

# Education, Children and Families Committee

10am, Tuesday, 13 December 2016

## Rising School Rolls

<b>Item number</b>	
<b>Report number</b>	7.3
<b>Executive/routine</b>	Executive
<b>Wards</b>	All

### Executive Summary

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This report provides an update on proposals to address accommodation pressures at the following schools: Bruntsfield, Corstorphine, Liberton, Stockbridge, St Margaret's RC, Trinity and Victoria Primary Schools.

Working groups involving school staff and parent representatives have been established at each of these schools and have been involved in developing the identified solutions. This includes the detailed development of a new build solution at Liberton; internal reconfiguration of existing spaces at Bruntsfield and Corstorphine; plans for the delivery of a new hall at St Margaret's RC Primary School; and the identification of a potential solution at Stockbridge Primary School.

This report also outlines the findings of the feasibility work undertaken at Victoria and the former Fort Primary School building and seeks Committee approval to undertake a statutory consultation proposing the relocation of Victoria Primary School to a new building on a site in the Western Harbour. Finally an update on rising rolls issues in the secondary sector is provided.

### Links

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<b>Coalition Pledges</b>	<a href="#">P4</a>
<b>Council Priorities</b>	<a href="#">CP1, CP12</a>
<b>Single Outcome Agreement</b>	<a href="#">S03</a>

## Rising School Rolls

### 1. Recommendations

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- 1.1 Approve that the projects at Corstorphine Primary School and St Margaret's RC Primary School as detailed in Appendix 1 will now be delivered through Hub South East Scotland Ltd.
- 1.2 Approve a full statutory consultation, beginning at the end of January 2017, proposing the relocation of Victoria Primary School to the site in the Western Harbour allocated for a primary school in the Local Development Plan can be progressed based on the draft consultation paper attached in Appendix 3.
- 1.3 Note the intention to report to Council in June 2017 the outcomes of the statutory consultation proposing the relocation of Victoria Primary School to the site in Western Harbour.
- 1.4 Note that the funding implications of the proposal for the relocation of Victoria Primary School to the site in the Western Harbour will be reported to the Finance and Resources Committee as part of the Local Development Plan Action Programme update in January 2017.
- 1.5 Note the intention to report to Committee in March 2017 the preferred solution to accommodation issues at Stockbridge Primary School.
- 1.6 Note the intention to return to Committee in March 2017 a report seeking approval for a statutory consultation proposing the establishment of a permanent shared annexe for Boroughmuir and James Gillespie's High Schools.
- 1.7 To refer the anticipated funding deficit of £10.565m to full council for consideration as part of the council's capital budget setting process in February 2017.
- 1.8 Note that the funding deficit excludes any costs associated with providing a new primary school in the south Edinburgh area which remains an unfunded cost of £12.737m in the Capital Investment Programme 2016-2021 and approve to refer this unfunded priority to full council for consideration in the council's capital budget setting process in February 2017.

## 2. Background

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### Primary Schools

- 2.1 The Vision for Lifelong Learning paper which is a separate agenda item at this Committee sets out the projected Primary and Secondary school rolls up to 2026 and summarises the methodology by which these projections are produced. The projections provide a strategic indicator which assists in identifying primary schools across the city which may come under future accommodation pressure as a result of rising rolls.
- 2.2 Where it is considered that the pressure on a school may represent a risk to its ability to meet future demand from its catchment population this is reported to Committee each March as part of the Rising Rolls process. This allows a 17 month period in advance of August of the following year for engagement with the relevant school communities, development of a preferred solution for every school and ultimately, if required, implementation of that solution.
- 2.3 In recent years a significant level of high quality, additional capacity has already been provided in the primary school estate all of which has been very positively received by pupils, parents and staff. Since 2013 this has included large extensions to existing primary school buildings at Kirkliston, Towerbank and Corstorphine Primary Schools, internal reconfigurations progressed at several other schools, the establishment of a temporary annexe for South Morningside Primary School at the refurbished former Deanbank Resource Centre and 17 new stand-alone extensions including the ones opened at East Craigs and the Fox Covert Primary Schools in August 2016.
- 2.4 Due to the budget pressures faced by the Council new build is only delivered when absolutely necessary and other options such as catchment review are, and have been, considered where possible. However, opportunities to consider catchment review have been scarce due to pressure on neighbouring schools, the geographic obstacles to realignment of catchment boundaries or simply the likely effectiveness of catchment change within the timescales required.
- 2.5 Increasingly there is an overlap between the Rising Rolls programme and the education infrastructure requirements of the Local Development Plan. Accordingly, while some pressures may be principally due to births within the existing catchment areas or patterns of migration; others are based on assumptions about what may be generated by housing which is yet to be fully planned and developed.
- 2.6 One such area where the development of new housing is presenting accommodation pressures and will continue to do so as additional development comes forward in future years is in the catchment areas of Victoria Primary School and Trinity Primary School. The continuing development of the Western Harbour site and the potential developments in North Leith requires a more holistic approach to addressing the pressures identified which recognises not only the needs of the existing population but also those of new and future communities.

- 2.7 Accordingly, on [24 May 2016](#) Committee noted the intention to undertake feasibility work and, with working groups at both schools, develop a long-term strategy for the Trinity/Victoria area. This report provides details of the outcomes from that work and seeks approval for a statutory consultation beginning at the end of January 2017.
- 2.8 At its meeting in May Committee also approved that designs be developed for new stand-alone extensions to Liberton and Trinity Primary Schools for delivery by 2017/18 to address capacity pressures. This paper provides an update on the development of the new accommodation proposed for Liberton Primary School. The requirement for new accommodation at Trinity Primary School has been incorporated into the broader strategy for the area and is addressed in detail later in this report.
- 2.9 This report also provides an update on the internal reconfiguration works which Committee approved for progression at Bruntsfield and St Margaret's Primary Schools and the feasibility work approved for progression at Corstorphine and Newcraighall Primary Schools. An update is also provided on the accommodation challenges at Stockbridge Primary School and the approaches being adopted to address the issues at this school.

### **Secondary Schools**

- 2.10 The immediate pressure continues to be on the primary sector with the total pupil roll in the secondary sector having experienced only minor growth on previous years. However, the projections set out in the Vision for Lifelong Learning report do suggest that 2016 will be the start of an upward trend and it is anticipated that the future housing developments proposed through the LDP which represent a challenge for the primary sector will also contribute to growth in the secondary sector.
- 2.11 A process of engagement with management teams in several secondary schools to consider a range of potential solutions to any future rising rolls which may arise is ongoing. However, the accommodation pressures at Boroughmuir High School and James Gillespie's High School are already apparent. While the catchment areas of these schools have not been significantly impacted by new housing developments, their popularity, demographic changes within their catchment areas and the expansion of Gaelic Medium Education (GME) at primary level have contributed to the mounting pressure indicated in the projections.
- 2.12 Accordingly, the "Gaelic Medium Education and Capacity at James Gillespie's and Boroughmuir High Schools" report to Education, Children and Families Committee on [24 May 2016](#) requested that Committee note the intention to take a report to a future meeting of the Education, Children and Families Committee seeking approval to undertake a statutory consultation to change the existing arrangements at both High Schools to address the capacity issues. The report advised that the focus of this consultation would most likely be a proposal to establish Darroch as a

permanent annexe of both James Gillespie's and Boroughmuir High Schools. This report provides an update on the work being undertaken to develop this proposal.

### 3. Main report

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#### Demographic Context

- 3.1 The Vision for Lifelong Learning paper which is a separate agenda item at this Committee sets out in detail the projected Primary and Secondary school rolls up to 2026 and the methodology by which these projections are produced.
- 3.2 In summary the projections suggest that the significant growth experienced in the primary sector since 2010 which was fuelled by growth in demand for P1 places will continue until 2026 but at a gradually decreasing rate as the P1 intakes stabilise at their present level. The higher P1 intakes experienced in 2010 will begin to roll into the secondary system and projections suggest that more significant growth in the secondary sector will begin to materialise from 2018.
- 3.3 However, long term projections should be viewed with caution. The National Records for Scotland's 2012 based projections for the City of Edinburgh Council area projected that births would increase each year to a peak of 6,000 in 2022 and be sustained at around that level thereafter. In fact, births peaked at just over 5,500 in 2012 – the highest in 20 years – and have fallen every year since, albeit marginally.
- 3.4 Furthermore it is also worth noting that a significant element of the population growth forecast by the NRS in future years will be from new communities on the outskirts of the city rather than from existing housing stock. This means that the levels of growth suggested at a citywide level may not be fully applicable to, for example, city centre catchment areas where development may be limited. Where city centre catchment areas have experienced significant growth we also need to consider the extent to which this might be sustained. Many of the more affluent city centre areas have a relatively stable population base – families moving to the area will be inclined to stay in that area for the duration of their child's primary and secondary education. Assuming this remains the case, it does suggest that opportunities for younger families to move into the area will be reduced.
- 3.5 For the reasons set out above it will be necessary to continue to monitor projections closely and consider any new data which becomes available such as actual births, revised NRS population projections and housing audit data. It is through this process of data monitoring and review and assessment of the individual circumstances under which schools operate that the requirement to provide new or expanded schools to meet the needs of a changing school age population will be identified. The Rising Rolls programme remains a key part of that strategy as it seeks to address the accommodation issues identified in the existing school estate and offers a means of bridging the gap between the current school estate and any new infrastructure built to cater for pupils generated by new developments.

### **The Primary School Rising Rolls Process**

- 3.6 The schools identified for inclusion in the Rising Rolls programme in the Primary Schools Rising Rolls Report to Committee on 24 May 2016 included a number of schools likely to face accommodation pressures in August 2017 and some in August 2018 or beyond. The latter were included in the May 2016 report due to the potential requirement for a statutory consultation process prior to P1 registrations in November 2017 or the necessity for a more complex design and build process.
- 3.7 At each school involved in the Rising Rolls programme a working group including Council officers, school staff, Parent Council representatives and, where required, members of a design team is established. These groups will consider all available solutions to the issues identified and continue to meet until the agreed solution has been delivered.

### **Primary School Accommodation to be Delivered for August 2017**

- 3.8 Committee approved that several accommodation solutions proposed in the Primary School Estate Rising Rolls report be progressed for delivery in August 2017 subject to the final decision regarding the necessity for such provision being delegated to the Director of Children and Families (now Executive Director of Communities and Families) to be taken in January 2017 (or earlier if appropriate) upon assessment of pupil registration figures. Committee also approved that feasibility studies be undertaken at a number of schools including some where the accommodation solution is likely to be required for 2018. Since May through the feasibility work undertaken and in consultation with the working groups at each school the proposals have been updated. A summary of the status of the projects being undertaken at each school is provided in Appendix 1.
- 3.9 Based on the updates in Appendix 1 the projects at Bruntsfield, Liberton, Corstorphine and St Margaret's RC Primary Schools have continued to be progressed and where necessary planning applications have been submitted. Approval to progress the project at Bruntsfield and delegated authority to approve the project at Liberton was provided at the Education, Children and Families Committee in May 2016. It is therefore now recommended that the projects at Corstorphine and St Margaret's RC primary schools are approved for delivery.

### **Long-term Strategy for Victoria and Trinity Primary Schools**

- 3.10 The Education, Children and Families Committee on 24 May 2016 approved that the feasibility work undertaken and referred to in Appendix 1 would be used to inform a single Trinity and Victoria Primary Schools working group which would develop a long-term strategy for the Trinity and Victoria area. The joint working group met in early September to consider a range of potential solutions including annexes, new schools, catchment changes and expansion on existing school sites. Through this process it was agreed that three potential solutions should be presented to a wider forum at each school to allow a greater spectrum of views to be considered. Accordingly, workshops were held at Trinity Primary School and Victoria Primary School on Tuesday 25 October 2016 and Wednesday 26 October

2016 respectively. A summary of the solutions considered, the discussions held and the conclusions drawn by officers at these workshops are considered in Appendix 2.

- 3.11 In summary, it was clear that there was overwhelming support among the 90+ parents and carers who attended either workshop for the relocation of Victoria Primary School from its existing site to a new building in the Western Harbour.
- 3.12 School Estate Planning Officers believe that this is the best long-term strategic approach to meeting the infrastructure demands arising from new and proposed communities. Accordingly, it is recommended a full statutory consultation based on this option (beginning at the end of January 2017) is progressed with a view to returning a consultation outcomes and recommendations report to Committee in June 2017.
- 3.13 As this solution involves a site safeguarded for school development in the Local Development Plan, the funding implications of this proposal will be reported to the Finance and Resources Committee as part of the Local Development Plan Action Programme update in January 2017.

#### **Primary Schools - Future Accommodation Pressures**

- 3.14 The next annual process to identify any further primary schools potentially facing future accommodation pressure to meet catchment demand will now be progressed. The initial stage of the process involves detailed analysis of the initial P1 registration numbers for August 2017 and the most recent roll projections to identify those schools where accommodation pressures may be experienced in relation to the projected P1 intake for August 2018.
- 3.15 For any school where a rising rolls issue is identified, there will be a range of potential solutions to be considered. The options include catchment review; changing the use of existing space within the building; reconfiguration of internal space; the creation of annexes and the provision of new build extension accommodation on the existing school site.
- 3.16 The identification of schools which are considered to have a risk of possible future accommodation pressure to meet catchment demand will be progressed and the outcome reported to Committee on 7 March 2017. Working groups would then be established with each school to consider options to address the possible future accommodation pressure with the preferred solution for each school being reported to a future Committee.

