

Education, Children and Families Committee

10.00, Tuesday, 10 December 2019

Update on Trinity Academy Wave 4 Project

Executive/routine

Wards

Forth; Leith; Leith Walk; Inverleith

Council Commitments

[28](#)

1. Recommendations

1.1 The Education, Children and Families Committee is asked to:

- 1.1.1 Approve the preferred option for Phase 2 of the Trinity Academy Wave 4 project as outlined in this report.
- 1.1.2 Note an update report will be submitted at the end of the feasibility stage.

Alistair Gaw

Executive Director for Communities and Families

Contact: Crawford McGhie, Senior Manager – Estates and Operational Support

E-mail: crawford.mcghie@edinburgh.gov.uk | Tel: 0131 469 3149

Update on Trinity Academy Wave 4 Project

2. Executive Summary

- 2.1 Trinity Academy is one of the six secondary schools in the Wave 4 programme. Phase 1 funding has already been allocated in the Council's Capital Investment Programme. Phase 1 provides new PE accommodation for the school.
- 2.2 The indicative [Capital Strategy 2020 -2030](#) outlines that funding for Phase 2 of the Trinity Academy Wave 4 project could be made available from 2021-2022. This report outlines a preferred option for Phase 2 investment and seeks Committee approval this option can progress should Phase 2 funding be confirmed in the budget setting process which culminates in February 2020.

3. Background

- 3.1 The Council's Wave 4 Programme focuses on the replacement and/or refurbishment of six secondary schools – Castlebrae High School, Currie High School, Trinity Academy, Wester Hailes Education Centre, Liberton High School and Balerno High School. Details of the programme have been provided in several reports to the Education, Children and Families Committee and the Finance and Resources Committee.
- 3.2 A [report](#) to the Education, Children and Families Committee on 21 June 2018 resulted in approval of the priority for replacement of these schools as funding becomes available. A [report](#) to the Finance and Resources Committee on 11 October 2018 included a detailed Wave 4 business case.
- 3.3 To date, funding has been allocated to replace Castlebrae High School and for Phase 1 replacement of Trinity Academy. The recent [Capital Budget Strategy 2020 – 2030](#) report to Finance and Resources Committee on 10 October 2019 provided an initial indication of funding availability for the remainder of the Wave 4 projects over the next 10 years. Any further funding allocations will be confirmed as part of the budget setting process which will culminate at the Council meeting in February 2020.
- 3.4 For the Trinity Wave 4 project, Phase 1 is the development of the school's PE facilities on the Bangholm site which is already used by the school for some of its PE activity. The project provides modern sporting facilities which were lacking in the

existing school and these will be used by the school and the wider community. The consultation and engagement concluded that a swimming pool was not a priority in terms of sports facilities in this area and this is not included in the final design for which a planning application will soon be submitted.

- 3.5 An update [report](#) on Wave 4 was presented to the Education, Children and Families Committee on 22 May and two [motions](#) were approved which agreed that the overall future investment strategy for Trinity Academy should be progressed. The [report](#) to Finance and Resources in October 2018 confirmed a masterplan would be prepared outlining how and where the remainder of the school would be replaced or refurbished as Phase 2 of the Wave 4 Project.
- 3.6 Detailed consultation and engagement with the school community, including all the cluster primary schools has taken place. This included a meeting with all the cluster Head Teachers and a Parent Council representative from each school (including representation from Holy Cross RC Primary School) followed by an open evening at the Academy to which all parents/carers from the schools were invited. During the event, the preferred Phase 2 option was presented and Council officers and members of the design team answered a number of questions on the details of the proposal.
- 3.7 The preferred option proposes Phase 2 is progressed on the existing Trinity Academy site with the specific redevelopment approach chosen to ensure disruption to the school community during construction is limited. The option of locating the entire new school at Bangholm is not being proposed because it does not align with planning policy, would generate significant opposition from local people which could indefinitely delay further investment and would result in the school having a more limited range of facilities in the longer term.

