in its own right rather than a 'satellite' facility. A managed transition between the annexe and the main site would provide pupils with experience and resilience for the transfer between primary and secondary.

5.32 Under Option 2 pupils, staff and the wider school community would benefit from access to a modern learning and teaching environment, with facilities designed specifically for a modern curriculum. The new building would complement the

older, allowing children to develop skills for learning, life and work in a range of learning and teaching contexts, something that is promoted under Curriculum for Excellence. The indoor and outdoor learning and play facilities at Deanbank would be flexible so that children can work together in large or smaller groups, and have access to state of the art ICT. The enhanced provision of physical education facilities would assist in the delivery of a better quality of two hours of PE as required by the Scottish Government's Healthy Living Strategy. A modern building would also be built to support the Council's policy of inclusion.

- 5.33 The co-location of the nursery classes with P1, P2 and P3 classes on the annexe site would allow the school to improve transition arrangements between nursery and P1 and allow nursery and primary staff greater opportunities to collaborate and improve all children's learning experiences. A new, purpose built, nursery facility on the Deanbank site would provide a brighter and more attractive environment for learning and teaching and would improve the security and safety of nursery pupils.
- 5.34 The availability of a new, purpose built facilities including sports facilities could also advantage the wider school community such as through increased provision for after school clubs and greater opportunities for whole school assemblies on the annexe site. This would also promote greater interaction between older and young year groups. The availability of new facilities could also benefit the wider community including St Peter's RC Primary School further developing South Morningside Primary School's links in this community.
- 5.35 The principal educational disadvantage of Option 2 is that it makes permanent the temporary split site arrangement currently being managed by South Morningside Primary School. This creates challenges in developing sustainable peer interactions, in maintaining a unified school ethos, in encouraging collaborative working between staff and in allocating staff time. Furthermore, it potentially separates siblings and presents more of a logistical challenge for parents when considering drop-off times, pick-up times and attendance at after school clubs.
- 5.36 At secondary level pupils in the section of the existing James Gillespie's Primary School catchment area transferring to South Morningside Primary School would continue to feed to James Gillespie's High School. This would mean that pupils in the same classes at South Morningside Primary School would feed to different secondary schools. The implications of this would be the separation of friends between P7 and S1 and a requirement for South Morningside Primary School to form transition relationships with both Boroughmuir High School and James Gillespie's High School.

Capital Works Required

- 5.37 A construction cost estimate has been prepared by external cost consultants, Morham & Brothie Limited, which shows an indicative capital cost for the project of £12.187m taking into consideration provision for future cost inflation. This cost includes provision for:

- Demolition of the Oaklands Care Home building;
- Construction of a new eight class school building (including nursery);
- Upgrade of the Deanbank building;
- Upgrade of access; and
- Landscaping to all areas.

5.38 The cost of the construction work is in addition to the cost of purchasing the site, estimated to be £5m.

5.39 In addition there would be a requirement at a future date to demolish the temporary unit at James Gillespie's Primary School and undertake the internal works required to reconfigure the six small classrooms into four larger classroom spaces. The estimated cost of this work is £0.11m. The timescales for this work would be dependent on the roll at James Gillespie's Primary School falling sufficiently to allow it to take place.

5.40 Furthermore, Option 2 would require the provision of an additional classroom on the main South Morningside Primary School site to allow the 16 classes necessary to support four stream of P4-P7 pupils to be accommodated. This would require that the existing school building be extended. The estimated cost of this extension would be £tbc.

Additional Revenue Costs

5.41 Option 2 would not increase the number of schools in the city. The staff required to operate an annexe of South Morningside Primary School are already in place by virtue of the existing Deanbank temporary annexe. The growth in the number of staff to support the larger pupil roll at South Morningside Primary School would be necessary regardless of the solution put in place and would be offset by a corresponding reduction in the staffing levels at James Gillespie's Primary School.

5.42 The new annexe building would result in additional building running, maintenance and repair costs for the school estate.

5.43 The additional revenue costs for Option 2 are set out in full in [Appendix 14](#). These include an estimated average annual repairs spend based on previous experience of new school buildings. The maintenance burden for the building is likely to be low in the short to medium term but would increase over time.

5.44 The leases for both the existing Deanbank temporary annexe building and the church hall at Fairmilehead would no longer be required representing revenue cost savings for the Council.

Community Issues

5.45 A significant consultee from the outset of this consultation process through to the operation of the new annexe would be the school community of St Peter's RC Primary School. The location of the annexe on the site directly adjacent to

St Peter's would provide significant opportunities for collaborative working between pupils and staff and the sharing of resources.

6 Option 3 – Maintain and Improve Existing Arrangements

Option Description

6.1 Maintaining and improving existing accommodation arrangements by permanently establishing South Morningside Primary School's existing Deanbank temporary annexe but also including the provision of a new gym, the relocation of South Morningside Primary School's nursery to the Deanbank site and a minor catchment change to incorporate the combined site of the existing temporary Deanbank temporary annexe and the Oaklands Care Home within the South Morningside Primary School catchment area.

Option Summary

- A new 40/40 nursery building and a gym hall would be constructed adjacent to the Deanbank building using part of the Oaklands care home site.
- South Morningside Primary School's nursery classes would be relocated from the Fairmilehead Church to the new nursery on the expanded Deanbank site.
- The Deanbank temporary annexe of South Morningside Primary School would be retained with further minor upgrade undertaken to meet the requirements of a permanent building.
- The catchment area of South Morningside Primary School would be extended to incorporate the combined Deanbank and Oaklands site. The only properties affected by the change would be the Deanbank and Oaklands buildings. No residential properties would change catchment.
- The opportunity would also be taken to address an anomaly in the James Gillespie's and Bruntsfield Primary School catchment boundary which currently results in the boundary dissecting the St Peter's RC Primary School site rather than running around its perimeter.
- No change would be made to James Gillespie's Primary School's existing accommodation.
- No change would be made to the accommodation on South Morningside Primary School's main site.
- No changes would be made to existing secondary school catchment boundaries or transfer arrangements.

Implications

6.2 This section considers the implications and practicalities of maintaining the existing accommodation arrangements at Bruntsfield Primary School and James Gillespie's Primary School and maintaining and improving the existing

South Morningside Primary School accommodation regarding which there are three main elements:

- 1 The establishment of South Morningside Primary School's Deanbank temporary annexe as permanent accommodation for P1 and P2 pupils from South Morningside Primary School but with additional facilities;
 - 2 Minor realignment of the existing South Morningside Primary School catchment boundary to incorporate the combined Deanbank and Oakland site. The opportunity would also be taken to address an anomaly in the James Gillespie's and Bruntsfield Primary School catchment boundary which currently results in the boundary dissecting the St Peter's RC Primary School site rather than running around its perimeter;
 - 3 Relocation of South Morningside Primary School's nursery class to a new facility on an expanded annexe site.
- 6.3 The minor change to the primary school catchment boundaries would also be made to secondary school catchment boundaries. However, the proposal would affect only the combined Deanbank and Oakland site and no other properties would be affected. This means that primary pupils in the James Gillespie's Primary School catchment area would continue to feed into James Gillespie's High School while pupils in the South Morningside Primary School catchment area would continue to feed into Boroughmuir High School.
- 6.4 As this proposal maintains existing capacity arrangements, no transfer of pupils or staff would be required.

Establishing Deanbank as a Permanent Annexe of South Morningside Primary School

- 6.5 Under Option 3 a new 40/40 nursery building and a gym hall would be constructed adjacent to the existing Deanbank temporary annexe using part of the Oaklands care home site.
- 6.6 Appendix 12 illustrates how the new nursery and gym buildings could be accommodated on an expanded Deanbank temporary annexe site. As part of the works, minor upgrade works would take place at Deanbank House to ensure that its mechanical and electrical installations and fire protection systems were appropriate for its status as a permanent building.
- 6.7 The new gym hall and the new nursery would be erected as separate buildings to the east of the site. The existing vehicular access would be maintained and upgraded.
- 6.8 Due to the reduced level of accommodation provided under Option 3, some of the Oaklands site would be surplus to requirements and would be sold to reduce the overall cost to the Council.
- 6.9 It would be the intention to have the new nursery and gym hall operational as soon as possible with the works required taking place over three phases. The timescales for the delivery of the new facilities would be dependent upon a new care home being funded and delivered on an alternative site before the

Oaklands site could be vacated. As these timescales are unknown at this time, the indicative timescales set out in this paper are subject to this new provision being made prior to the start of construction of the new annexe building.