#### **Rising Rolls in Secondary Schools**

- 3.17 As is demonstrated by the projections in the Vision for Lifelong Learning report it is anticipated that the secondary school estate will start to experience more significant rising rolls from 2018.
- 3.18 Due to the scale of the increase in rolls which has been experienced in the primary sector feeding through to the secondary sector it is inevitable that additional accommodation will ultimately be required at some secondary schools. In addition,

as part of the Local Development Plan review of required infrastructure a requirement for a new secondary school in the west of the city has been identified as well as extensions to several other schools across the city.

- 3.19 The secondary schools which will initially face rising rolls issues and where proposals for a shared annexe are being developed to address accommodation pressures are Boroughmuir High School and James Gillespie's High School. The proposal is considered in greater detail in the section that follows.
- 3.20 The School Estate Planning team will continue to meet with secondary schools where rolls are projected to cause accommodation pressures to discuss means by which this pressure may be met. This process will continue during 2017 and the outcomes will be reported to future Committee meetings as necessary.

### **Boroughmuir High School and James Gillespie's High School**

- 3.21 The "[Gaelic Medium Education and Capacity at James Gillespie's and Boroughmuir High Schools](#)" report to Education, Children and Families Committee on 24 May 2016 requested that Committee note the intention to take a report to a future meeting of the Education, Children and Families Committee seeking approval to undertake a statutory consultation to change the existing arrangements at James Gillespie's High School and Boroughmuir High School to address the capacity issue at the school.
- 3.22 The report highlighted that the Darroch building would not be suitable as a stand-alone secondary school for GME due to the small size of the site which would limit the available capacity; a significant shortfall in the extent of necessary accommodation and the compromises which would have to be made in terms of room sizes. Furthermore, the use of Darroch as a dedicated GME facility would remove the opportunity to address capacity issues at both James Gillespie's High School and Boroughmuir High School through the use of the building as a shared annexe.
- 3.23 The revised secondary projections in the Vision for Lifelong Learning report illustrate that both schools are already under pressure and will both have breached their capacity by 2020. However, the pressure on Boroughmuir will be most acute with significant growth in the S1 intakes required forecast from 2017.
- 3.24 Hub South East Scotland was commissioned to undertake a detailed study of the Darroch building as part of a Strategic Services package. This has identified that the cost of bringing Darroch up to an acceptable standard for use as a permanent teaching facility appropriate to meet the needs of a contemporary learning and teaching environment would be approximately £7.2m. This cost has not previously been included in the Rising Rolls budget and the implications of this are set out in section 5 of this report.
- 3.25 Due to this significant cost implication further investigative work will be carried out to identify any lower cost alternatives to provide the necessary accommodation. However, it has to be noted the opportunities in the city centre area are limited and this cost may represent the best option. Therefore it is prudent to include the



expected cost in the rising rolls financial forecasts at this stage. Due to the necessity to develop and deliver a solution by August 2019 it is essential that a draft statutory consultation paper on establishing a permanent annexe for James Gillespie's High School and Boroughmuir High School is prepared and brought to Committee in March 2017. This paper will focus on the use of Darroch unless a lower cost acceptable option can be identified within that timeframe.

#### 4. Measures of success

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- 4.1 The delivery of accommodation solutions at any primary school identified as facing potential future accommodation pressures to ensure the capacity of the school is appropriate to meet the level of demand for places from its catchment population.
- 4.2 The delivery of any accommodation required to a design specification which fully meets all educational related requirements.
- 4.3 Delivery of the agreed projects on time, within budget and to the necessary quality.

#### 5. Financial impact

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##### Capital Expenditure

- 5.1 There is provision of £19.902m in the Capital Investment Programme to 2020/21 for the capital funding necessary to respond to the challenges arising from rising school rolls. Whilst the available funding will be sufficient to accommodate the majority of the anticipated capital funding requirements to August 2018 (excluding any further costs to deliver the additional capacity which may be required at Stockbridge Primary School) if the period is extended to 2020/21 and the costs of the first secondary Rising Rolls project at James Gillespie's High School and Boroughmuir High School are included, the funding requirements increase to an estimated £30.467m.
- 5.2 It should be noted that this forecast does **not** include any costs to create any additional capacity which *may* be required at Stockbridge Primary School or to meet the funding gap between contributions from developers and the cost of providing a new school on the Western Harbour site the funding implications for which will be reported to the Finance and Resources Committee as part of the regular Local Development Plan Action Programme update.
- 5.3 This forecast also excludes any costs associated with providing a new school in the south Edinburgh area which remains an unfunded cost of £12.737m in the Capital Investment Programme 2016-2021 as reported to Council on 21 January 2016 in the "Capital Investment Programme/Plan 2016/17 to 2023/24 - referral report from the Finance and Resources Committee" as part of the budget setting process. It is recommended that this projected now be reconsidered for inclusion through the budget setting process in January 2017.
- 5.4 The forecast costs also do not include provision for any works which may be required at Newcraighall Primary School or St Margaret's RC Primary School as it is assumed they would be funded from developer contributions.

- 5.5 The latest cost projection represents a funding deficit of £10.565m for which additional resources will need to be identified in future capital budgets. This funding would be required over a three year period - £1.5m in 2017-18; £6m in 2018-19 and; £3.065m in 2019-20.
- 5.6 The likelihood of additional capital funding being required to address rising rolls in both the primary and secondary school estates was identified in the report to Council on [21 January 2016](#) regarding the Capital Investment Programme.

### **Revenue Costs**

- 5.7 Providing additional accommodation will, in the majority of cases, result in an increase in the size of the establishment and, in turn, an increase in the associated revenue property costs e.g. rates, utilities and cleaning. All such costs will require to be funded from future revenue budgets as, and when, necessary.
- 5.8 The necessity for additional funding to be identified to meet these costs was incorporated in the review of anticipated demographic pressures in Communities and Families services which was undertaken earlier this year as reported to the Finance and Resources Committee on 24 September 2015. On 4 June 2015, the Finance and Resources Committee approved that additional demography funding of £2.1m be provided to Communities and Families within which £0.091m related to the property costs associated with rising rolls. This additional funding has been transferred to Property and Facilities Management with whom responsibility for all property budgets now lies.
- 5.9 The estimated cost of running a statutory consultation is in the region of £4000 to £5000. These costs are met from existing revenue budgets.

### **Loans Charges**

- 5.10 There is currently provision of £19.902m in the Communities and Families Capital Investment Programme to 2020/21 for the capital funding necessary to respond to the challenges arising from rising school rolls.
- 5.11 If this expenditure were to be funded fully by borrowing, the overall loan charges associated with this expenditure over a 20 year period would be a principal amount of £19.902m and interest of £13.239m, resulting in a total cost of £33.141m based on a loans fund interest rate of 5.2%. The annual loan charges would be £1.657m.
- 5.12 This report identifies that the capital funding necessary to respond to the challenges arising from rising school rolls may increase to £30.467m. If this expenditure were to be funded fully by borrowing, the overall loan charges associated with this expenditure over a 20 year period would be a principal amount of £30.467m and interest of £20.266m, resulting in a total cost of £50,733m based on a loans fund interest rate of 5.2%. The annual loan charges would be £2.537m.
- 5.13 It should be noted that the Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury

Management Strategy and is provided for on an overall programme basis rather than for individual capital projects. Following instruction from Members, notional loan charge estimates have been provided above, which it should be noted are based on the assumption of borrowing in full for this capital project.

## **6. Risk, policy, compliance and governance impact**

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- 6.1 All Communities and Families capital projects are delivered in line with the Council's Risk Management Policy and Framework. Ensuring sufficient accommodation for catchment pupils to secure a place at their catchment school is the key objective of the primary school Rising Rolls programme and there is a significant reputational risk to the Council if this is not achieved.
- 6.2 The primary school Rising Rolls programme is overseen by an Investment Steering Group which operates based on the project management principles of Prince 2 following the same governance structure as all other Council major projects including the delivery of new schools. The consideration and management of risk is undertaken through this group.
- 6.3 The contractors delivering the accommodation will operate in accordance with all relevant legislative and health and safety requirements and have community engagement policies. The school community will be kept informed of any issues that arise during the construction process which again mitigates against the risk of criticism of the Council in relation to these high profile and visible projects.
- 6.4 The engagement of Hub South East Scotland Ltd for delivery of the new build accommodation reduces the risk of project delay as procurement timescales are reduced and provides a considerable degree of cost certainty by establishing affordability caps prior to the finalisation of contracts.
- 6.5 The proposal to relocate Victoria Primary School to a new building in the Western Harbour would also address the Council policy to ensure the suitability of the school estate through the provision of fit for purpose facilities. However, until the necessary capital and revenue funding has been identified and approved, there is a substantial risk to the delivery of this project, regardless of the consultation outcome.

## **7. Equalities impact**

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- 7.1 There are no negative equality or human rights impacts arising from this report.
- 7.2 By offering additional capacity at local schools the Council is responding to parental choice and endeavouring to offer all catchment pupils from all equalities groups the opportunity to attend their catchment school. The Council will continue to ensure that the needs of pupils who have a disability are met by the accommodation available at the schools affected by these proposals. The provision of facilities offered to school users with learning and behavioural support needs will be unaffected.

- 7.3 Accordingly, these proposals have no significant impact on any equalities groups and provide greater opportunities for catchment pupils to attend their catchment school. For these reasons, the overall equalities relevance score is 1 (out of a possible 9) and a full Equalities Impact Assessment is not required.

## 8. Sustainability impact

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- 8.1 This project would see the addition of new classrooms across the City however it would create additional accommodation at local schools so that children can access their catchment school. Accordingly it should ensure that travel to school patterns are minimised.
- 8.2 Whilst the proposal in this paper for a new Victoria Primary School would see the creation of a new building, this would be to meet the objective of providing fit for purpose accommodation which meets present and future demand. Any new building would be designed to minimise the impact on carbon emissions and energy consumption.

## 9. Consultation and engagement

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- 9.1 Where necessary, working groups involving school staff and parent council representatives were established at schools to consider the analysis previously undertaken and agree the proposed accommodation solution or the actions required to identify a solution. Meetings with each working group have already taken place.
- 9.2 The working group at each school will continue to allow the design team and officers from Communities and Families to work with the school and parent representatives to progress the delivery of the proposed solution including identification of the suitable location for any new accommodation which ultimately has to be delivered and its detailed design. Information events will also be arranged for the wider school communities as and when required.
- 9.3 Where a statutory consultation process is required this will 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.

## 10. Background reading/external references

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- 10.1 There have been 11 previous reports to the Education, Children and Families Committee regarding the issue of rising school rolls on [9 October 2012](#); [8 October 2013](#); [10 December 2013](#); [4 March 2014](#); [20 May 2014](#); [9 December 2014](#); [3 March 2015](#); [19 May 2015](#); [8 December 2015](#); [1 March 2016](#) and [24 May 2016](#).

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## 11. Links

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<b>Coalition Pledges</b>	P4 - Draw up a long-term strategic plan to tackle both over-crowding and under use in schools
<b>Council Priorities</b>	CP1 – Children and young people fulfil their potential CP12 – A built environment to match our ambition
<b>Single Outcome Agreement</b>	SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential
<b>Appendices</b>	1 Trinity and Victoria Primary School Workshops – Summary of Discussions 2 Trinity and Victoria Primary Schools - Long Term Accommodation Strategy Considerations and Options 3 Draft Consultation Document

**Update on Rising Rolls projects for 2017 and 2018*****Bruntsfield Primary School****Background*

- 1.1 A feasibility study undertaken in 2014 identified several options to increase the classroom capacity of the school. The Education, Children and Families Committee on 24 May 2016 approved that internal reconfiguration works be undertaken at Bruntsfield Primary School to provide increased classroom provision for August 2017.

*Project Update*

- 1.2 The internal reconfiguration works will be commissioned prior to the school's Christmas break and will be completed over the summer break in 2017.

***Corstorphine Primary School****Background*

- 1.3 The Education, Children and Families Committee on 24 May 2016 approved that a feasibility study be commissioned regarding Corstorphine Primary School to assess the viability of sub-dividing the existing dining hall.

*Project Update*

- 1.4 The feasibility work undertaken was completed by Hub South East Scotland as part of a Strategic Services package. The work has identified that sub-dividing the existing dining hall may be achieved within the required timescales and, in combination with some minor reorganisation of school accommodation, will offer the school the potential to accommodate up to 21 classes.
- 1.5 The working group considered carefully the timing of the works to the hall as the contractor has advised that the works could not be completed within the summer holidays alone.
- 1.6 As a new nursery and a playground improvements project will be under construction on the school site in the period from November 2016 to April 2017, undertaking the sub-division of the hall, which would commence at the end of March 2017 will mean that the school will be accommodating two separate construction projects for a short period. However, rather than delay the classroom works until after the summer break in 2017 or delay until the following year and lose a General Purpose space during that period, the school management team and parent representatives felt that they would rather all work was completed by August 2017. Accordingly, development of the project has been accelerated to fit with the proposed construction timescales.

***Liberton Primary School****Background*

- 1.7 The Education, Children and Families Committee on 24 May 2016 approved the delivery at Liberton Primary School for August 2017 of four new classrooms (addressing suitability issues associated with a lack of hall space)

*Project Update:*

- 1.8 A working group involving Council officers, school staff, Parent Council representatives and members of the design team have been meeting over the last seven months to establish the location and progress the detailed design of the proposed accommodation.
- 1.9 A planning application for the proposed new building was submitted at the end of October 2016. This timescale ensures that, when a decision is made in January 2017 (based on the registration figures for August 2017 P1 intakes) regarding whether or not the accommodation will require to be delivered, it can be progressed immediately thereafter to ensure it is completed and ready for occupation by August 2017.
- 1.10 In advance of the submission of the planning application an information evening was held at the school on 13 October 2016 for parents and carers. This was arranged to coincide with a parents and carers evening at the school. At this session a display of the final layouts and designs of the proposed building was set up and members of the working group were on hand to answer any questions arising.

