

Education, Children and Families Committee

10am, Tuesday, 22 May 2016

Update on Wave 4 Education Infrastructure Investment

Item number	7.3
Report number	
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Executive Summary

A motion which was approved by the Education, Children and Families Committee on 6 March 2018 requested that officers prepare a report for Committee setting out the next steps in terms of developing a Business Case and detailed design work for three investment options related to Trinity Academy.

This report provides the information requested within the context of the wider infrastructure investment requirements throughout the secondary school estate in Edinburgh.

Update on Wave 4 Education Infrastructure Investment

1. Recommendations

- 1.1 The Education, Children and Families Committee are requested to:
- 1.2 Note the content of this report.

2. Background

- 2.1 At the last Education, Children and Families Committee a motion was approved as follows:

Committee: Recognises the unacceptable suitability of the built facilities at Trinity Academy and the adverse building condition reports for Trinity Academy and Trinity Primary. Further recognises the complexity of the Trinity Academy/Trinity Primary site and accepts the additional work that is likely to be required to deliver a successful campus model, or to look at alternative solutions, in readiness for any Scottish Government funding scheme.

Accordingly ask officers for a report in one cycle setting out the next steps in terms of a Business Case and detailed design work for each of:

(a) Trinity Academy

(b) A Trinity Academy/Trinity Primary Campus; and

(c) Bangholm Gym and Pool facilities to support a secondary school of approximately 1200 roll.

The report should identify the resources required to progress each case.

- 2.2 This report provides the information requested in the context of the wider infrastructure investment requirements throughout the secondary school estate in Edinburgh.
- 2.3 A [report](#) to Council on 25 September 2014 noted that when considering the projects to be included in a Wave 4 programme and their relative priority, cognisance must be taken of two of the existing unfunded priorities which must, by their nature, be included as the first and second priority. The first priority is the requirement to respond to the challenges of rising primary school rolls to ensure that the Council's statutory duties are fulfilled; the second priority being the existing commitment made by Council to delivering a new secondary school in Craigmillar.

- 2.4 Since 2014 additional capital budget provision has been made towards addressing rising rolls accommodation requirements in both the primary and secondary sectors. However, a new secondary school for Craigmillar remains an unfunded priority as recently reported to the Finance and Resources Committee on 8 February 2018 in the [Capital Investment Programme](#) report.
- 2.5 A further [report](#) to Council on 20 August 2015 considered how, beyond the unfunded priorities identified in paragraphs 2.3 and 2.4 above, further investment priorities in the school estate would be considered. The following criteria for determining which schools would be shortlisted for further assessment was outlined in that report:
- 2.6 Primary Schools
- If the existing building structure is identified as having a short life expectancy the school would proceed to the shortlist.
 - If, even following the existing approved investment, the school would be expected to remain as in poor condition then the school would proceed to the shortlist.
- 2.7 Secondary Schools
- If the existing building structure is identified as having a short life expectancy the school would proceed to the shortlist.
 - If the core facilities could not support the necessary size of the expected future school roll then the school would proceed to the shortlist.
 - For any remaining schools not already shortlisted as a result of either of the above criteria, those with the lowest combined condition and suitability scores which are considered to merit further detailed examination would proceed to the shortlist
- 2.8 Based on this criteria only four secondary schools – Balerno High School; Liberton High School; Trinity Academy and Wester Hailes Education Centre (WHEC) – were prioritised for further assessment in the form of feasibility studies which would establish the most appropriate option for replacement and/or refurbishment of these schools should funding become available in the future. The initial stages of these feasibility studies have been completed and a £25m allocation for Wave 4 investment has been allocated in future years of the current Capital Investment Programme. This allocation is earmarked as match funding for any Scottish Government funding programme which may become available to local authorities.
- 2.9 Since the last report to Council in August 2015 further condition and structural surveys have been carried out across the estate as part of the Asset Management Strategy. New school infrastructure requirements to meet pupils expected to be generated from new housing in a growing city have also been identified. The infrastructure investment requirements identified through these processes also remain largely unfunded.

- 2.10 In relation to existing schools requiring investment the recent structural surveys identified that the original structure of Currie High School was approaching the end of its expected lifespan and proposals should be developed for its replacement. As the other secondary schools in the south west corridor - Balerno High School and WHEC - have also been previously identified as requiring investment and other secondary school infrastructure is required in west Edinburgh to accommodate growth, an informal consultation has been carried out over the last six months to assist with the identification of the overall future secondary school infrastructure requirements in this area of the city.
- 2.11 The report on the outcomes of the informal consultation in west and south west Edinburgh was considered by the Education, Children and Families Committee on 29 March 2018. A further update on the outcome of this informal consultation process is the subject of a separate report on the agenda for this Committee.