6.10 An indicative proposal for the phasing of the construction would be as follows:

- *Phase 1: Construct new nursery and gym buildings*

During phase 1 the Oaklands site would be isolated from the Deanbank site to allow the new nursery and gym buildings to be constructed whilst maintaining the operation of South Morningside Primary School's Deanbank temporary annexe. Accordingly, there would be no requirement for decant of the pupils from the Deanbank temporary annexe. It is estimated that the duration of this phase would be eight months.

- *Phase 2: Construct hard standing, access and car parking and undertake initial upgrade works to Deanbank House*

During phase 2, the access route which had previously not been part of the building site in order to maintain access to the Deanbank temporary annexe building during Phase 1 would be reconfigured to form the hard standing, access routes and new car parking.

The initial upgrade works to Deanbank House would also be undertaken together. It is estimated that the duration of this phase would be three months with the majority of the work undertaken during the summer break otherwise a disruptive and expensive decant to temporary accommodation would be required.

- *Phase 3: Upgrade works to Deanbank House*

Any further upgrade works required to Deanbank House which could not be completed in the time available before the necessity to open the new school would be progressed in the next available school holiday periods; this may require any substantive works to be undertaken over several future summer holiday periods.

Catchment Realignment

6.11 Under Option 3 there would be only a minor catchment realignment to bring the combined Deanbank and Oaklands site into the South Morningside Primary School catchment area. The opportunity would also be taken to address an anomaly in the James Gillespie's and Bruntsfield Primary School catchment boundary which currently results in the boundary dissecting the St Peter's RC Primary School site rather than running around its perimeter. A map illustrating the extent of the proposed changes is included at Appendix 13.

6.12 As the catchment change proposed would affect only non-residential sites within the Council's ownership, there would be no change to the catchment populations of Bruntsfield Primary School, James Gillespie's Primary School or South Morningside Primary School.

Early Years Provision

- 6.13 A new 40/40 nursery would be built as part of Option 3. This would be separate from the Deanbank temporary annexe building. South Morningside Primary School's nursery classes would relocate from the Fairmilehead Church hall in which they are currently located to the new building. This would result in a small increase in the number of places available in the south Edinburgh area and would allow the lease for the church hall at Fairmilehead to be ended.

Educational Benefits of Option 3

- 6.14 The principal educational advantage of maintaining existing accommodation arrangements is that it offers a continuation of the high standard of education already available at schools in the south Edinburgh area.
- 6.15 The main beneficiaries would be the pupils from South Morningside Primary School attending the existing Deanbank temporary annexe and South Morningside Primary's nursery classes. Option 3 offers considerable educational advantages to nursery and infant classes by delivering improved internal and external learning and play environments and by providing purpose built physical education facilities enhancing the schools ability to meet the require two hours of PE per week.
- 6.16 The co-location of the new nursery with P1 and P2 classes on the annexe site would allow the school to improve transition arrangements between nursery and P1 and allow nursery and primary staff greater opportunities to collaborate and improve all children's learning experiences.
- 6.17 The availability of a new, purpose built gym hall could also advantage the wider school community such as through increased provision for after school clubs or whole school assemblies on the annexe site. This would also promote greater interaction between older and young year groups. The availability of a new gym hall could also benefit the wider community including St Peter's RC Primary School further developing South Morningside Primary School's community links in this area.
- 6.18 The principal educational disadvantage is that it would make permanent the split site arrangement currently being managed by South Morningside Primary School. This creates challenges in developing peer interactions, in maintaining a unified school ethos, in encouraging collaborative working between staff and in allocating staff time. Furthermore, it would potentially separate siblings and presents more of a logistical challenge for parents when considering drop-off times, pick-up times and attendance at after school clubs.

Capital Works Required

- 6.19 A construction cost estimate for Option 3 has been prepared by external cost consultants, Morham & Brochie Limited, which shows an indicative capital cost for the project of £4.587m taking into consideration provision for future cost inflation. This cost includes provision for:
- Demolition of the Oaklands Care Home building;

- Construction of a new 40/40 nursery and a gym hall;
- Upgrade of the Deanbank building;
- Upgrade of access; and
- Landscaping to all areas.

6.20 The cost of the construction works is in addition to the cost of purchasing the combined Deanbank and Oaklands site, estimated to be £5m. This cost would be reduced by the proceeds from the disposal of the area of the combined site which would be surplus to requirements which has an estimated value of £#m.

Additional Revenue Costs

6.21 Option 3 would result in no changes to existing staffing arrangements.

6.22 The new nursery and gym buildings would result in additional building running, maintenance and repair costs for the school estate. However, Under Option 3 the leases for both the Deanbank temporary annexe building and the church hall at Fairmilehead would no longer be required which would represent a revenue cost saving to the Council.

6.23 The additional revenue costs for Option 3 are set out in full in Appendix 14. These figures include an estimated average annual repairs spend based on previous experience of new nursery and gym buildings. The maintenance burden for the buildings is likely to be low in the short to medium term but would increase over time.

Community Issues

6.24 A significant consultee from the outset of this consultation process through to the operation of a permanent annexe of South Morningside Primary School would be the school community of St Peter's RC Primary School. The location of the annexe on the site directly adjacent to St Peter's would provide significant opportunities for collaborative working between pupils and staff and the sharing of resources.

7 Planning and Transport

Planning Considerations

7.1 Deanbank House was built circa 1912. While the building is not listed, due to its location within the Grange Conservation area Planning have advised that, regardless of the option developed, they would expect the Deanbank House building to be retained. The demolition of unlisted buildings (such as Deanbank House) which are considered to make a positive contribution to a conservation area is only permitted where the proposals may be justified by the condition of the building, the conservation deficit, the adequacy of efforts made to retain the building and the relative public benefit of the demolition.

7.2 Children and Families believes this represents a significant risk to the delivery of any option which would result in, or require, the demolition of the Deanbank

House building. Accordingly, all options considered in this paper retain the Deanbank building as a part of the final design solution. The Oaklands Care Home building is not of historic interest and all options considered would require, and assume, its demolition.

- 7.3 Planning has advised that particular consideration would be required to the trees on the Deanbank and Oaklands sites. Trees within a conservation area are covered by the Town and Country Planning (Scotland) Act 1997. This Act requires that Planning be given advance notice of the intention to uproot, fell or lop trees in a conservation area. Accordingly, in developing the outline designs for all options in this paper the impact on the trees has been kept to a minimum.
- 7.4 A full survey of the trees on the Deanbank and Oaklands sites to assess their importance as wildlife habitats would be undertaken as part of the design process and would form part of the final planning submission. A separate bat survey of the trees and buildings on the site would also be undertaken.
- 7.5 Following advice from Planning, all options in this paper seek to minimise the impact on the stone walls which form the perimeter of the Deanbank and Oaklands sites, particularly along Canaan Lane. Accordingly, the designs developed retain the Deanbank House access road as their vehicular access point. Inside the site, the large stone walls between Deanbank House and the Oaklands Care Home would also be preserved where possible.

Transport

- 7.6 The Deanbank and Oaklands sites are located directly adjacent to St Peter's RC Primary School and may be accessed by vehicles and by pedestrians from Canaan Lane to the south and by pedestrians only from Falcon Road to the north. The roads surrounding St Peter's RC Primary School, including Canaan Lane, are already within a 20mph zone and as such include a number of measures allowing children safe access to the combined Deanbank and Oaklands site. Canaan Lane is a one way, traffic calmed, 20mph zone with a zebra crossing close to its junction with Woodburn Terrace. Canaan Lane is also a cycle route.
- 7.7 All options would provide for staff and visitor parking on the Deanbank site. However, it is not Council policy to specifically provide drop-off zones for parents and carers.
- 7.8 Under Options 1a, 1b and 1c while the number of pupils attending the Deanbank and Oaklands sites would increase, the proposed catchment area of the new school would ensure that the majority of pupils could access their new school via public transportation with much of the catchment population within walking distance of it. This is likely to make it easier to encourage pupils and parents or carers to walk, cycle or scoot to school.
- 7.9 Furthermore, the new school would not result in an increase in the number of younger pupils (nursery to P2) attending the combined Deanbank and Oaklands sites, parents of whom are more likely to consider using a car to drop-off their child at school or nursery. Option 1a, 1b and 1c would also have the advantage

of removing South Morningside Primary School's split site reducing the need for parents using a car to drive between sites.