***St Margaret's RC Primary School***

*Background*

- 1.11 The Education, Children and Families Committee on 24 May 2016 approved that internal reconfiguration works be undertaken at St Margaret's RC Primary School to provide increased classroom provision for August 2017.

*Project Update*

- 1.12 The report to Committee in May 2016 advised that due to development in the area developer contributions are available for improvements at St Margaret's RC Primary School. As the school's single hall is particularly small and provides both gym and dining functions the report in May proposed that the developer contribution funding received and the additional funding to be made available through the developments proposed as part of the Local Development Plan be applied towards the cost of providing a new hall for the school.
- 1.13 Through the feasibility work undertaken at the school with the working group it was identified that provision of a new hall together with some minor internal reconfiguration would allow the school to accommodate projected demand in August 2017 without progressing the more significant internal reconfiguration it was previously anticipated would be required. Accordingly, the focus of the project undertaken with the working group has shifted from the design of additional classroom space to the design and delivery of a new gym hall.

- 1.14 A planning application for the proposed gym hall was submitted at the end of October 2016. In advance of the submission of the planning application an information evening was held at the school on 12 October 2016 for parents and carers. At this session a display of the final layouts and designs of the proposed building was set up and members of the working group were on hand to answer any questions arising. The designs are still on display at the school.
- 1.15 Analysis continues to suggest that St Margaret's RC Primary School will require a further classroom space – possibly by August 2018 – and the working group will be reconvened in the near future to consider how this may best be achieved. The extended timescales for the delivery of this additional classroom space which will also be funded from developers contributions does allow the working group to consider options in greater detail and presents opportunities to undertake a more holistic view of how new accommodation may enhance the learning and teaching experience at the school.

### **Primary School Accommodation to be Delivered for August 2018 and beyond**

- 1.16 The following schools were identified as having an accommodation issue which required resolution for August 2018. They were reported in the May 2016 paper due to the anticipated complexity of the likely solutions or because the solutions may require that a statutory consultation be undertaken to allow their implementation:

#### ***Stockbridge Primary School***

##### *Background*

- 1.17 At the Education, Children and Families Committee on 24 May 2016 no recommendations regarding Stockbridge Primary School were made, however, the report advised that feasibility work undertaken in 2013 would be refreshed and updated and other options would be explored and developed as necessary ahead of a meeting with working group members in August 2016 to agree the solution(s) to be progressed.

##### *Project Update*

- 1.18 A full review of the building options considered viable is currently being undertaken by Hub South East Scotland as part of a Strategic Services package. Engagement with the working group has identified a preference for a compact new build solution on the school site. However, due to the significant site constraints the deliverability of this option remains in question and more design and site investigation work is required before this may be progressed with any degree of certainty and the approval of the working group.
- 1.19 The requirement for catchment change has not been excluded and the development of the former Royal Bank of Scotland building on Dundas Street may make this a necessity. Accordingly, it is possible that an update to Committee in March 2017 may seek both approval for onsite expansion and permission to



undertake a statutory consultation proposing a catchment change ahead of P1 registrations in November 2017.

### ***Trinity Primary School and Victoria Primary School***

#### ***Background***

- 1.20 At its meeting on 24 May 2016 the Education, Children and Families Committee approved:
- i. the detailed development of new accommodation at Trinity Primary School subject to the final decision regarding the necessity for such provision being delegated to the Executive Director of Communities and Families to be taken in January 2018 (or earlier if necessary) upon assessment of pupil registration figures and the long-term accommodation solutions identified through any formal or informal consultation processes.
  - ii. that feasibility studies be commissioned regarding Victoria Primary School and the former Fort Primary School building to identify the potential additional capacity which may be achieved in the Trinity/Victoria area.
- 1.21 Committee also noted the intention to use the completed feasibility studies to inform a single Trinity and Victoria Primary Schools working group to develop a long-term strategy for the Trinity/Victoria area and report the proposed approach to Committee in October 2016.

#### ***Project Update***

- 1.22 Following the approval of the Education, Children and Families Committee's on 24 May 2016 to develop a detailed design for new accommodation at Trinity Primary School, the working group met to consider the location and design of a new two classroom building on the Trinity Primary School site. However, it was identified that the school would have sufficient capacity to support demand for P1 places in August 2017. Accordingly, the decision was taken to freeze the design of the new building until next year when the requirement for the new classes for August 2018 will be reassessed in light of the actual P1 intake in August 2017 and P1 registrations for August 2018. It was also considered that this approach would mean that the requirement for the delivery of new accommodation at Trinity Primary School could be considered as part of the longer term strategy for the Trinity and Victoria area.
- 1.23 The May Committee also approved that feasibility work at Victoria Primary School and the former Fort Primary School be progressed to identify the potential additional capacity that may be achieved through the use of these buildings and the outcomes from this work may be summarised as follows:

#### ***The former Fort Primary School building***

- 1.24 It would be possible to provide 8 additional classrooms in the Trinity/Victoria area by August 2018 at the former Fort Primary School. The full refurbishment of the space currently occupied by the Communities and Families and Social Work office staff would be in-depth and would cost approximately £3.8m.

- 1.25 The majority of the work undertaken would be focused on the replacement rather than the repair or adaptation of existing installations to create the right environment for classroom accommodation. For example, new windows would be provided throughout to allow the adoption of a natural ventilation strategy more appropriate for a new primary school. However, in addition to the above a number of architectural and structural changes would be made:
- A new entrance lobby and admin block extension would provide a more visible and welcoming entrance shared between the school and the Community Centre which would remain in its present location;
  - The existing kitchen would be opened up to the dining area and a new kitchen/servery provided;
  - New external doors would be formed in those classrooms currently without direct access to the playground.
- 1.26 The feasibility study also confirmed that it would be possible to construct a new classroom block on the field adjacent to the existing building. This would allow the school accommodation to extend beyond double stream without the requirement to relocate the Early Years Centre. However, the construction of a new block on the existing site would reduce the available outdoor space. Assuming the former Fort site were to accommodate 16 classes it is estimated that this would equate to approximately 7.3m<sup>2</sup> per pupil of outdoor space – making it more generous than primary schools such as Towerbank, Leith or Bruntsfield but still placing it among the lowest m<sup>2</sup> per pupil of outdoor space in the city.

*Victoria Primary School*

- 1.27 The feasibility work undertaken at Victoria Primary School has identified that it would be possible to extend the school by a further two classes. The solution developed by the working group involved the construction of a new dining area at the rear of the school with the existing dining spaces reverting to their former use as classrooms. The cost of this extension is estimated to be £1.2m.
- 1.28 However, the feasibility study also identified a number of significant risks associated with construction in the identified area. Foremost among these risks is the requirement to undertake major works to divert Scottish Water assets located within the school site and neighbouring properties. A provisional sum has been included within the feasibility cost for this work, but this sum could vary considerably dependent on the outcome of the detailed discussions that would be required with Scottish Water and the requirement for legal agreements between the Council and the owners of neighbouring properties. This process of engagement with Scottish Water and other land owners could also have a significant impact on the project programme, putting into doubt delivery by August 2018.
- 1.29 There were, however, more fundamental issues with a proposal to expand Victoria Primary School raised by the working group. The pressure which an expanded pupil roll at Victoria Primary School would place on supporting accommodation such as the playground, which would be further reduced by an extension; the small

gym, the width of the corridors and stairs and the lack of space for an increasing staffing complement caused concern. School Estate Planning Officers share these concerns which principally relate to the impact an increased roll would have on the suitability of the school and as a result would not recommend that Victoria Primary School be permanently extended beyond its existing classroom provision within its existing site.

## **Trinity and Victoria Primary Schools**

### **Long Term Accommodation Strategy Considerations and Options**

*Informal Consultation Workshops: Trinity Primary School: Tuesday 25 October 2016;  
Victoria Primary School: Wednesday 26 October 2016*

#### **Background and Context**

- 1.1 Victoria Primary School is projected to breach its available classroom capacity in August 2018. The continuing development of the Western Harbour will increase this pressure. The impact of new housing in the area through the Local Development Plan will, if it comes forward as presently proposed, place considerable pressure on Trinity Primary School which is already operating at capacity and may require to be extended in the short-term.
- 1.2 Workshops were held at Trinity Primary School on Tuesday 25 October 2016 and at Victoria Primary School on Wednesday 26 October 2016 to engage the wider parent forum at each school in the process of developing options to address the accommodations issues identified at the two schools as part of a long-term strategy.
- 1.3 The workshops took the form of a presentation (see Appendix 1) of three potential solutions to accommodation issues identified at both schools followed by small group discussions of the solutions and any alternatives that attendees felt should be considered. Three of the four small groups formed at Victoria Primary School were facilitated by officers from the Council's School Estate Planning Team and one was facilitated by the school's Head Teacher. Two of the group discussions at Trinity Primary School were facilitated by officers from the Council's School Estate Planning Team, one was facilitated by the school's Head Teacher and three further groups were facilitated by representatives from the school's Parent Council. The Council's Acting School Estate Planning Manager who delivered the initial presentation joined all groups for short periods of time.
- 1.4 Approximately 60 parents or carers attended the workshop at Trinity Primary School while the workshop at Victoria Primary School was attended by approximately 30 parents or carers. Those attending were invited by the Parent Councils at each school and there was good representation across the school catchment areas.

<p><b>Solution 1(a) – Relocate Victoria to a New School Building in the Western Harbour (double stream with expansion potential) + catchment change</b></p>
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#### *Solution Overview*

- 1.5 A new school building would be constructed on a site made available by developers in the Western Harbour. Victoria Primary School would relocate to this new building. A catchment review would be undertaken to realign the North Leith area of Trinity Primary School's catchment with Victoria Primary School, thus realigning any new development in this area with the new Victoria Primary School which would be built with an expansion strategy, should it ultimately be required.

## *Summary of Feedback Received*

### **1.6 This solution was identified as the preferred solution of most groups although at Victoria there was strong support for solution 1(b) which would limit the school to double stream.**

- Groups identified the following positive points for this solution:
  - It is the least disruptive option with little change for Trinity;;
  - It takes account of the strong sense of community in Newhaven by locating the new school close to the existing;
  - It does not alter the good demographic mix within either school;
  - A new school would be a positive thing for the whole community;
  - In the long-run a new building will offer cost efficiencies;
  - It will allow the existing Childcare arrangements (including After School Club) at Fort Early Years Centre to continue;
  - A new school has been identified for the area for a long time and this solution fulfils that promise;
  - It provides a good distance between the schools;
  - The new school would have good cycle links;
  - A new school would offer good space and new facilities;
  - The new school would be next to a park and so benefit from easy access to green spaces;
  - Community facilities could be considered as part of the new school design.
- Groups identified the following negative points for this solution:
  - What will happen to the existing Victoria Primary School building?
  - Concerns were raised that the new school would not be big enough.
  - While only a small number of people would be affected by the catchment change – would a sibling guarantee be provided?
  - The lack of a temporary solution at Victoria until the new school is delivered.
- Groups made the following suggestions/observations specific to this solution:
  - Could the catchment change be greater to avoid the requirement to extend Trinity in the short-term?
  - Could the Anchor building at the existing Victoria site become a nursery?
  - Trinity Primary School should be expanded into Victoria park as part of the short-term expansion.
  - Fort building could provide a short-term solution for Victoria until the new building is completed.

<b>Solution 1(b) – Relocate Victoria to a New School Building in the Western Harbour (double stream) + Trinity permanent annexe at former Fort building</b>
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*Solution Overview*

- 1.7 A new school building would be constructed on a site made available by developers in the Western Harbour. Victoria Primary School would relocate to this new building. If new development in the North Leith area were to cause accommodation pressures at the school, an annexe of Trinity Primary School would be formed at the former Fort Primary School.

*Summary of Feedback Received*

- 1.8 ***This solution is similar to the 1(b) but requires that pressure from future housing in the North Leith area be accommodated through the establishment of a permanent annexe of Trinity rather than catchment change and expansion of the new Victoria. This option was preferred by many at Victoria but there were concerns at both workshops that it would be problematic with particular concern and uncertainty about what the formation of an annexe would mean for Trinity Primary School.***

- Groups identified the following positive points for this solution:
  - [Many of the positive points for Solution 1(a) apply]
  - No catchment change – everyone assured current school;
- Groups identified the following negative points for this solution:
  - An annexe at Trinity Primary would be against the school's ethos of togetherness;
  - The formation of an annexe at Trinity may mean no investment in the existing Trinity Primary School building;
  - The logistics of managing an annexe, drop-off and pick-up for parents, etc. would be difficult;
  - Trinity would become a very large school.
- Groups made the following suggestions/observations specific to this solution:
  - Trinity could learn from the experience of South Morningside if an annexe solution were to be progressed;
  - Could the annexe also include a nursery for Trinity Primary?
  - Could the Anchor building at the existing Victoria site become a nursery?
  - The former Fort Primary School building could provide a short-term solution for Victoria until the new building is completed.

## **Solution 2 – Relocate Victoria to the former Fort Primary School Building**

### *Solution Overview*

- 1.9 The former Fort Primary School would be extended and refurbished with the Early Years Centre and Community Centre retained. Victoria Primary School would relocate to the former Fort Primary School building. The catchment areas of Victoria Primary School and Trinity Primary School would be changed so that all areas of Trinity's catchment east of the former Fort Primary School would be realigned with Victoria Primary School. The western section of Victoria's catchment would be realigned with Trinity. If new development in the North Leith area were to cause accommodation pressures at the school, the former Fort Primary School would be extended further or the Early Years Centre may be relocated.