3. Main report

- 3.1 The current situation for Trinity Academy in relation to the background information provided above is that it remains one of seven existing schools across the secondary school estate where there has been no significant refurbishment or replacement investment through the PPP1, PPP2 or Wave 3 programmes. The other secondary schools are Balerno High School, Castlebrae High School, Currie High School, Leith Academy, Liberton High School and Wester Hailes Education Centre.
- 3.2 Currently there is £25m allocation in the current Capital Investment Programme. However, in order to be prepared as possible it is considered prudent that a prioritised investment plan for secondary schools is prepared to establish an investment priority list for the existing secondary schools listed in paragraph 3.1.
- 3.3 A meeting of the Education, Children and Families Committee has been arranged for 21 June 2018 to consider a report on the outcomes of the prioritisation process. Due to the updated condition and structural information which has been made available since 2015, it is proposed that all seven schools are fully reconsidered in terms of priority using similar criteria used for the previous assessments which would be as follows:
- Any existing building structure identified as having a short life expectancy would be top priority.
 - Any existing building where core facilities do not support the necessary size of the expected future school roll would be a high priority.
 - Priority for any remaining schools would be determined based on the combined condition and suitability scores.
- 3.4 The business case for investment in any of these schools is the overall aim of the Council to improve the condition and suitability of the entire schools and lifelong

learning estate. The prioritisation process will determine the specific reasons for each school's position on the prioritised investment list and in doing so will contribute to the business case for investment in each school.

- 3.5 Once the prioritisation process has been considered by Committee this will then be taken forward into the development of an overall business case for the Wave 4 programme. Part of the business case will include identifying a preferred option for each school as well as identifying when to proceed with a detailed design. The detailed design for each project would be taken forward as budgets become available.
- 3.6 For Trinity Academy the feasibility study has already determined the best approach to investment would be development of new sports facilities (including a swimming pool) for a 1200 capacity school on the current site of the Bangholm Recreation Centre in order to create the opportunity for further investment on the main site. The level of investment on the main site would ultimately depend on the budget available. However, as a minimum the Victorian school building and the more modern home economics and science building, which are situated at opposite ends of the site, are likely to be retained.
- 3.7 The old swimming pool, gym hall, assembly hall and dining areas are considered to be in most need of replacement and the tower block could either be retained or replaced with more modern accommodation. Part of the detailed design will be to consider the logistics of which buildings can and cannot be retained. As Trinity Primary School is adjacent to the high school, opportunities to improve the links between the two schools and create an improved educational campus will be considered.
- 3.8 The detailed design process to consider the best overall investment option for Trinity Academy will be progressed once the prioritisation process is complete. An initial estimate of the capital cost for each of the scenarios included in the motion approved by the Committee on 6 March 2018 is as follows:

Scenario	Estimated Cost
<i>Trinity Academy</i>	<i>£40-50m</i>
<i>A Trinity Academy/Trinity Primary Campus</i>	<i>£50-60m</i>
<i>Bangholm Gym and Pool facilities to support a secondary school of approximately 1200 roll.</i>	<i>£10m</i>

4. Measures of success

- 4.1 The provision of a school estate that will meet the needs of future pupils and the wider community.

5. Financial impact

- 5.1 The latest financial update on Wave 4 was included in the [Capital Investment Programme](#) report to the Finance and Resources Committee on 8 February 2018.
- 5.2 The financial implications on future capital and revenue budgets associated with Wave 4 investment projects will be considered in detail with colleagues in finance. Business cases will require to be developed through the Communities and Families Asset Investment Group and presented to the Asset Management Board for consideration. Following this process the identification and approval of the required additional capital and revenue funding would require to be established by Council as part of future budget setting processes.

6. Risk, policy, compliance and governance impact

- 6.1 Any project led by Communities and Families is aligned to all the necessary Council risk, policy, compliance and governance requirements.
- 6.1 The most significant risk is that the measure of success will not be achieved due to funding not being secured.

7. Equalities impact

- 7.1 Promoting inclusion, improving accessibility and provision for effective Additional Support for Learning are explicit objectives in terms of improving the school estate.
- 7.2 Equalities impact assessments will be carried out for any statutory consultation or infrastructure project.

8. Sustainability impact

- 8.1 Any Communities and Families assets which are improved or delivered as a result of Wave 4 investment and any subsequent statutory consultations will be fully integrated with the wider asset priorities of the Council and its partners to ensure a sustainable approach to future asset provision.

9. Consultation and engagement

- 9.1 Any statutory consultation required for changes to the school estate 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

- 10.1 Links to previous Wave 4 reports are as follows:

[City of Edinburgh Council, 25 September 2014.](#)

[City of Edinburgh Council, 20 August 2015.](#)

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