4. Main report

- 4.1 The current Trinity Academy consists of several buildings which have been constructed in different decades. There is a Victorian teaching block, a tower block constructed in the 1950s and further extensions added since then which provide assembly, dining, gym, technical and science accommodation. The masterplan was to consider whether any of these buildings could be disposed of as part of the Phase 2 redevelopment of Trinity Academy. The option detailed below does not include disposal of these buildings as it would result in the remaining site being too constrained for the future operational requirements of a 1200 secondary school roll.
- 4.2 The preferred option for Phase 2 of the Wave 4 investment project is therefore to refurbish the Victorian building and the tower block accommodation and then, once Phase 1 is complete, demolish some of the remainder of the school which is in the poorest condition. Following demolition, a new building would be provided in the space created and all future accommodation would end up being either new or refurbished.

- 4.3 The project will take several years to complete but will be delivered in a way to ensure the minimum disruption to the school community. Further details of the proposal and the estimated delivery timescales and project phasing are provided in the table below.

Estimated Timescale	Proposed works
Summer 2020	Demolish existing swimming pool block Prepare for improvement works in Victorian building and tower block
Summer 2021 – Summer 2022	Commence improvement works in Victorian building and tower block Install temporary dining accommodation and implement any other accommodation changes Demolition of existing sports/assembly/dining accommodation
Summer 2022 – Summer 2024	Construct new accommodation.
Summer 2024 - 2025	New accommodation operational Complete outdoor works

- 4.4 The timescales in the table above are initial estimates and a more accurate programme will be developed through detailed feasibility work which will commence once funding for Phase 2 has been confirmed. To minimise the impact on the school community during the construction period, the summer holidays each year will be utilised for major changes in relation to the phasing of works.
- 4.5 In particular, the detail of the improvement works to the Victorian building and tower block will be considered during the feasibility stage with a view to there being very limited disruptive works taking place during term time. A further update report will be submitted at the end of the feasibility stage highlighting any significant issues requiring an alteration to the preferred construction option for consideration by Committee.

5. Next Steps

- 5.1 The [Capital Strategy 2020 – 2030 report](#) indicated that capital funding for Phase 2 could be made available from 2021-2022 onwards. This timescale would align with the delivery of phase 1 and the next step is for allocation of this funding to be confirmed in the budget setting process which culminates in February 2020.
- 5.2 Subject to approval of this Phase 2 proposal and confirmation through the budget process that capital funding is available, detailed feasibility work will be carried out

to assess the delivery programme for the refurbishment required in the Victorian building and tower block and to confirm the accommodation schedule for the new build element of the phase 2 project.

6. Financial impact

Capital

- 6.1 The [Capital Budget Strategy 2020-2030](#) report considered by the Finance and Resources Committee on 10 October 2019 sets out a framework whereby the Council's capital priorities can be funded. This included an indication that funding could be made available for Phase 2 of the Trinity Academy Wave 4 project from 2021-22 onwards.

Revenue

- 6.2 A report to the Finance and Resources Committee on 23 May 2019 and referred to the Education Children and Families Committee on 16 August 2019 confirmed (in paragraph 6.3) that further property running cost funding has been included within the budget framework to reflect rising school rolls; Wave 4 school programme and additional or expanded facilities linked to the Local Development Plan.
- 6.3 The other main revenue costs which require to be accounted for in future budgets are the school staffing costs and the finance team are aware of the scale of investment over the next 10 years so that the staffing budget implications can be taken into account during future budget setting processes.

7. Stakeholder/Community Impact

- 7.1 Engagement with all key stakeholders, including elected members and school communities will be undertaken through both informal and statutory consultation. All statutory consultations will be conducted in line with the procedures set out in the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014.

8. Background reading/external references

- 8.1 [Update on Wave 4 Education Infrastructure Investment](#), Report to Education, Children and Families Committee, 22 May 2018
- 8.2 [Wave 4 Education Infrastructure Prioritisation](#), Report to Education, Children and Families Committee, 21 June 2018.
- 8.3 [Wave 4 Infrastructure Investment Programme](#), Report to Finance and Resources Committee, 11 October 2018.

9. Appendices

None.