7.10 This would not be the case under Option 2 which would retain South Morningside's existing split site arrangement and would result in a significant increase in the number of younger pupils on the combined Deanbank and Oaklands sites. As Option 3 also includes the relocation of the nursery to the Deanbank site it too would increase the number of younger pupils on the combined Deanbank and Oaklands sites.

7.11 Accordingly, both Options 2 and 3 may result in an increase in the number of parents likely to consider using a car to drop-off their child at school or nursery. However, as Options 2 and 3 result in only older pupils being located at the main South Morningside Primary School site, it is anticipated that there would be a corresponding reduction in the number of parents likely to consider using a car to drop-off their child there.

7.12 A review of traffic management will be undertaken regardless of the option progressed and this will include an evaluation of the success or otherwise of the temporary road closures scheme being piloted at St Peter's RC Primary School.

8 Financial Considerations

8.1 The estimated total capital and annual recurring revenue costs associated with each option, which are set out in detail in sections 4, 5 and 6 and in [Appendix 14](#), are summarised in Table 6.

Table 6: Cost Summary

	Option 1a £'000	Option 1b £'000	Option 1c £'000	Option 2 £'000	Option 3 £'000
Capital Construction	11,315	12,187	12,187	12,187	4,587
New space at South Morningside Primary	-	-	-	tbc	-
Works at James Gillespie's Primary	110	110	110	110	-
Site Acquisition	tbc	tbc	tbc	tbc	tbc
Part site disposal proceeds	-	-	-	-	tbc
Estimated Total Capital Costs	tbc	tbc	tbc	tbc	tbc
	Option 1a £'000	Option 1b £'000	Option 1c £'000	Option 2 £'000	Option 3 £'000
Estimated Annual Recurring Revenue Costs	tbc	tbc	tbc	tbc	tbc

Funding

- 8.2 In a report to Council on 25 September 2014 regarding [Future Investment in the School Estate](#) through a Wave 4 Programme, the first priority for capital investment was identified as being the funding necessary to respond to the challenges of primary school rolls in the City including a resolution to the long term accommodation pressures in the south Edinburgh area.
- 8.3 On completion of the statutory consultation and the agreement by Council of the option to be progressed, the identification and approval of the required capital and revenue funding would require to be considered by Council as part of future Council budget processes.
- 8.4 There is currently no provision in the Council Capital Investment Programme to 2019/20 for any capital funding relating to the delivery of any of the options set out in this paper nor is there provision in the Children and Families revenue budget for the associated revenue costs.

9 Indicative Construction Timescales

- 9.1 The timescales for the delivery of the new facilities are entirely dependent upon a new care home being funded and delivered on an alternative site before the Oaklands site could be vacated and also the necessary funding being approved and provided to deliver the project.
- 9.2 Table 7 sets out, for each option, the indicative construction timescales which would apply based on an assumed date of initiation of Council approval on 4 February 2016 to completion of all works required. These timescales assume, and are subject to the combined site being available prior to the start of construction.
- 9.3 The timescales for Option 1c, which would involve the closure of South Morningside Primary School's nursery classes, are also dependent on by when a final outcome is known taking into consideration the necessity to refer the matter to Scottish Ministers and, if the proposal was then called-in, the time for a final decision to be taken by the School Closure Review Panel.
- 9.4 Scottish Ministers have a period of eight weeks following an authority's decision in which to decide whether to call in the decision. If Scottish Ministers did decide to call in the decision it would be referred to a School Closure Review Panel for determination. Depending on circumstances it could take a further period of up to 17 weeks for a decision to be reached. The timescales in Table 7 assume that a decision is reached by Scottish Ministers within eight weeks of the Council meeting and that the proposal is not called-in.
- 9.5 For each option the timescales for Phase 2 of the works involving the construction of the hard standing, access road, car parking and undertaking any initial upgrade works to Deanbank House are determined by the time available for such works to be undertaken in advance of the start of the next available

school year. Any remaining non-essential works would be carried out in subsequent holiday periods.

Table 7: Indicative Construction Timescales

	Options 1a, 1b & 2	Option 1c	Option 3
Conclusion of consultation and approval of Option to be progressed	February 2016	February 2016	February 2016
Final decision by Scottish Ministers (only required for option involving closure)	n/a	+2 months	n/a
Appoint Design Team	+3 months	+3 months	+3 months
Design Development to RIBA Stage 2	+3 months	+3 months	+3 months
Design Development to RIBA Stage 3 (submit for Planning)	+3 months	+3 months	+3 months
Design Development to RIBA Stage 4 and completion of planning	+4 months	+4 months	+4 months
Complete construction contract tender process and award contract	+5 months	+5 months	+5 months
Construction Completion of Phase 1 (New Build)	+15 months	+15 months	+8 months
Construction Completion of Phase 2 (Access Road and Deanbank House)	+9 months	+7 months	+4 months
Estimated Opening Date	August 2019	August 2019	August 2018

10 **Summary of Options**

10.1 The following section provides a summary of the arguments for and against each options identified.

Option 1a: New School but no New Nursery
Arguments For Option 1a
Growth
Education
Finance
Other
Arguments Against Option 1a

Growth
Education
Finance

Option 1b: New School including New Nursery and retaining existing South Morningside Primary School Nursery
Arguments For Option 1b
Growth
Education
Finance
Other
Arguments Against Option 1b
Growth
Education
Finance
Other

Option 1c: New School including New Nursery and closing existing South Morningside Primary School Nursery
Arguments For Option 1c
Growth
Education
Finance
Other
Arguments Against Option 1c
Growth
Education

Finance
Other

Option 2: Expand South Morningside Capacity
Arguments For Option 2
Growth
Education
Finance
Other
Arguments Against Option 2
Growth
Education
Finance
Other

Option 3: Maintain Existing Arrangements
Arguments For Option 3
Growth
Education
Finance
Other
Arguments Against Option 3
Growth
Education
Finance

11 Consultation Process

11.1 The Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014, sets out the statutory consultation requirements for:

- The establishment of a new school;
- The relocation of a stage of education;
- Changes to existing admission arrangements (such as catchment change); and
- The closure of a stage of education.

11.2 The prescribed consultees vary for each of the above, however, the requirements for a closure encompass all the necessary consultees and it is this process that will be followed to ensure full compliance with all the requirements of the Act. Accordingly, consultees will be as follows (where relevant):

- the Parent Council of any affected school;
- the parents of the pupils at any affected school;
- the parents of any children expected to attend any affected school within two years of the date of publication of the proposal paper;
- the pupils at any affected school (in so far as the education authority considers them to be of a suitable age and maturity);
- the staff (teaching and other) at any affected school;
- any trade union which appears to the education authority to be representative of the staff (teaching and other) at any affected school;
- the community councils (if any);
- the Roman Catholic Church;
- any other education authority that the education authority considers relevant;
- any other users of any affected school that the education authority considers relevant.

11.3 The extent of the consultation with pupils at the affected schools and the appropriate means of engaging with those pupils will be discussed in detail with each school's management team.

11.4 The consultation period will run for a 6 week period from Monday, 24 August 2015 to Tuesday, 6 October 2015 and the paper will be made available electronically and in paper format and copies will be available for inspection at

the Council Offices at Waverley Court, at [REDACTED] Library and at the schools affected by the proposals..

- 11.5 Four public meetings will be held in respect of the proposals at the venues listed below. These meetings will give interested parties a more formal opportunity to express their views. Representatives of the Council will be present at the meetings to outline the proposals, assist discussions and answer questions. Free childcare and/or translation services can be provided at each public meeting if requests for these services are made to (0131) XXX XXXX no later than X. A record of each public meeting will be taken by the Council.