### *Summary of Feedback Received*

- 1.10 **This solution received little support and it was felt was particularly bad for Victoria Primary School. In particular concerns were raised about the imbalance this would create in the social mix at the schools and the available space on the former Fort Primary School site.**

- Groups identified the following positive points for this solution:
  - A smaller Trinity Primary School roll;
- Groups identified the following negative points for this solution:
  - The proposal would be socially damaging – reference should be made to the Scottish Index of Multiple Deprivation map.
  - Trinity would become too large;
  - There were concerns the Fort building was too old with high maintenance costs;
  - There were concerns that the Fort would be a poor educational environment;
  - There were concerns that this solution would result in longer distances to school;
  - Concerns were expressed that the Early Years Centre would be affected by the disruption;
  - The expansion proposed on the Fort site would result in the loss of too much outdoor space;
  - There would be very limited space for expansion;
  - Victoria would experience a loss of local identity;
  - Newhaven would lose the heart of its community;
  - The distribution of the population between the schools would be uneven;
  - The high numbers of pupils accessing the former Fort site would present road safety/transport issues;

- The former Fort building is poorly located with limited green space around.
- There would be considerable catchment change involved – would a sibling guarantee be possible given the numbers affected?
- Groups made the following suggestions/observations specific to this solution:
  - If it were progressed the strategy should be to rebuild the Early Years Centre on the Western Harbour site allowing expansion on the Fort site without losing outdoor space.



## **Proposal to relocate Victoria Primary School to a new building in the Western Harbour**

Affecting Victoria Primary School, Trinity Primary School, Holy Cross RC Primary School, St Thomas of Aquin's RC High School and Trinity Academy

### **1 Introduction**

1.1 This consultation paper sets out the rationale for, and implications of, relocating Victoria Primary School to a new site in the Western Harbour and undertaking a catchment change with Trinity Primary School to address accommodation issues in the Trinity and Victoria areas. This paper also proposes the realignment of the appropriate primary and secondary non-denominational and Roman Catholic school boundaries to incorporate the sections of the Western Harbour area currently not contained within any catchment 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. Details of the Proposal - relocating Victoria Primary School to a new site in the Western Harbour
5. Financial Considerations
6. Indicative Construction Timescales
7. Consultation Process

#### **Appendices**

1. Response Questionnaire
2. List of Affected Addresses
3. Trinity and Victoria Primary Schools: Existing Catchment Areas, School Locations and Pupil Population Densities Current School Catchments
4. Proposed Catchment Changes Affecting Victoria Primary School and Trinity Primary School
5. Proposed Catchment Changes Affecting Holy Cross RC Primary School, and St Thomas of Aquin's RC High School
6. Proposed Catchment Changes Affecting Trinity Academy

7. Travel Routes from North Leith Area to Trinity Primary and New School Site
  8. Travel Routes from West Victoria Catchment Area to Existing Victoria Primary School Site and New School Site
  9. Inspection, Attainment and Achievement Information for Trinity Primary School and Victoria Primary School
- 1.3 Comments on the proposals should be submitted by no later than close of business on Friday, 17 March 2017 by email or post to the addresses set out in Section 11 of this paper. A response questionnaire is provided for this purpose which respondents are encouraged to use, details are included in Appendix 1 and which can also be completed online via the Council website [www.edinburgh.gov.uk/newvictoria](http://www.edinburgh.gov.uk/newvictoria)
- 1.4 Two public meetings will be held as follows, further details of which are provided in section 11:

Venue	Date	Time
Victoria Primary School	tbc	tbc
Trinity Primary School	tbc	tbc

## 2 Background and Context

- 2.1 On 13 December 2016 the Education, Children and Families Committee approved that a consultation be undertaken regarding the proposed relocation of Victoria Primary School to a new building in the Western Harbour area. The Committee also approved that the consultation propose the realignment of Victoria Primary School's catchment area to incorporate a section of Trinity Primary School's catchment and sections of the Western Harbour which are currently not within any school catchment area. Committee also approved that consultation include proposals to realign the catchment areas of Holy Cross Primary School, St Thomas of Aquin's RC High School and Trinity Academy to include all areas of the Western Harbour.
- 2.2 Trinity Primary School and Victoria Primary School were identified as schools facing potential accommodation pressures for August 2017 and August 2018 respectively in the "Primary School Estate Rising Rolls" report to Education, Children and Families Committee on 24 May 2016. The report noted that while both schools faced pressures in the short-term from their existing catchment populations, the continuing development of the Western Harbour site would place a significant future pressure on Victoria Primary School while long-term proposals through the Local Development Plan for new residential development in the North Leith area around Forth Ports and the Scottish Executive building may represent a significant future pressure on Trinity Primary School's accommodation.

- 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 (including delivery of new accommodation for August 2016), delivered extensions to provide additional classrooms at 17 primary schools with additional accommodation also being created at several other primary schools by adapting existing buildings.
- 2.5 Since the closure of Fort Primary School in 2010 Trinity Primary School has experienced growth as double stream year stages have been replaced by up to three stream P1 intakes. This pattern necessitated the construction of four new classrooms at the school through the Council's first Rising Rolls project in August 2013. This first project also identified that a second phase may be necessary in future years and a site at the rear of the school was identified for further expansion should it be required. While P1 intakes at Trinity Primary School have generally been steady the P1 intake experienced in 2016 suggested that the school may struggle to accommodate demand from all catchment P1 pupils in August 2017.
- 2.6 It has since been identified that Trinity Primary School will not require additional accommodation for August 2017, however, short-term projections suggest that the requirement for this additional accommodation remains finely balanced and this will continue to be reviewed on an annual basis. In the long-term, however; the potential accommodation pressures represented by the proposed development of the North Leith area represent a significant future pressure on Trinity Primary School's accommodation beyond that which even the current expansion proposals could accommodate.
- 2.7 Victoria Primary School was also identified through the first Rising Rolls project as a school facing accommodation pressures. A new four classroom building was constructed on the school site in August 2014. However, the degree to which the school could be expanded was limited and it was recognised that the continuing expansion of the Western Harbour area would cause pressure for places at Victoria Primary School to escalate. It is now projected that the school will breach its classroom capacity in August 2018.
- 2.8 Accordingly, the Education, Children and Families Committee on 24 May 2016 approved an approach which would consider the accommodation pressures at both of these schools in a holistic manner. Working groups consisting of school staff, parent representatives and officers from the Council's School Estate Planning Team were established at each school to consider solutions and identify a preferred way forward.

- 2.9 The working groups considered a range of potential solutions which were informed by the feasibility work undertaken to identify the potential additional capacity which may be achieved through the extension of the Victoria Primary School building and through the creation of school accommodation in the former Fort Primary School building. In addition to extension of both existing primary schools and the creation of additional capacity at the former Fort Primary School site, the working groups also considered the potential offered by the site identified for a new school in the Western Harbour. Provision for a proposed new school site was made in the section 75 agreement with Forth Ports in 2002 and was subsequently part of the original masterplan for the Western Harbour development.
- 2.10 The working groups at Trinity Primary School and Victoria Primary School agreed that three potential solutions should be the focus of discussion at workshops arranged at Trinity Primary School on 25 October 2016 and at Victoria Primary School on 26 October 2016. The two workshops were attended by approximately 90 parents/carers in total who represented a cross section of parents/carers (selected by the Parent Councils) at each school. Attendees were invited to discuss the three options presented and identify any possible alternatives.
- 2.11 As a result of the work undertaken by the working groups at each school and following the feedback received through the workshops only one viable option to address the long-term accommodation issues in the Victoria and Trinity areas has been identified: the relocation of Victoria Primary School to a new building in the Western Harbour area, undertaking the necessary catchment change.

### **Site Considerations**

- 2.12 The school site, provision for which was made in the section 75 agreement with Forth Ports in 2002 and which was subsequently part of the original masterplan for the Western Harbour development, is located adjacent to Windrush Drive in the Western Harbour.
- 2.13 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 (or greater) 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.
- 2.14 The identified school site in the Western Harbour is 1.2 hectares which is equal to the minimum specified requirement for a main new school site without provision of a nursery. 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.

- 2.15 The proposed site is considered sufficient to provide an appropriate environment for a new primary school. Victoria Primary School currently offers no nursery provision; however, with the introduction of legislation placing a requirement on authorities to expand early years provision, it is considered necessary for a new school building to offer nursery places. As the provision of nursery facilities on the proposed school site would mean that the minimum standards could not be applied, should the outcome of this statutory consultation process result in the proposal for a new primary school being progressed (and a larger site cannot be negotiated with the landowner) the consent of the Scottish Government would be required.
- 2.16 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.
- 2.17 A new primary school would also, according to the existing masterplan of the site, be located adjacent to a significant area of parkland and it is anticipated that a new school would benefit significantly from access to this resource.

### **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 that have shaped the proposal set out in this paper.

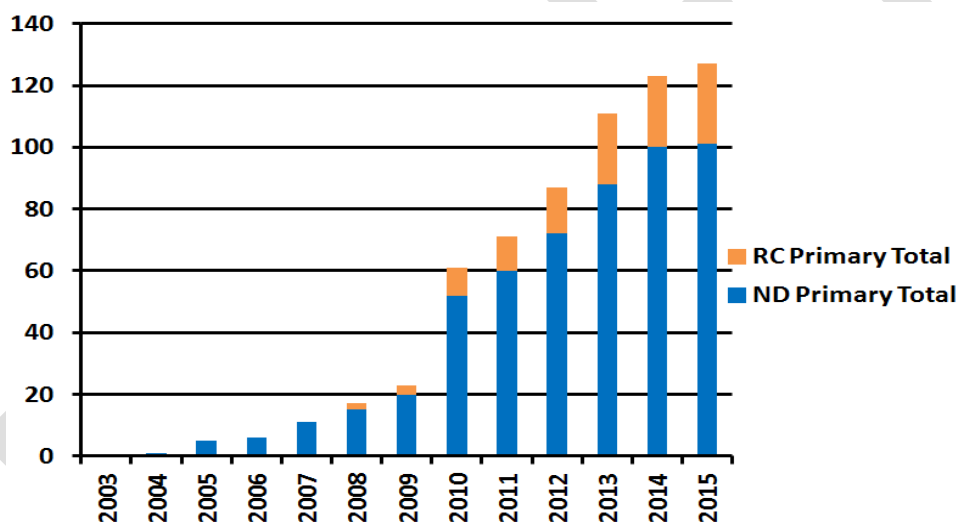
#### **Area Overview**

Victoria Primary School

- 3.2 Victoria Primary School is located in Newhaven in the north of the city and its catchment area encompasses Lower Granton Road in the west and the Western Harbour in the east. When the school was built in 1844 it was located only metres from the shore of the Forth at the end of the sea wall along Annfield. The development of the Western Harbour on land reclaimed from the waters of the Forth directly north of the school began to generate pupils in 2004 following the completion of the first residential properties in 2003. Since then demand for school places from this area of Victoria Primary School's catchment has increased steadily as new residential properties have been completed.

- 3.3 Areas in the northern and eastern sections of the Western Harbour development currently fall outside any non-denominational primary, RC primary, non-denominational secondary or RC secondary catchment boundaries. However, there are clear geographic reasons why, when placing pupils from this area, Victoria Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin’s RC High School are considered the appropriate school provision.
- 3.4 While historically Victoria Primary School’s catchment population has been drawn from housing to the immediate south and west of the school the development of Western Harbour means that 55% of the current catchment population (incorporating those areas of Western Harbour currently outside the catchment boundary) now reside north of Lindsay Road in the Western Harbour area. Figure 1 (below) shows how the number of pupils generated from the Western Harbour development has grown since 2004.

**Figure 1: Primary Pupil Population in the Western Harbour area, 2002-2016**



- 3.5 Accordingly, the Western Harbour development means that in the past decade the community that Victoria Primary School serves has changed considerably both in terms of the number of pupils the school must accommodate and the geographical distribution of its catchment population.

Trinity Primary School

- 3.6 Trinity Primary School is located approximately 450m south of Victoria Primary School adjacent to Trinity Academy at the north end of Victoria Park. Its catchment area stretches from Warriston in the south west to Ocean Drive in the north east and incorporates what was the catchment area of the former Fort Primary School. Trinity’s proximity to Victoria Primary School means that there is a natural flow of pupils between the schools.

- 3.7 The closure of Fort Primary School in July 2010 necessitated the expansion of Trinity Primary School to 19 classes in August 2013. However, at that time it was recognised that a second phase of expansion may be required to allow Trinity Primary to accommodate a full three stream (21 class) intake.
- 3.8 However, there are several residential developments either progressing or proposed in Trinity Primary School's catchment area which represent the potential for significant growth in Trinity's catchment area. These include the site of the former Fort block of flats on North Fort Street/Portland Street, the area to the south of the catchment around West Bowling Green Street and, most notably, around North Leith and Leith Docks.

### Capacity and Growth

- 3.9 Table 1 (below) shows the current capacity and roll data for Trinity Primary School and Victoria primary school. 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 commonplace across the Council's primary school estate.

**Table 1: School Capacity, Class and Roll Data for August 2016**

School	Capacity	Roll (as of Sept 2016 census)	Estimated Occupancy Rate
Trinity Primary School	19 Classes (546 pupils)	18 Classes (527 pupils)	96.5%
Victoria Primary School	10 Classes (259 pupils)	10 Classes (254 pupils)	98.1%
<b>Area Total</b>	<b>29 Classes (805 pupils)</b>	<b>28 Classes (781 pupils)</b>	<b>97.0%</b>

- 3.10 While Table 1 suggests that space in both schools is limited it is the stage by stage breakdown of the 2016 school rolls in Table 2, particularly at Victoria Primary School, which begins to suggest developing capacity issues as smaller classes in upper stages are replaced by consistently larger intakes in the early stages:

**Table 2: Year Group Rolls at September 2016**

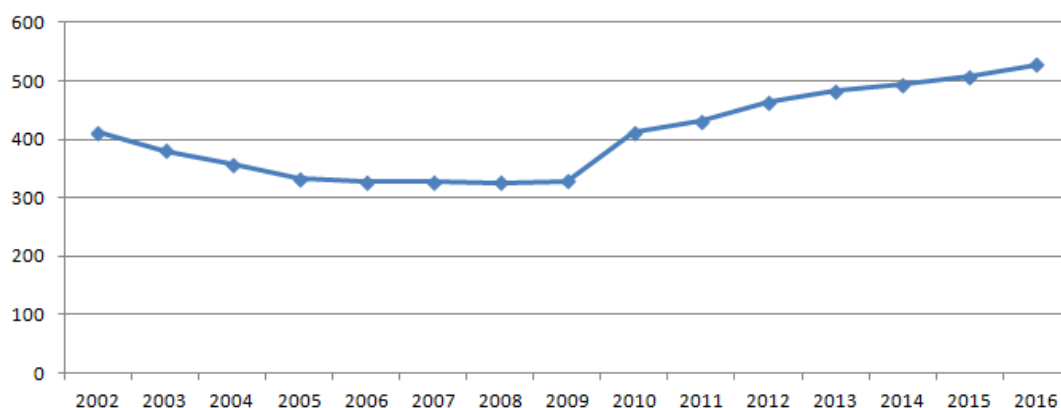
School	P1	P2	P3	P4	P5	P6	P7	Total
Trinity Primary School	84	72	89	76	78	64	64	527
Victoria Primary School	40	38	53	38	44	23	18	254
<b>Area Total</b>	<b>124</b>	<b>110</b>	<b>142</b>	<b>114</b>	<b>122</b>	<b>87</b>	<b>82</b>	<b>781</b>

## Trinity Primary School

### *Capacity and Growth*

- 3.11 Figure 2 (below) illustrates that the pupil roll at Trinity Primary School has increased steadily since the closure of Fort Primary School in 2010. The catchment area of Fort Primary School was realigned in full with Trinity Primary School and this has had the effect of replacing two stream year stages at Trinity Primary School with two-and-a-half to three stream stages since 2010.

**Figure 2: Trinity Primary School Roll, 2002 to 2016**



- 3.12 Classrooms at Trinity Primary School vary in size with the majority exceeding the estate optimum. The classrooms on the ground floor of the main building are particularly large. Fifteen of the classrooms are located within the main building along with two full classroom size general purpose spaces and a number of smaller spaces which cumulatively form an additional GP space. This level of GP provision is consistent with the Scottish Government's recommendations for a school of 19 classes. The remaining four classes are located in a new classroom building constructed during the first phase of the rising rolls process for August 2013. The school has a gym hall which is equivalent in size to a new build hall. The dining hall was recently extended as a final phase of the previous rising rolls project.
- 3.13 While P1 intakes in the past five years have been high at Trinity Primary School, between 2010 and 2015 an average of 14% of the intake has been from non-catchment pupils. Pupils from Victoria Primary School's catchment area form the largest element of this non-catchment cohort. Currently there are 30 pupils at Trinity Primary School who live in Victoria's catchment area. However, there are 34 pupils living in Trinity Primary School's catchment area currently attending Victoria. Accordingly, there is a negligible overall impact in terms of loss and gain between Trinity and Victoria Primary Schools.
- 3.14 In August 2016 there has been a shift in the patterns of attendance observed in the P1 intake at Trinity Primary School over the previous five years. The overall number of catchment pupils has increased from previous years and the percentage of catchment pupils choosing to attend the school increased from 83% in 2015 to 94% in 2016. The school roll projections set out in Table 3



(below) which are based on known birth data, housing estimates and National Records of Scotland population projections suggest that this is a spike. However, if this pattern were to be sustained, in the absence of a viable alternative approach, then it is likely that the delivery of the additional classrooms proposed through the Rising Rolls process would be necessary.

**Table 3: Trinity Primary School Roll Projections, 2016-2026**

School	School Capacity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Trinity Primary School	546	527	535	547	537	534	519	519	509	514	531	561

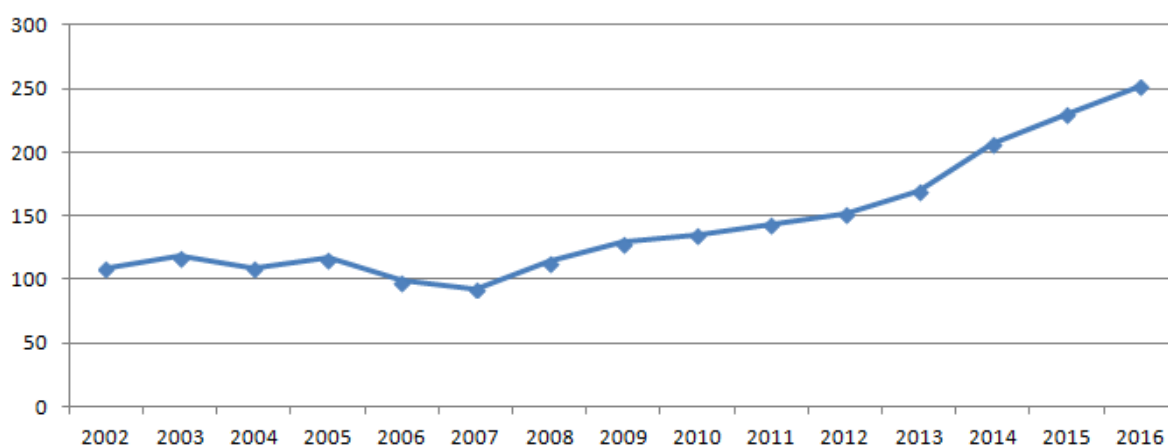
3.15 However, in the longer term the expansion of the school to a full three streams would not be sufficient if the development of more than 2,000 homes around North Leith and Leith Docks comes forward as currently proposed through the Local Development Plan. It is not anticipated that this development will come forward quickly and the projections in Table 3 assume only minor development in this area. Current forecasts assume that more significant pupil generation from this development area will occur beyond 2026 and, if developed as currently proposed, could increase Trinity Primary School's non-denominational catchment population by more than 200 pupils. The impact of this on Trinity Primary School would be the requirement to expand beyond its current 19 class capacity to between a 25 and 28 class capacity with an estimated roll of up to 800 pupils.

### **Victoria Primary School**

#### *Capacity and Growth*

3.16 Figure 3 (below) illustrates that the pupil roll at Victoria Primary School has increased steadily since 2007.

**Figure 3: Victoria Primary School Roll, 2002 to 2016**



3.17 Until 2012 when minor work was undertaken to allow Victoria Primary School to expand to a full single stream (7 class) organisation, the school operated with a 6 class capacity. In 2014 this increased to 10 classes following the completion

of the Rising Rolls classroom extension. The school has two GP spaces which is consistent with the Scottish Government’s recommendations for a school of 10 classes.

3.18 Classrooms at Victoria Primary School vary in size. The seven classrooms and one GP space within the main, Victorian building range from the smallest at 48m<sup>2</sup> to the largest at 76m<sup>2</sup>. The three classrooms and one GP space within the new building are all 60m<sup>2</sup>. Victoria Primary School’s gym hall is one of the smallest across the school estate. The school benefits from dedicated dining space, however, this is made up of two small former classroom areas, making it also one of the smallest dedicated dining areas across the school estate. Supporting spaces such as office space, the staff room and resources storage is very limited. Among City of Edinburgh primary schools exceeding a 7 class capacity, Victoria Primary School has the second smallest internal floor area.

3.19 The Victoria Primary School building is currently has a ‘B’ condition rating.

3.20 The Local Development Plan suggests that a further 1,850 flats and 11 houses remain to be constructed on the Western Harbour site. This is projected to generate up to 114 additional non-denominational primary school pupils the majority of whom would be resident in the area by 2030. The school roll projections below reflect this growth and suggest that Victoria Primary School will breach its current capacity in August 2017 with additional classroom space required by August 2018. Crucially, the projections suggest that the P1 intakes required by the school will be sustained at double stream in future years.

**Table 4: Victoria Primary School Roll Projections, 2016-2026**

School	School Capacity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Victoria Primary School	259	254	287	318	326	335	329	339	347	349	352	356

## **4 Details of Proposal - relocating Victoria Primary School to a new site in the Western Harbour**

### **Proposal Overview**

4.1 The proposal is as follows:

- (i) Relocate Victoria Primary School to a new building in the Western Harbour.
- (ii) Undertake catchment change so that the proposed development area in North Leith which is currently in Trinity Primary School's catchment area is realigned with the new Victoria Primary School.
- (iii) Realign the catchment boundaries of Victoria Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's RC High School so that they include the sections of the Western Harbour area currently not contained within any catchment area.

### **4.2 Proposal Summary**

- A new double stream (14 class) primary school would be established on the identified site (see Appendix 4) in the Western Harbour.
- The new school would be built with an expansion strategy, allowing up to a further 8 classroom spaces to be built at a future stage, if this should ultimately prove necessary.
- All staff and pupils from Victoria Primary School would relocate to the new school building on its completion.
- The new Victoria Primary School would include a nursery.
- All areas of Trinity Primary School's catchment north of Lindsay Road and Commercial Street would become the catchment area of the new Victoria Primary school.
- The date from when the catchment change above 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 Victoria Primary School would become the non-denominational catchment school for all P1 pupils living in the revised catchment area at the time of P1 registrations in the preceding November.
- The catchment areas of Victoria Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's RC High School would be adjusted to include the sections of the Western Harbour area currently not contained within any catchment area. These catchment changes are not predicated on the provision of a new Victoria Primary School and would be effective immediately following Council approval.
- The existing Victoria Primary School site would be subject to the Council's standard disposal process with any proposed alternative use by the Council subject to a separate consultation process.

- The proposal would involve the transfer of parts of the existing Trinity Primary School catchment area to the new Victoria Primary School catchment 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.
- The requirement for additional classroom space at Trinity Primary School would continue to be assessed through the Rising Rolls process.

### **Implications**

- 4.3 This section considers the implications and practicalities of implementing the proposal to relocate Victoria Primary School to a new building in the Western Harbour which would involve three main elements:
- (i) Relocate Victoria Primary School to a new building in the Western Harbour.
  - (ii) Undertake catchment change so that the proposed development area in North Leith which is currently in Trinity Primary School's catchment area is realigned with the new Victoria Primary School.
  - (iii) Realign the catchment boundaries of Victoria Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's RC High School so that they include the sections of the Western Harbour area currently not contained within any catchment area.

### **Relocating Victoria Primary School**

- 4.4 The site for a new primary school was agreed as part of the section 75 agreement with Forth Ports in 2003 and is shown in Appendix 4. The new school would be double stream (14 classes) with capacity for 420 primary pupils. However, it would be built in such a way that, if it were to be required, up to an additional eight classrooms could be constructed on the school site. The requirement for this additional classroom space would be monitored as part of the annual Rising Rolls Process.
- 4.5 Early discussions with Fort Ports suggest that the school site could be made available almost immediately and, subject to the availability of the capital and revenue funding required 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 when a new primary school could be opened is August 2020 with the new school and nursery built over a single phase starting on site in August 2018.
- 4.6 A working group involving Council officers, an appointed design team, the school management and representatives from the Parent Council will be established and will meet at regular intervals to ensure the school community is fully informed and engaged throughout the process to design and deliver the new school. This process will also include consideration of traffic and transport implications for the area, the travel routes from more distant areas of the catchment and the impact of the design on neighbouring properties. It is anticipated that an informal consultation process will take place involving the

wider community to identify how the new school can most effectively serve both the developing Western Harbour and established Newhaven communities.

- 4.7 Pupil and staff engagement will be a significant element in this consultation and engagement process, both in terms of their role in the design of the new building and in identifying any additional support that will be required to facilitate the move to the new school building.

#### **Temporary Arrangements from August 2018**

- 4.8 The projections in section 3.20 suggest that Victoria Primary School will breach its classroom capacity in August 2018. Accordingly, it will be necessary to identify a temporary solution to the accommodation shortfall from August 2018 until such time as the new school is delivered. The working group established at Victoria Primary School to consider the longer term solutions will continue to meet to develop a temporary solution. Options which the group are likely to consider will include:

- more extensive use of team teaching;
- the loss of GP space during this period;
- provision of temporary accommodation on the school site;
- establishing temporary annexe accommodation.