Venue	Date	Time
Bruntsfield Primary School	XXX	XXX
James Gillespie's Primary School	XXX	XXX
South Morningside Primary School	XXX	XXX
St Peter's RC Primary School	XXX	XXX

- 11.6 All comments received will be recorded and represented in the final report, along with the Council's response to those comments. Individual responses will not be provided to submissions made during the consultation. However, if common themes emerge from submissions, the Council will prepare a Frequently Asked Questions paper and publish it on the Council website during the consultation.
- 11.7 The Council website will contain information on the consultation and this will be updated as necessary. The web address is: [REDACTED].
- 11.8 During the consultation period, any views on this proposal should be sent to in writing to the following address:

Gillian Tee
Director of Children and Families
City of Edinburgh Council
Council Headquarters
Waverley Court
Level 1:2
4 East Market Street
Edinburgh EH8 8BG

- 11.9 Respondents are encouraged to use the response questionnaire which had been produced and is provided in Appendix 13. The response questionnaire can also be completed online via the following link: www.edinburgh.gov.uk/. Responses can also be made by e-mail to the following address cf.propertyreview@edinburgh.gov.uk. All responses, whether by letter, e-mail or using the online questionnaire should be received by no later than close of business on [REDACTED] 2015.

- 11.10 Once the public consultation phase finishes, details of the representations received will be issued to Education Scotland for their consideration of the educational effects of the proposals. Education Scotland will issue a report on their findings which will be included in the final Council report on the consultation.
- 11.11 Following the conclusion of the consultation period and after consideration of the representations received and the views of Education Scotland on the educational benefits of the proposal, a report on the Outcomes of the Consultation will be presented to the Council. The report will be made publicly available and notification will be given to those individuals or groups that have made representations during the consultation period. The report will include a summary of written representations received during the consultation period and representations made at the public meeting along with the Council response to representations made and also to any issues raised by Education Scotland.
- 11.12 It is anticipated that the consultation report, setting out recommendations, will be presented to a Meeting of the Council on 4 February 2016. It is expected that the report will be published no later than 14 January 2016 being the required three weeks in advance of it being considered by the Council.
- 11.13 Should a recommendation be made that would result in the closure of the nursery classes at South Morningside Primary School (only in Option 1c in this paper) and the Council was to approve that recommendation at its meeting on 4 February 2016, the decision would require to be referred to Scottish Ministers within six working days who would then have eight weeks from the date of the Council decision to decide whether to call in the proposals for determination.
- 11.14 Scottish Ministers have a power to call in a closure decision, but only where it appears to Ministers that the council has failed in a significant regard to comply with the requirements of the Schools (Consultation) (Scotland) Act 2010, as amended or, in coming to its decision, has failed to take proper account of a material consideration relevant to the proposal. Ministers have up to eight weeks from the date of the council's decision to decide whether or not to issue a call-in notice.
- 11.15 In considering whether or not to call in the proposal, Scottish Ministers are to take account of representations made to them within the first three weeks of that eight week period. Any person wishing to make a representation that the decision should, or should not, be called in will have three weeks from the date of the Authority's decision to convey their representation to the Scottish Ministers.
- 11.16 The Council cannot proceed further with implementing the closure decision wholly or partly before the eight week period has expired, unless Scottish Ministers have given notice before the end of the period that they will not call the decision in.

- 11.17 Should Scottish Ministers decide not to call in the proposal, then the Council could then enact the decision. Based on a Council decision being taken on 4 February 2016 the eight week call in period is likely to conclude on 1 April 2016.
- 11.18 Should Scottish Ministers decide to call in the proposal it would be referred to the Convenor of the School Closure Review Panels who must, within a period of seven days beginning with the day on which the call-in notice is issued, constitute a School Closure Review Panel to review the proposal.
- 11.19 The School Closure Review Panel would then be required to consider whether, in relation to the closure proposal, the Council had failed in a significant regard to comply with the requirements of the Schools (Consultation) (Scotland) Act 2010, as amended or, in coming to its decision, had failed to take proper account of a material consideration relevant to the proposal. The School Closure Review Panel must notify the Council of its decision within a period of eight weeks beginning with the day on which it was constituted however there are circumstances when this period can be extended to 16 weeks.
- 11.20 Following a review of the closure proposal the School Closure Review Panel may (a) refuse to consent to the proposal, (b) refuse to consent to the proposal and remit it to the education authority for a fresh decision as to implementation or (c) grant consent to the proposal either subject to conditions, or unconditionally. The Panel must give reasons for its decision.
- 11.21 An appeal may be made to the sheriff against a decision of a School Closure Review Panel by the education authority or a relevant consultee in relation to the closure proposal. An appeal may be made only on a point of law, must be made by way of summary application and must be made within the period of 14 days beginning with the day on which the Panel publishes notice of the decision. In the appeal the sheriff can either (a) confirm the decision or (b) quash the decision and refer the matter back to the Panel. The sheriff's determination of the appeal is final.

APPENDIX 1 – Response Questionnaire

**APPENDIX 2 - Existing Catchment Areas, School Locations and combined
Deanbank and Oaklands Sites**

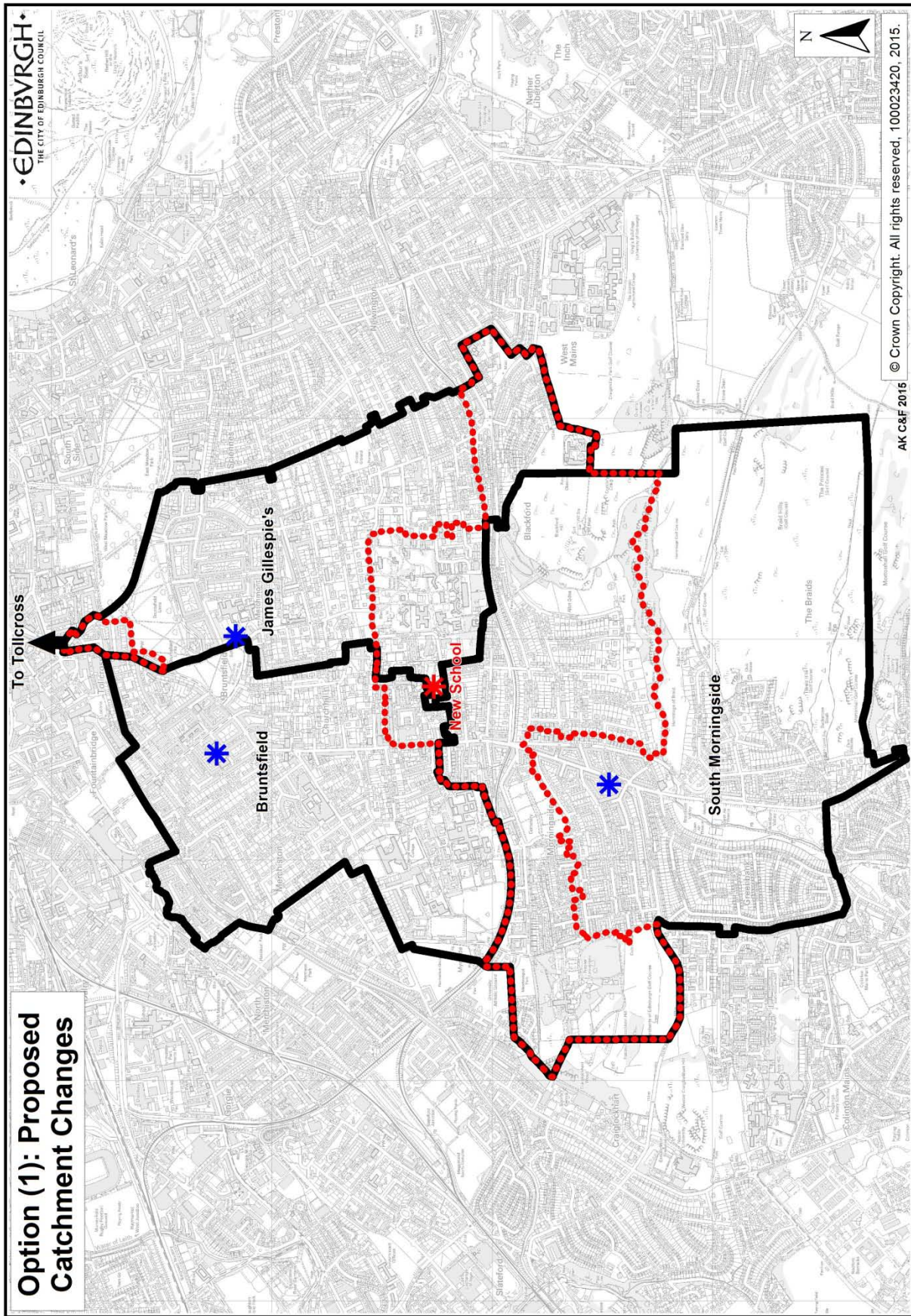
APPENDIX 3 – Option 1a: Indicative Site Layout