#### **Proposed Catchment Changes – Victoria Primary School and Trinity Primary School**

- 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 Projections currently suggest that Trinity Primary School will be able to meet future demand from its catchment population. Should demand exceed that projected as the August 2016 P1 intake suggests it could, the provision of the planned Rising Rolls building would address this. However, the development of North Leith area, as currently proposed in the Local Development Plan would cause Trinity Primary School's classroom capacity to be significantly exceeded. Accordingly, the catchment changes set out under this proposal would result in the significant development area in North Leith being realigned with a new Victoria Primary School built with a planned expansion strategy to cope with this additional pressure.
- 4.11 The area of Trinity Primary School's catchment which would be realigned with Victoria Primary School is shown in Appendix 4. In summary it encompasses all areas of Trinity Primary School's catchment north of Lindsay Road and Commercial Street. Details of the pupils population in this area at the time of the Primary School September census in 2016 are set out in Table 5 (below):

**Table 5: Analysis of Primary Pupil Population in North Leith Area  
Proposed for realignment with Victoria Primary School**

Total Primary Pupil Population (at Sept. 2016)	Total Attending a Non-denominational Primary School	Attending Trinity Primary School	Attending Victoria Primary School	Attending another Non-denominational Primary School
X	X	X	X	X

- 4.12 Appendix 6 shows the travel distances and routes between the North Leith area of Trinity Primary School's catchment, Trinity Primary School and the site or the proposed new Victoria Primary School. It shows that the proposed catchment changes would not result in a significant difference in the travel distances pupils from this area are likely to experience. However, the frequent bus services along Commercial Street and Lindsay Road, including the number 10 bus which stops directly adjacent to the proposed school site in the Western Harbour mean that public transport routes from the North Leith area to the new school will be more convenient than those between North Leith and Trinity Primary School.
- 4.13 The date from when the catchment change would be effective is the school year at the start of which the new Victoria 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 Victoria Primary School would become the non-denominational catchment school for all P1 pupils living in Victoria's catchment area at the time of P1 registrations in the preceding November. Pupils living within the catchment area of Victoria Primary School when registrations opened in November would be expected to make a non-catchment placing request if they wished to attend a school other than Victoria Primary School.
- 4.14 The catchment change proposed is shown in Appendix 4. More detailed maps and lists of the addresses affected may be viewed on the Council website: [www.edinburgh.gov.uk/westernharbourschool](http://www.edinburgh.gov.uk/westernharbourschool).

**Proposed Catchment Changes – Formalising the Western Harbour Catchment Areas**

- 4.15 The Council's school estates catchment boundaries do not incorporate some areas which may historically have contained no residential properties. The northern sections of the Western Harbour are one such area. Where an area falls outside catchment boundaries the pupil population is assigned a nearest appropriate school. In order to remove any ambiguity it is proposed that the opportunity be taken through this consultation process to formalise the non-denominational, Roman Catholic, primary and secondary catchment boundaries around the northern sections of the Western Harbour.
- 4.16 The nearest appropriate schools are as follows:

- Non-denominational Primary: Victoria Primary School;
- Roman Catholic Primary: Holy Cross RC Primary School;
- Non-denominational Secondary: Trinity Academy;
- Roman Catholic Secondary: St Thomas of Aquin's RC High School

4.17 It is proposed that the catchment boundaries of the schools above now be extended to include the northern sections of the Western Harbour. This proposal will not change roll projections or place pressure on these schools which they are not already experiencing or are forecast to experience as, in administrative terms, the pupils from this area are already considered to have the same status as catchment pupils. This proposal simply removes any ambiguity by formalising the catchment arrangements already effectively in place.

4.18 The above catchment changes are not predicated on the progression of any other part of the proposal in this paper and are already effectively applied. Accordingly, it is proposed that the changes would be applied ahead of the P1 registration process in November 2017.

4.19 The catchment changes proposed are shown in Appendix 5. More detailed maps and lists of the addresses affected may be viewed on the Council website: [www.edinburgh.gov.uk/westernharbourschool](http://www.edinburgh.gov.uk/westernharbourschool).

### **Early Years Provision**

4.20 The Scottish Government is committed to increasing the early learning and childcare entitlement to 1140 hours per year by 2020 and the Council is now reviewing its Early Years Estate to identify what measures may be required to meet current and projected demand. It is expected that some of this demand can be met by increasing hours of the existing facilities however it is likely that additional provision, such as the nursery proposed as part of the proposed new school, will be required.

4.21 Neither Trinity Primary School nor Victoria Primary School has a nursery. Early Years provision in the area is made through the Fort Early Years Centre.

4.22 The inclusion of a new nursery facility with a relocated Victoria Primary School would address demand for additional nursery capacity in the area and provide an opportunity for integrated learning across all Curriculum of Excellence levels. However, it would increase the cost of the new school and make Scottish Government approval of the school site necessary (see 2.16).

### **Educational Benefits of Option 1**

4.23 Under the proposal Victoria Primary School would relocate to a new school building in the Western Harbour. All of Victoria Primary School's existing primary classes and new nursery classes would be collocated on a single site within a purpose built facility. Victoria Primary School is highly regarded for the quality of the service it provides for children and families and the Council

believes that a new school building appropriate for a modern curriculum would enhance the learning and teaching environment for all pupils.

- 4.24 The Council considers that the principal educational advantage of the proposal is that it addresses the sufficiency and suitability issues at Victoria Primary School and provides a long-term strategy that will mitigate the risk of significant sufficiency issues in future years at Trinity Primary School.
- 4.25 The new school building would mean that pupils attending Victoria Primary School would have access to indoor and outdoor learning and play facilities which are flexible so that children could work together in large or smaller groups with 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.
- 4.26 The availability of a new, purpose built facility including a gym hall could also advantage the local community. The availability of parkland adjacent to the site of a new Victoria Primary School, as proposed in the current masterplan for the Western Harbour, would present an opportunity for the school to deliver an enhanced sports curriculum and benefit from access to extended green space.
- 4.27 The provision of purpose built dining facilities would improve the dining experience and allow for greater flexibility in the timetabling of General Purpose spaces.
- 4.28 The principal educational disadvantage of the proposal is that it proposes wholesale changes to a school which is already performing well and is highly regarded within its community.
- 4.29 The educational advantage of realigning the catchment boundaries of Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's RC High School is that it will provide parents and siblings with certainty about their catchment status and confirm their treatment through the placement process as catchment pupils.

### **Community Issues**

- 4.30 Victoria Primary School is a focal point within the community it serves. However, there has been a significant demographic shift in the area and the provision of a new school in the Western Harbour provides an opportunity to consider how a new school building may best serve both the established and developing areas of the school community. This will be considered as part of the scoping and design process with the views of the community sought through an informal consultation process.

## **5 Transport**

- 5.1 The proposed new school site is located directly adjacent to Windrush Drive, directly opposite the David Lloyd Leisure Centre. The current masterplan for the area does not indicate from where it is anticipated the site would be



accessed. This will be designed and developed to suit the layout of the school and with consideration to existing and future road layouts.

- 5.2 A review of the transport infrastructure in place and the infrastructure that will be required to service the new school site will be considered as a part of the design process.
- 5.3 The new school design would provide for staff and visitor parking on the school site. However, it is not Council policy to specifically provide drop-off zones for parents and carers.
- 5.4 The proposed catchment area of the new school would incorporate the North Leith sections of Trinity Primary School's catchment area. Appendix 7 illustrates little difference in the travel distances and routes between the North Leith area of Trinity Primary School's catchment, Trinity Primary School and the site of the proposed new Victoria Primary School.
- 5.5 Frequent bus services along Commercial Street and Lindsay Road, including the number 10 bus which stops directly adjacent to the proposed school site in the Western Harbour mean that public transport routes from the North Leith area to the new school will be more convenient than those between North Leith and Trinity Primary School.
- 5.6 The Victoria Primary School catchment area is relatively small and, as more than 55% of the catchment population will be living within the Western Harbour area, the proposal will reduce the distance the majority of pupils are required to travel to their catchment school. For those pupils residing in other areas of Victoria's catchment there will be an increase in the distance they are required to travel to school. This is illustrated by the example of the relative travel distances from Lower Granton Road shown in Appendix 8. The size of the existing school catchment area means that the distances travelled are all within acceptable travel limits. If this proposal is progressed, the Road Safety team will be engaged to ensure that Victoria Primary School's Green Travel Plan and the Safer Routes analysis is updated to reflect the change.
- 5.7 In summary, the proposal will ensure that the majority of pupils from existing areas and in the developments proposed will be able to access their school via public transportation with the majority 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.

## **6 Financial Considerations**

### **Capital Costs**

- 6.1 A construction cost estimate, based on the Scottish Future Trust metric for new primary schools, shows an indicative capital cost of £1m for a 14 class school and 40/40 nursery. This includes an estimated cost of site acquisition, servicing

and remediation, but does not take account of future cost inflation beyond Q1 2015.

**Table 6: Capital Cost Summary**

	<b>£'000</b>
Capital Construction (based on Q1 2015 prices)	11,300
Site Acquisition	£0
Site Servicing and Remediation	3,070
Temporary Provision at Victoria	tbc
Disposal proceeds (existing Victoria PS)*	800
<b>Estimated Total Capital Costs</b>	<b>13,570</b>

\* assumes redevelopment for residential use and favourable ground conditions.

### Revenue Costs

- 6.2 The additional revenue costs associated with a new school would be met through current demography funding. While it would be a new building, it would replace an existing establishment; therefore, there is no gain in terms of the number of primary school across the school estate. Accordingly, there are no additional revenue costs associated with additional management, teaching and non-teaching staff positions which would be required regardless of the new building.
- 6.3 The maintenance burden for the new building is likely to be low in the short to medium term but would increase over time. These costs would be offset against the savings made through the disposal of the existing Victoria Primary School building. This is illustrated in Table 7 (below) which includes an estimated average annual repairs spend based on the Council's previous experience of new school buildings.

**Table 7: Revenue Cost Summary (to be completed)**

	Existing Victoria Primary School Building Costs (£'000)	Estimated New Building Costs (£'000)
Rates & Services		
Utilities		
Repairs & Maintenance		
<b>Premises Cost Total</b>		

### Funding

- 6.4 The financial implications of the adopted LDP Action Programme, which includes the proposed Western Harbour school, were reported to the Finance

and Resources Committee in January 2017. This report identified the risks associated with securing developer's contributions for LDP education infrastructure and requested that the initial budgets required to progress this new school project are established in the Capital Investment Programme through the Council's budget setting process in 2017.

- 6.5 If, on completion of the consultation, it is agreed by Council that the new school should progress, the identification and approval of the required additional capital and revenue funding would require to be established by Council as part of budget processes in order for the school to be delivered by August 2020.
- 6.6 A market valuation estimate suggests that a capital receipt of £0.8m could be achieved through the sale of the existing Victoria Primary School site which could be set against the capital costs of the project.
- 6.7 Any capital costs associated with the provision of a temporary solution at Victoria Primary School until such time as the new school is delivered will be considered as part of the option developed with the working group at Victoria Primary School. The funding for this temporary arrangement will be met through the Council's Rising Rolls budget.

## 7 Indicative Construction Timescales

- 7.1 The timescales for the delivery of the new Victoria Primary School are entirely dependent upon the necessary funding being approved and provided to deliver the project.
- 7.2 Table 8 (below) sets out the indicative construction timescales which would apply based on an assumed date of initiation following conclusion of the consultation and Council approval to progress being granted at the full Council Meeting in June 2017. These timescales assume, and are subject to funding for the project also being identified prior to the conclusion of the consultation.

**Table 8: Indicative Construction Timescales**

Conclusion of consultation and approval of Option to be progressed	June 2017
Appoint Design Team	+3 months

Design Development to RIBA Stage 2	+3 months
Design Development to RIBA Stage 3 (submit for Planning)	+3 months
Design Development to RIBA Stage 4 and completion of planning	+4 months
Complete construction contract tender process and award contract	+5 months
Construction Completion	+15 months
<b>Estimated Opening Date</b>	<b>August 2020</b>

## 8 Consultation Process

8.1 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.

8.2 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.

8.3 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.

8.4 The consultation period will run for a 6 week period from Monday 30 January 2017 to Friday 17 March 2017 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, Central Library, Leith Library and at the schools affected by the proposals.

8.5 Two public meetings will be held in respect of the proposals at the venues listed below which 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) 469 3161 no later than **[Insert Date]**. A record of each public meeting will be taken by the Council.

Venue	Date	Time
Victoria Primary School	tbc	tbc
Trinity Primary School	tbc	tbc

8.6 All comments received will be recorded and represented in the final report regarding the outcomes of the consultation, 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.

8.7 The Council website will contain information on the consultation and this will be updated as necessary [www.edinburgh.gov.uk/newvictoria](http://www.edinburgh.gov.uk/newvictoria)

8.8 During the consultation period, any views on this proposal should be sent to in writing to the following address:

Alistair Gaw  
 Executive Director of Communities and Families  
 City of Edinburgh Council  
 Council Headquarters  
 Waverley Court  
 Level 1:2  
 4 East Market Street  
 Edinburgh EH8 8BG

- 8.9 Respondents are encouraged to use the response questionnaire which has been produced and is provided in Appendix 1. The response questionnaire can also be completed online at [www.edinburgh.gov.uk/newvictoria](http://www.edinburgh.gov.uk/newvictoria) Responses can also be made by e-mail to the following address [cf.propertyreview@edinburgh.gov.uk](mailto: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 Friday, 17 March 2017.
- 8.10 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.
- 8.11 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 for consideration. 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.
- 8.12 It is anticipated that the consultation report, setting out recommendations, will be presented to a Meeting of the Council on [Insert Date]. It is expected that the report will be published no later than [Insert Date] being the required three weeks in advance of it being considered by the Council.

## APPENDIX 1 – Response Questionnaire

### Statutory Consultation on Proposal to relocate Victoria Primary School to a new building in the Western Harbour

#### Introduction

It is proposed that Victoria Primary School be relocated to a new school site in the Western Harbour and that a catchment change be undertaken with Trinity Primary School to address accommodation issues in the Trinity and Victoria areas.

It is also proposed that the catchment boundaries of Victoria Primary School, Holy Cross RC Primary School, Trinity Academy and St Thomas of Aquin's RC High School be realigned so that they include the sections of the Western Harbour area currently not contained within any catchment area.

You can read the background to the consultation in the report to the Council's Education, Children and Families Committee to on 13 December 2016.

The full details of all the proposals are available in the statutory consultation paper which you should read before completing this questionnaire. The statutory consultation paper is available online at [www.edinburgh.gov.uk/newvictoria](http://www.edinburgh.gov.uk/newvictoria) and copies are available in the affected schools and local libraries.

#### Why we are consulting?

The Council has a legal obligation to carry out a statutory consultation under the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014. The proposals put forward will have implications for families and we want to hear the views of anyone affected by the proposals. All comments made during the statutory consultation period will be recorded and represented in a final report anticipated to be considered by Council on **[Insert Date]**.

This questionnaire should be completed and returned by no later than 5pm on **[Insert Date]**. All personal information in the questionnaire is for internal use only and will not be made public however the responses to questions 6 and 7 may be reflected either in whole, or in part, in the report to Council but on an anonymised basis. The questionnaire can be completed online at the following link [www.edinburgh.gov.uk/newvictoria](http://www.edinburgh.gov.uk/newvictoria) or can be completed in the following pages and returned to the following address:

Alastair Gaw  
Acting Executive Director of Communities and Families  
City of Edinburgh Council  
Council Headquarters  
Waverley Court  
Level 1:2, 4 East Market Street  
Edinburgh EH8 8BG

Responses can also be made in writing to the address above or by e-mail to the following address [cf.propertyreview@edinburgh.gov.uk](mailto:cf.propertyreview@edinburgh.gov.uk).

## Questionnaire

### **Question 1**

What is your name?

Name

### **Question 2**

What is your email address? (Optional)

Email

### **Question 3**

What is your postcode?

Postcode

### **Question 4**

What is your main interest in the consultation?

*Please select (tick) all items that apply:*

- Parent/Carer of school child
- Parent/Carer of school child with younger sibling/s
- Parent/Carer of pre-school child
- School Staff
- Pupil
- Local resident
- Local organisation
- Other

If you are answering on behalf of an organisation, or for other reasons, please explain below.



**Question 5**

Do you have a child or children in a primary school or nursery classes at the moment?

*Please select (tick) only one item.*

No

Yes

If yes please tell us the name(s) of their school or nursery classes.

Trinity Primary School

Fort Early Years Centre

Victoria Primary School

Other Primary School (please specify below)

Other Nursery Classes (please specify below)

**Question 6**

Having considered the proposal as detailed in the statutory consultation paper do you have any comments or suggestions?

Comments or suggestions can also be emailed to [cf.propertyreview@edinburgh.gov.uk](mailto:cf.propertyreview@edinburgh.gov.uk). *[Check]*

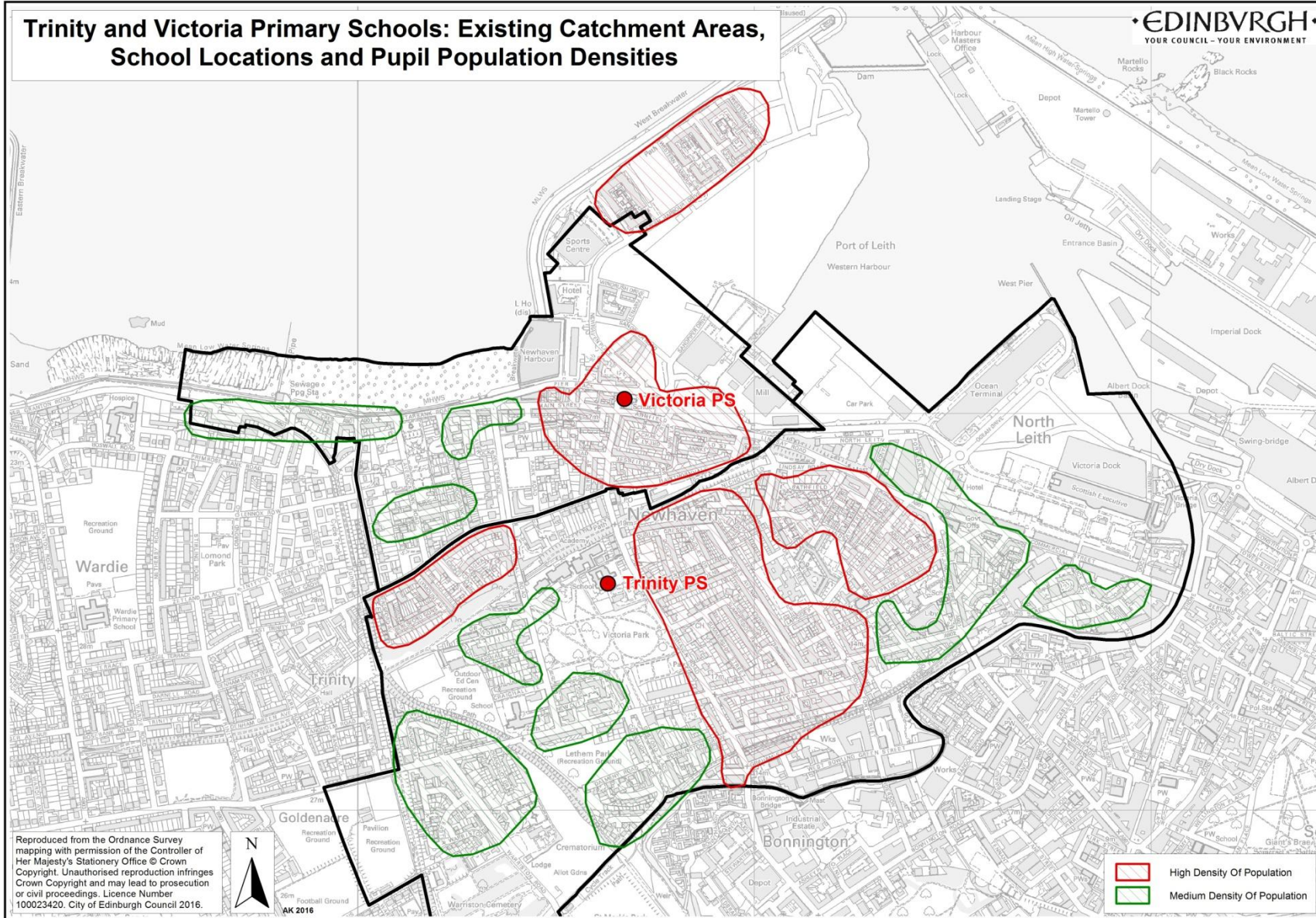
## APPENDIX 2 - List of affected addresses

**(to be completed)**

DRAFT

# APPENDIX 3

## Trinity and Victoria Primary Schools: Existing Catchment Areas, School Locations and Pupil Population Densities



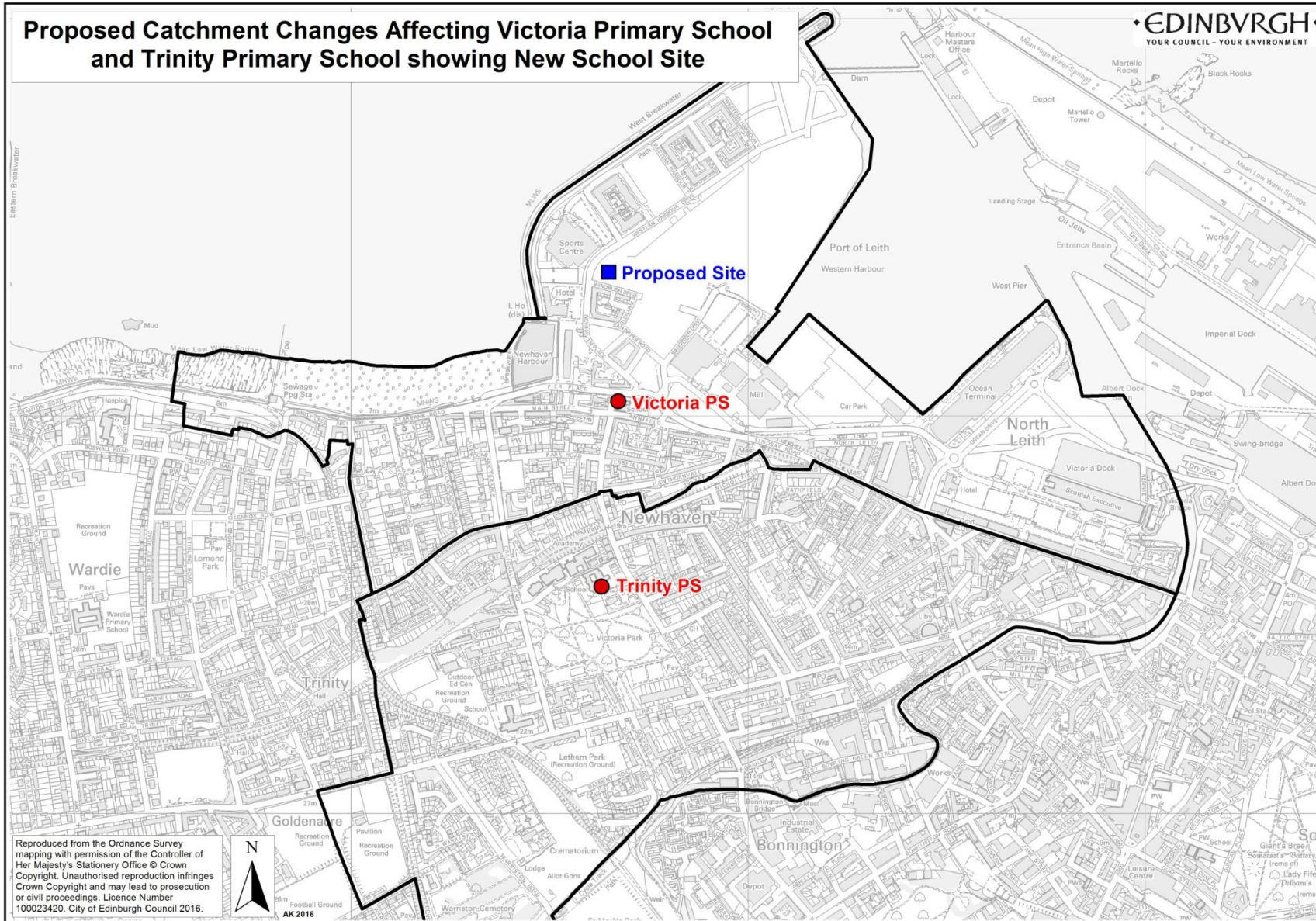
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  High Density Of Population  
  Medium Density Of Population

# APPENDIX 4

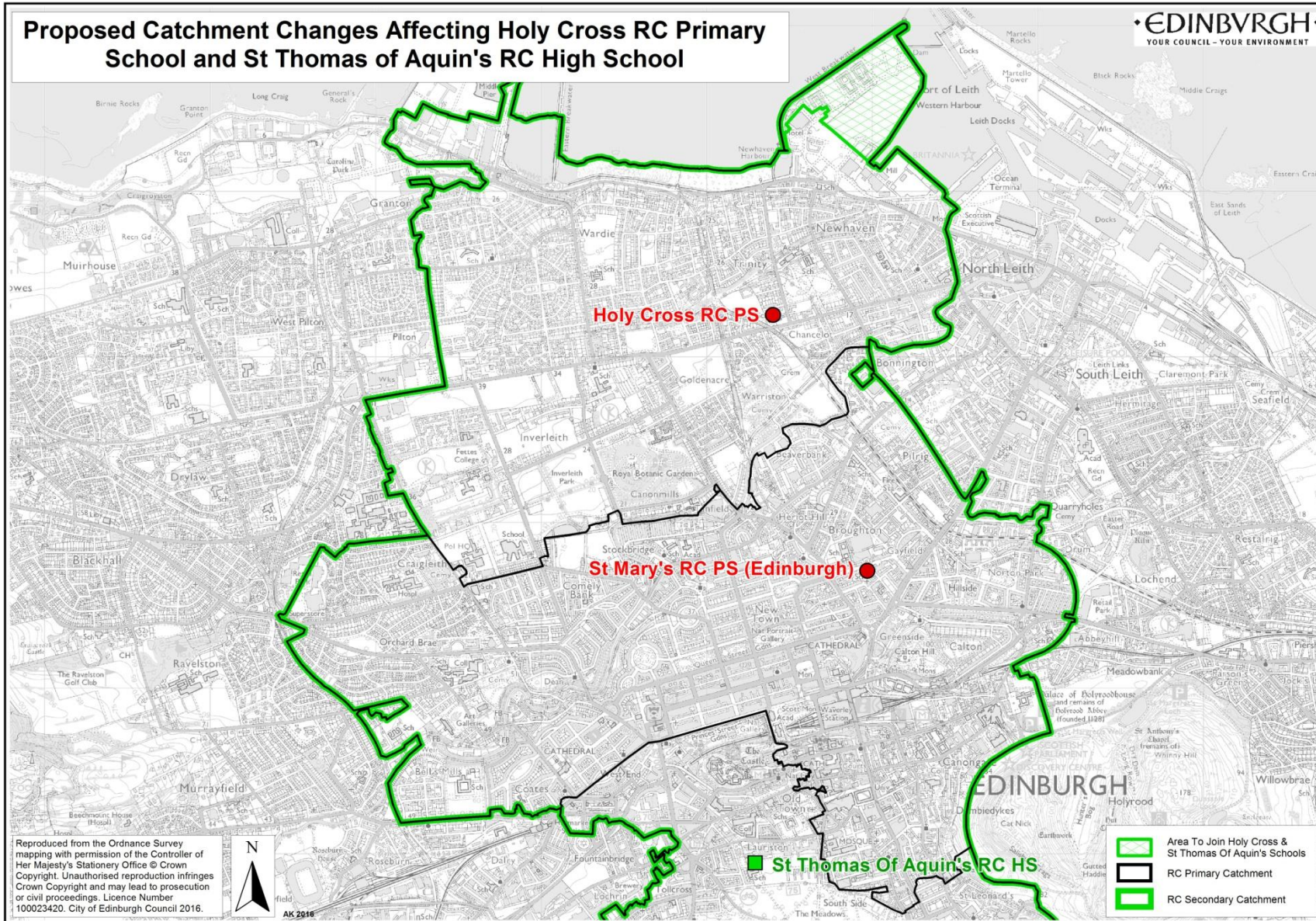
## Proposed Catchment Changes Affecting Victoria Primary School and Trinity Primary School showing New School Site