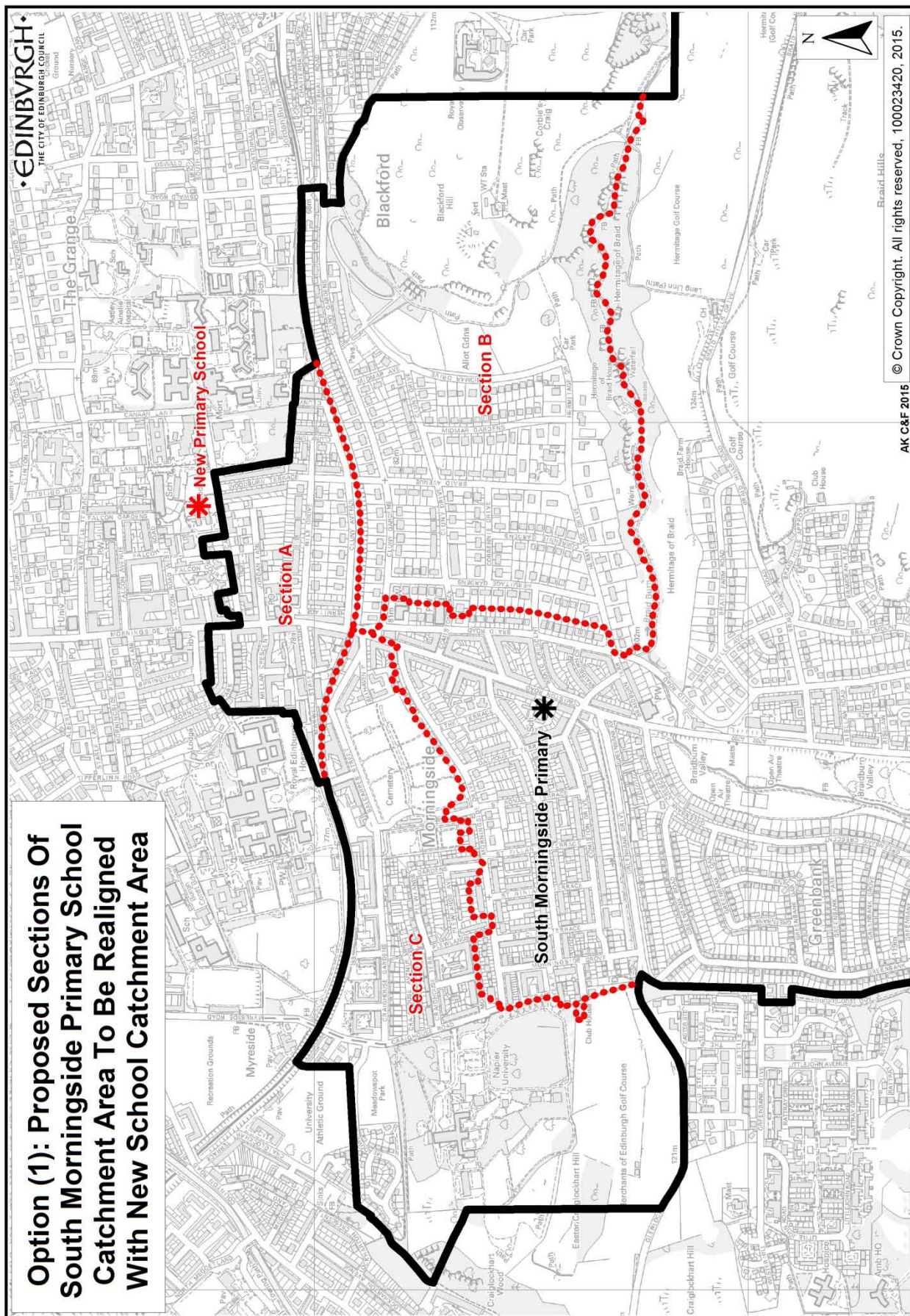
APPENDIX 4 - Options 1b, 1c and 2: Indicative Site Layout



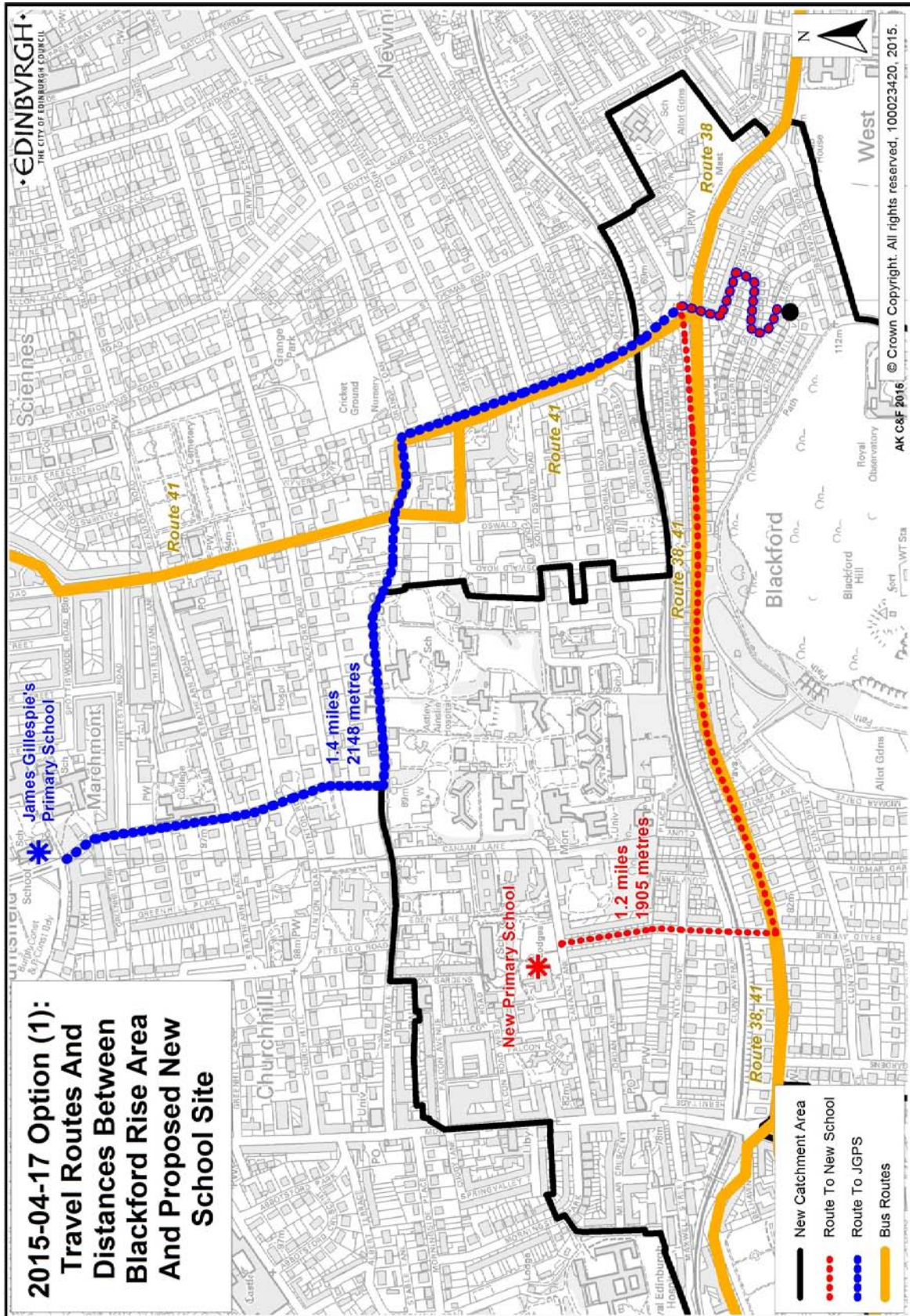
APPENDIX 5 - Option 1: Proposed Catchment Changes



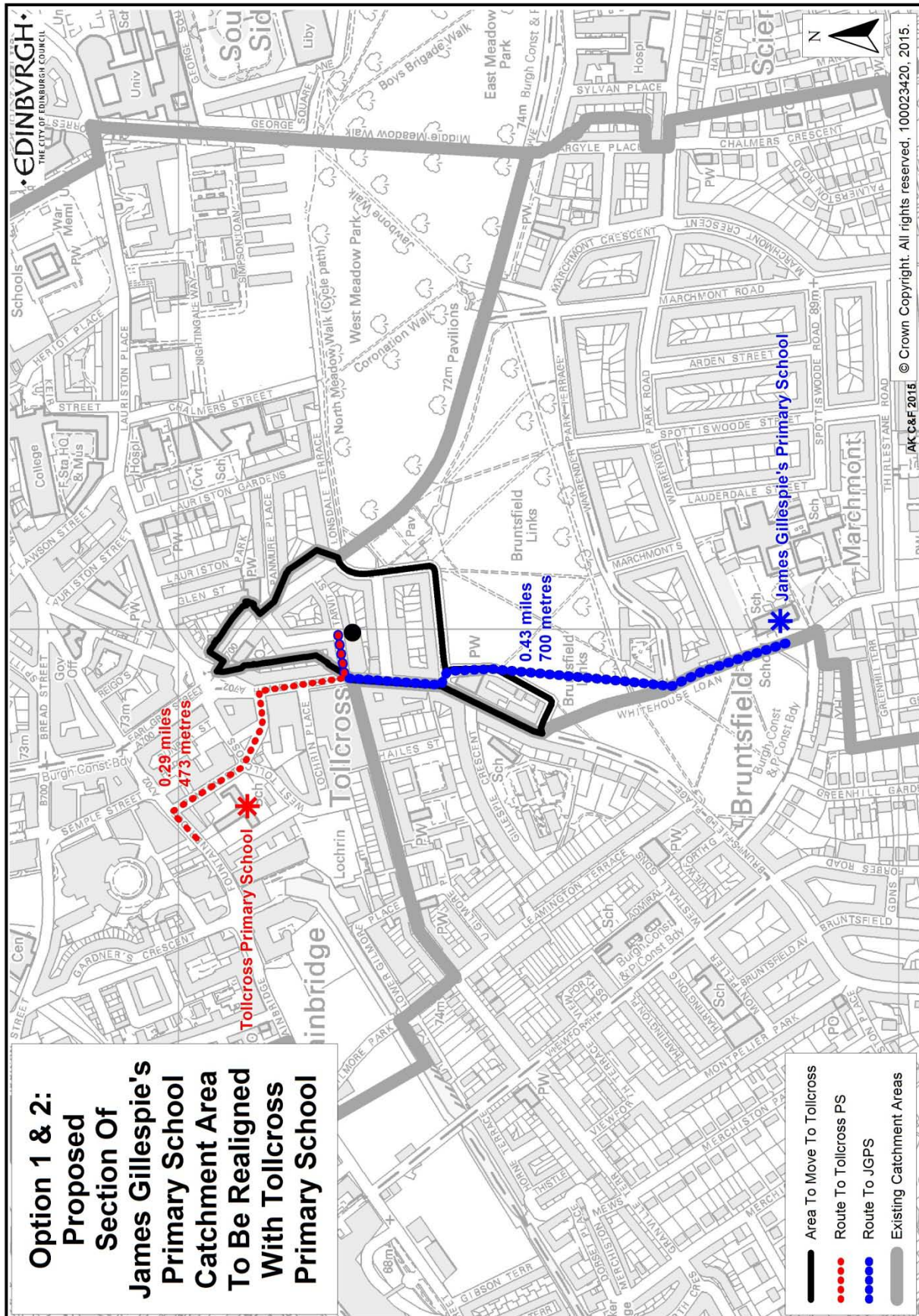
APPENDIX 6 - Option 1: Proposed Sections of South Morningside Primary School Catchment Area to be Realigned with New Primary School Catchment Area



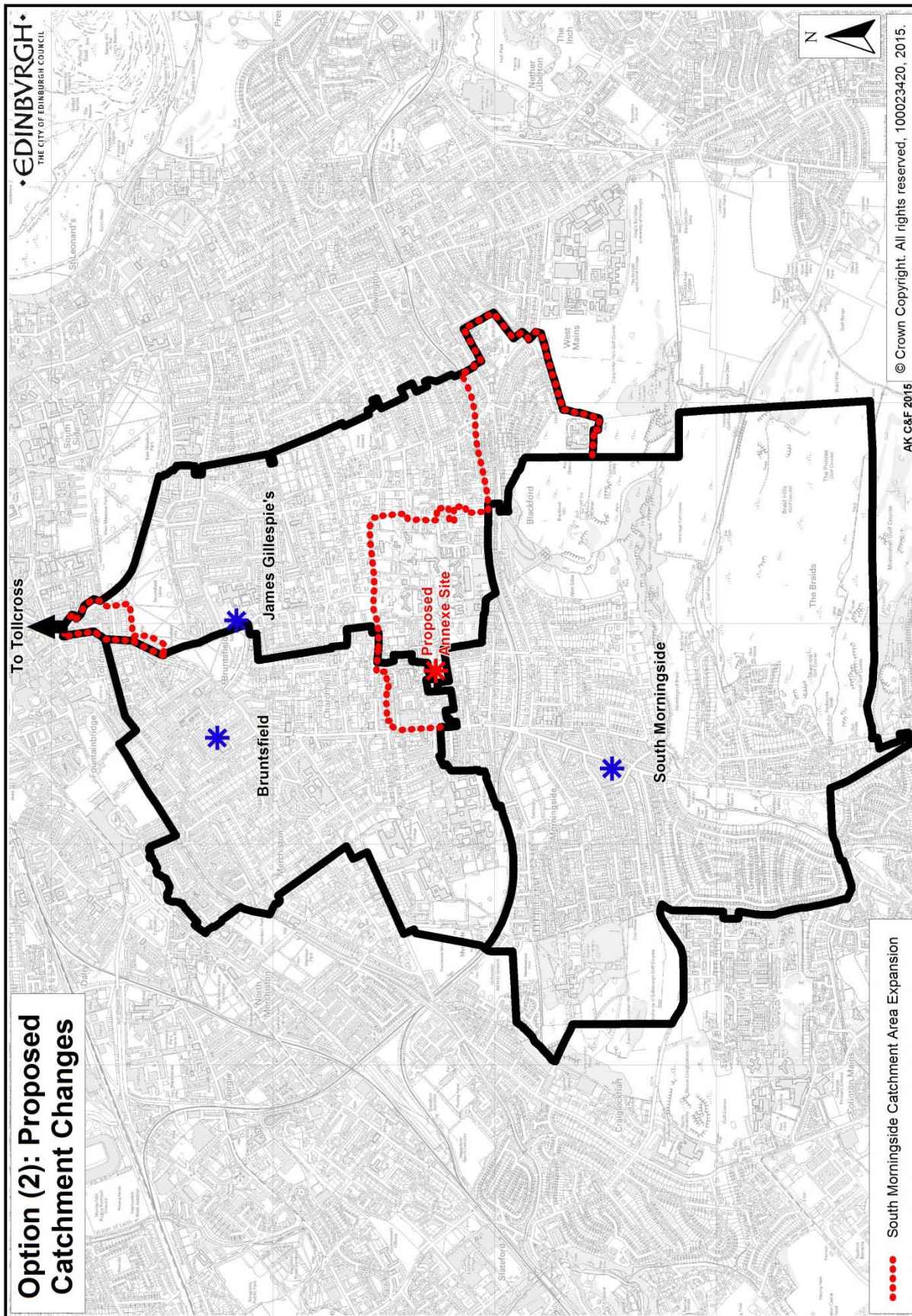
APPENDIX 7 - Option 1: Travel Routes and Distances between Blackford Rise area and Proposed New School Site