# APPENDIX 5

## Proposed Catchment Changes Affecting Holy Cross RC Primary School and St Thomas of Aquin's RC High School

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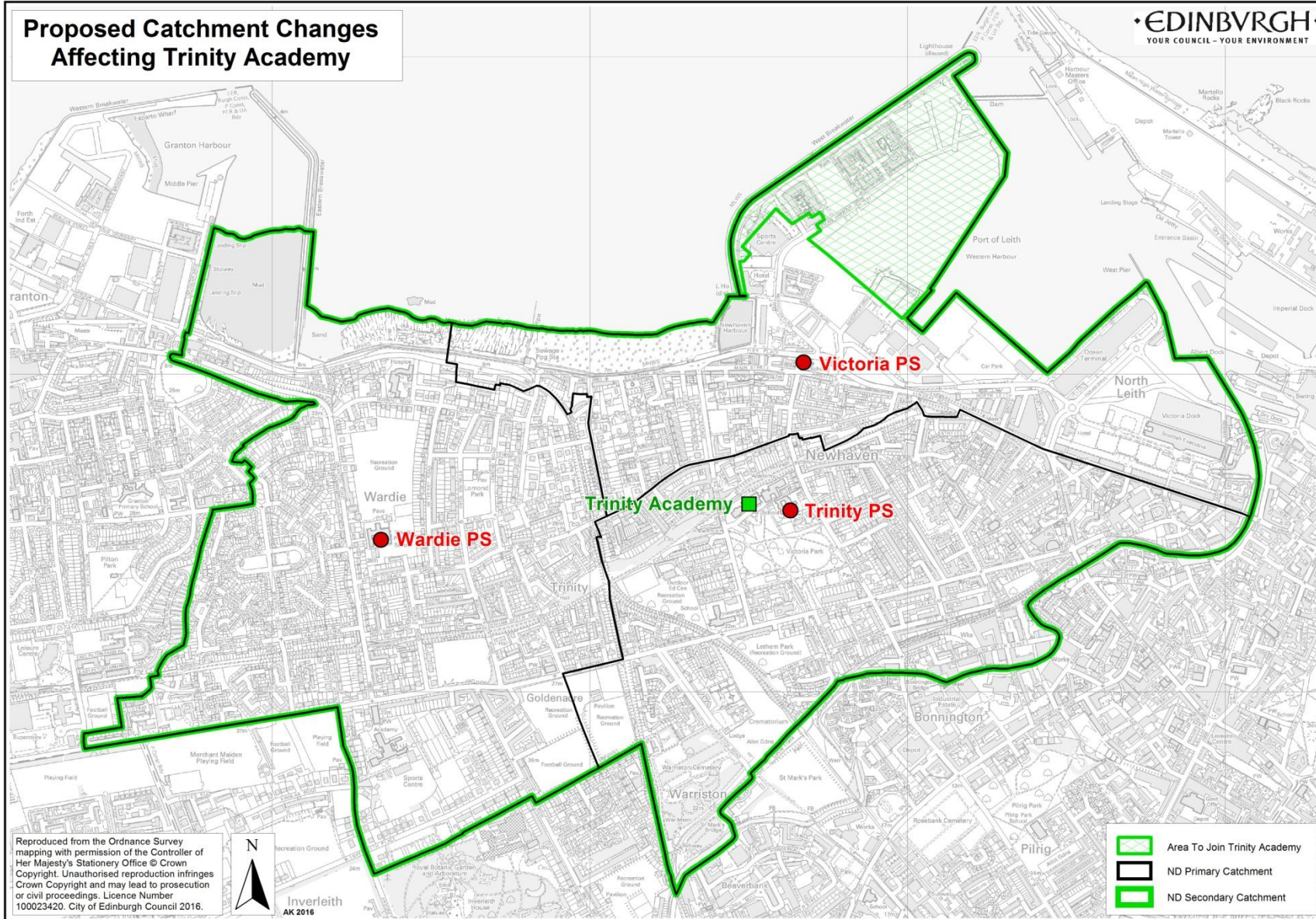


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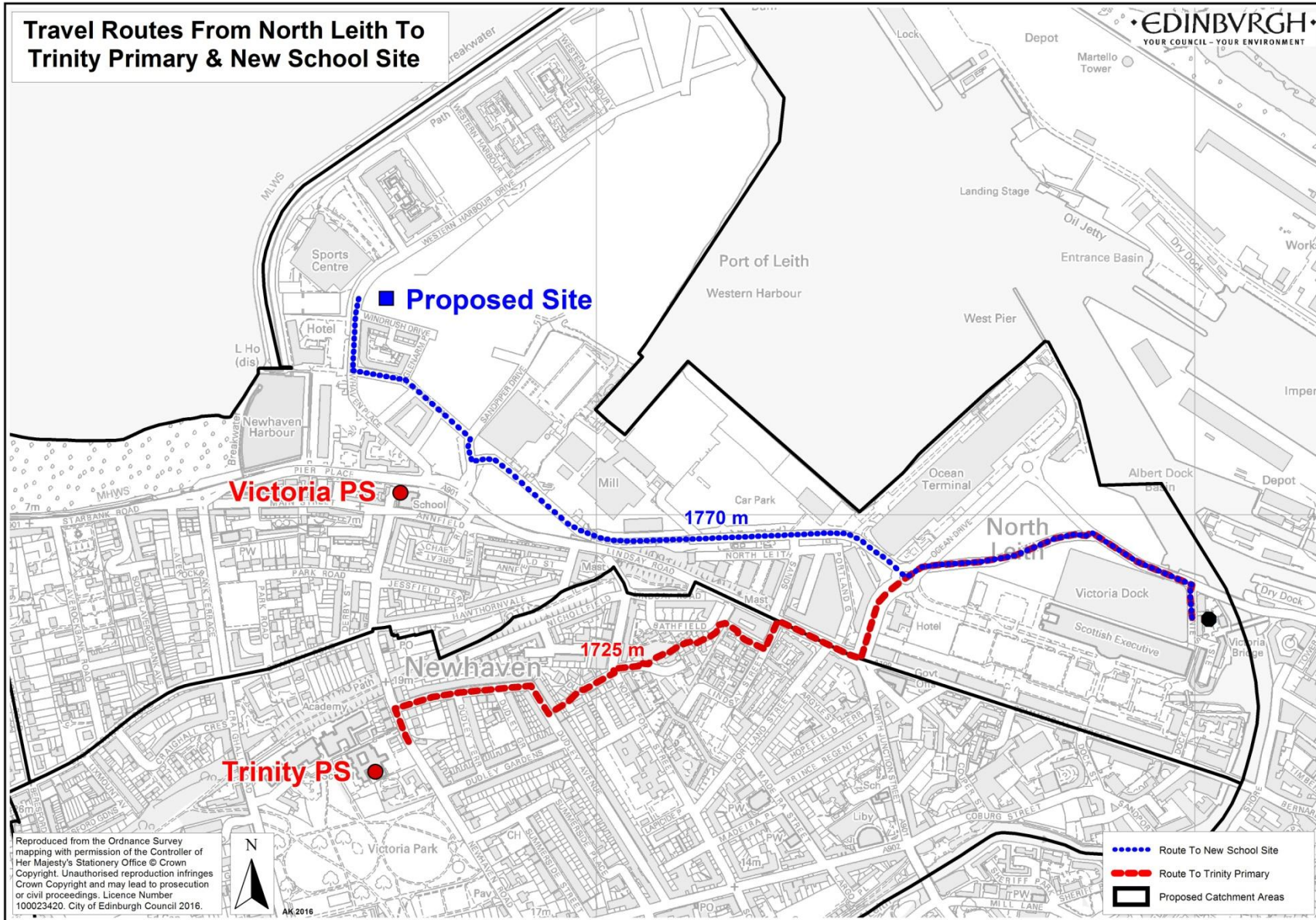
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# APPENDIX 6



# APPENDIX 7

## Travel Routes From North Leith To Trinity Primary & New School Site



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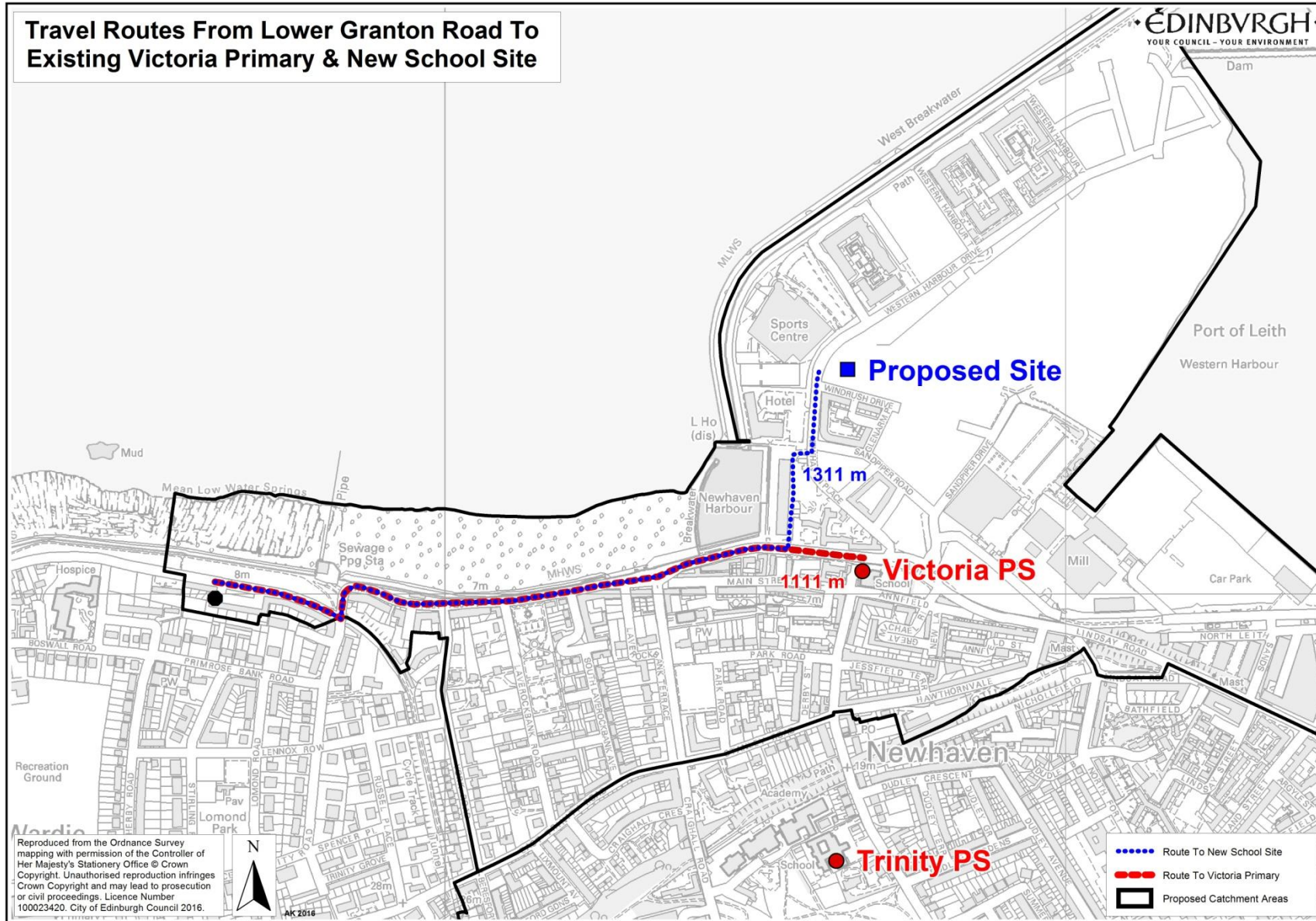


AK 2016

- ⋯⋯⋯ Route To New School Site
- ⋯⋯⋯ Route To Trinity Primary
- Proposed Catchment Areas

# APPENDIX 8

## Travel Routes From Lower Granton Road To Existing Victoria Primary & New School Site





**APPENDIX 9 – Inspection, Attainment and Achievement Information for Trinity Primary School and Victoria Primary School (to be completed)**

**Table 1: Education Scotland Evaluation of Quality Indicators at**

<b>Evaluation Criteria</b>	<b>Trinity Primary School</b>	<b>Victoria Primary School</b>
Date of Evaluations		
<b>Primary School</b>		
Learners' experiences		
Improvements in performance		
Meeting Learning needs		
<b>Nursery Class</b>		
Children's experiences		
Improvements in performance		
Meeting Learning needs		
<b>Work of the school and nursery class</b>		
The curriculum		
Improvement through self-evaluation		