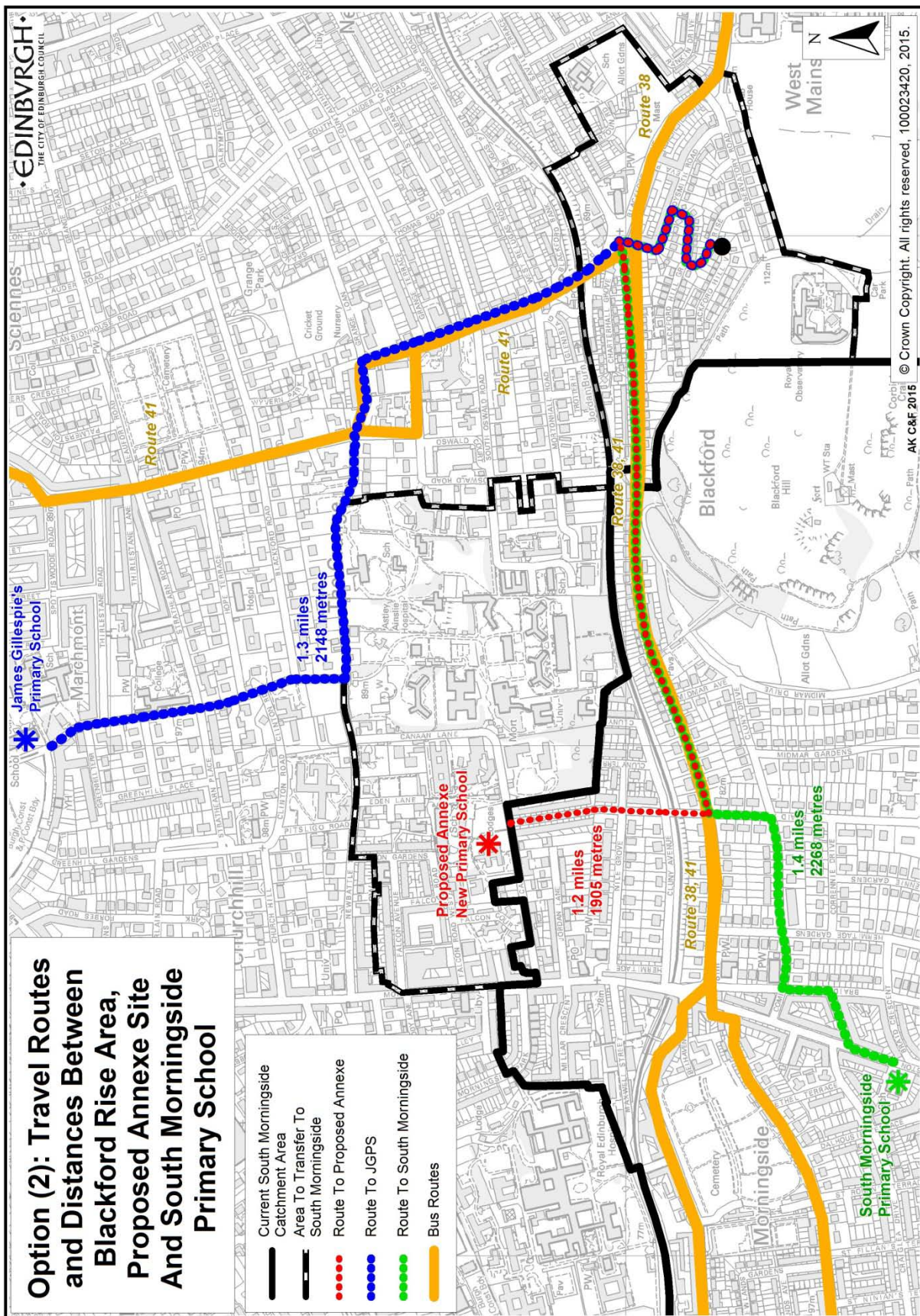
APPENDIX 8 - Options 1 & 2: Proposed Section of James Gillespie's Primary School Catchment Area to be Realigned with Tollcross Primary School



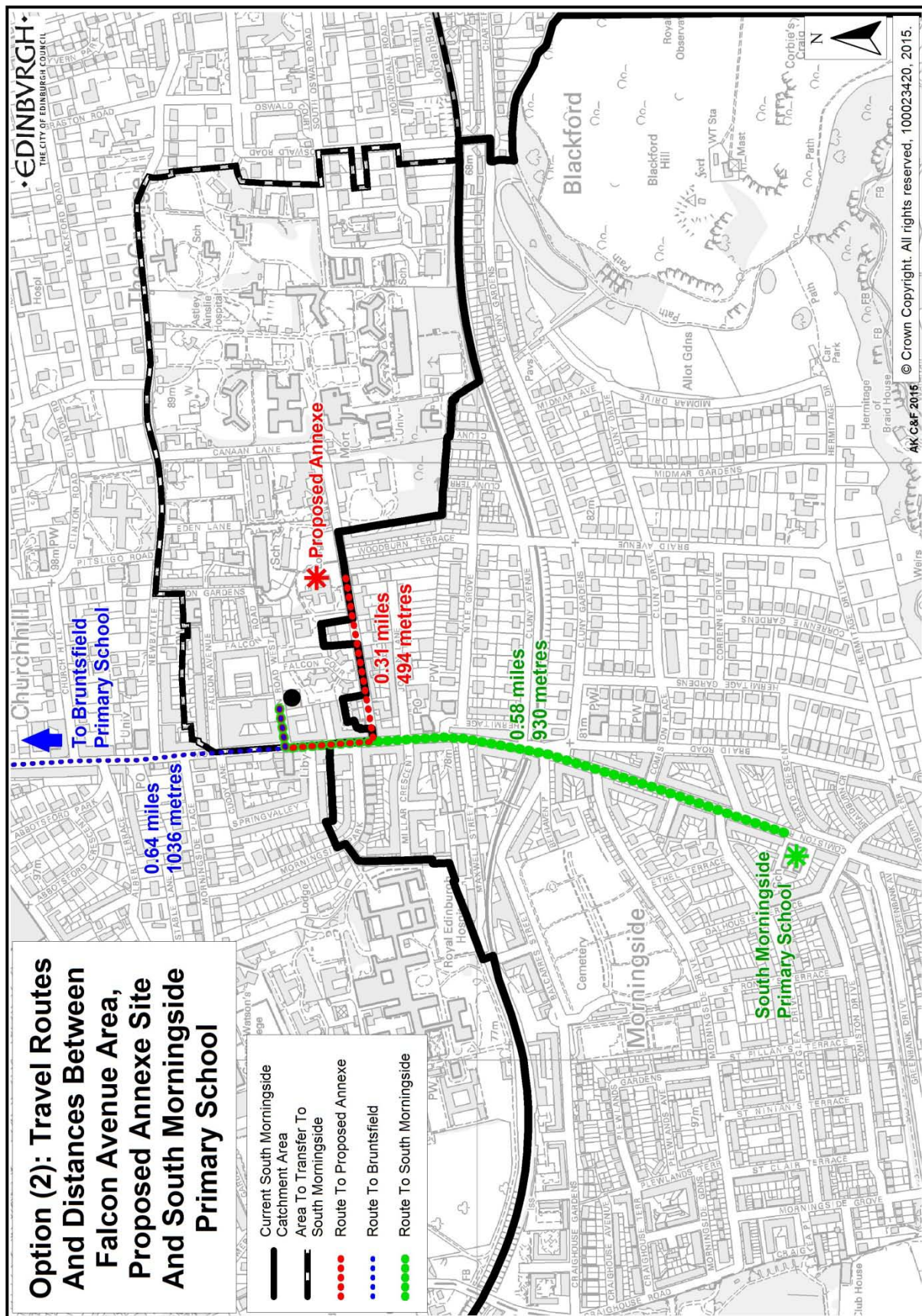
APPENDIX 9 – Option 2: Proposed Catchment Changes



APPENDIX 10 - Option 2: Travel Routes and Distances between Blackford Rise Area, Proposed Annexe Site and South Morningside Primary School



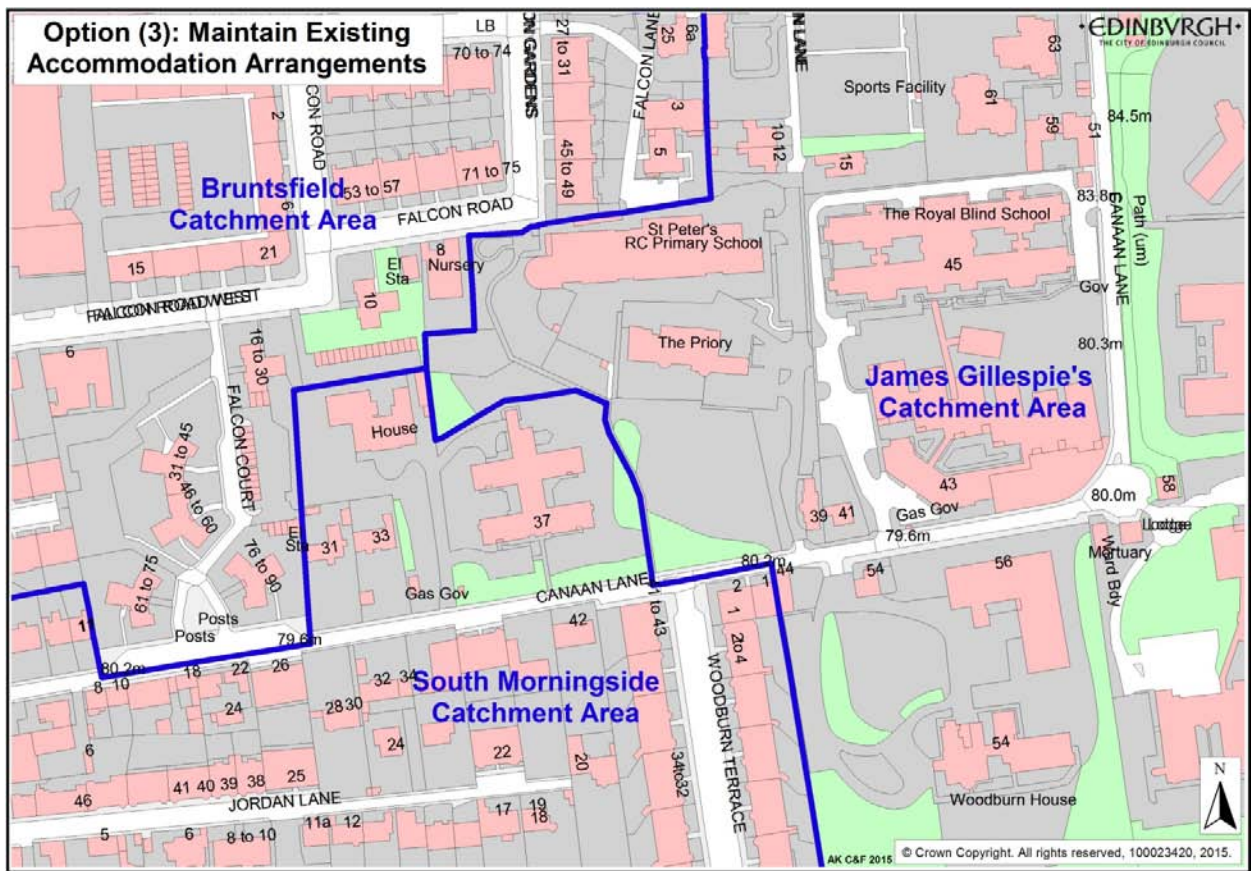
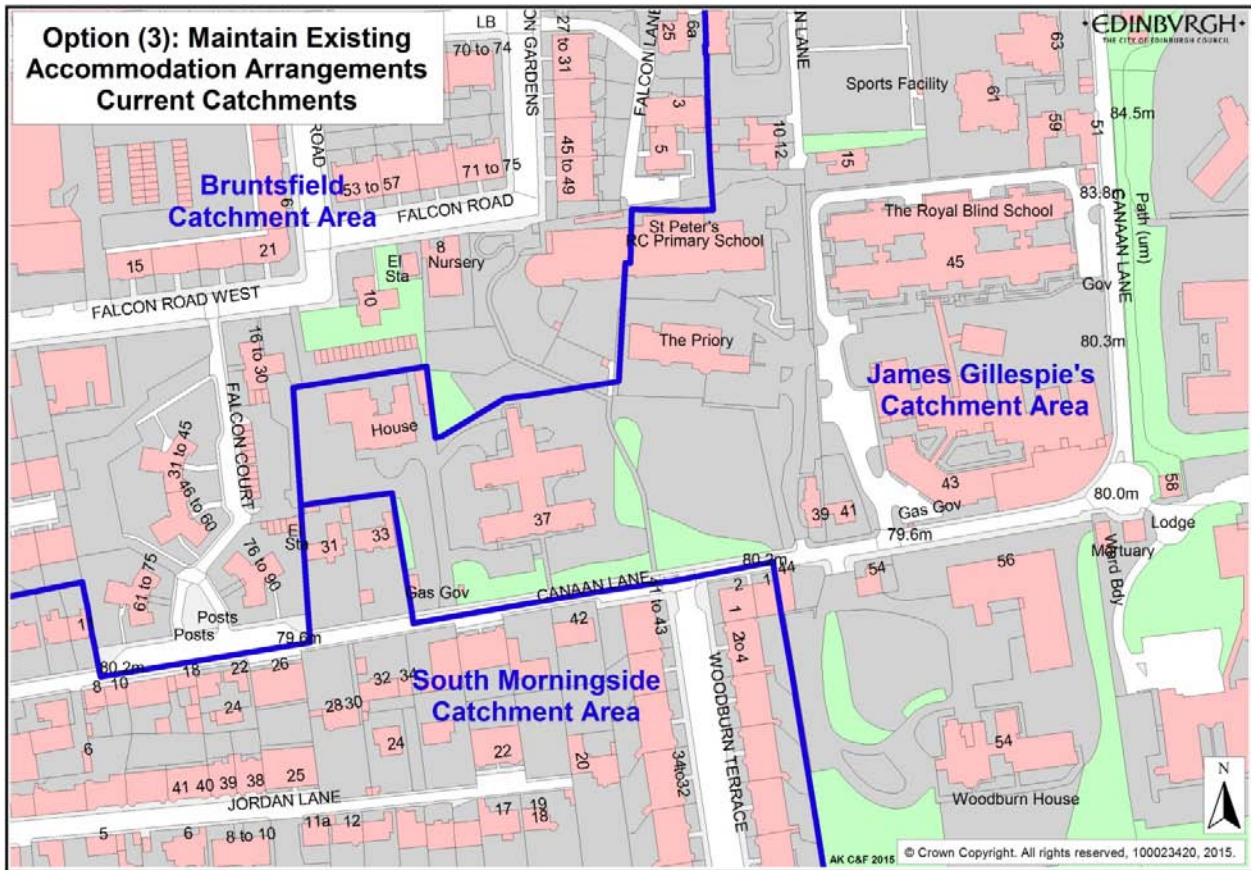
APPENDIX 11 – Option 2: Travel Routes and Distances between Falcon Avenue Area, Proposed Annexe Site and South Morningside Primary School



APPENDIX 12 - Option 3: Indicative Site Layout



APPENDIX 13 – Option 3: Proposed Catchment Changes



APPENDIX 14 – Revenue Costs

APPENDIX 15 – Analysis and Review of Nursery Proposals associated with all Options