

ITEM No 4

THE CITY OF EDINBURGH COUNCIL

MEETING 8

21 DECEMBER 2006

QUESTIONS AND ANSWERS

QUESTION NO 1

**By Councillor Lowrie to be
answered by the Executive
Member for Children and
Families at a meeting of the
Council on 21 December 2006**

The site for the New St Augustine's and Forrester High Schools is very tight and makes it difficult to satisfy the wishes of **sportscotland** and meet the aspirations of the Development Quality Sub-Committee to provide a high quality sustainable urban drainage system.

Question (1) Who decided the boundaries of the land north of this site which was declared surplus to requirements?

Answer (1) The information below describes the process that was undertaken by the PPP Project Team, reported to the PPP Project Board, and ultimately ratified by the Council to determine the quantity of land that should be retained for school use and the quantity that could be declared surplus.

Consideration of the site size required for Forrester and St Augustine's High Schools was given early in the project, in 2002. There is a considerable area of land presently occupied by the schools which is far in excess of the School Premises Regulations for these schools.

The Regulations require a site of 5.6 hectares for a school building and all its associated playing fields for a school of up to 1000 pupils. Given there are two schools of 900 pupils proposed here, this would amount to 11.2 hectares which allows the schools to have their individual playing fields.

The designated site for the two schools, excluding the surplus land, amounts to 15.4 hectares. This remains considerably larger than required under the School Premises Regulations.

A feasibility study undertaken at that stage demonstrated that there was sufficient room within the 15.4 hectare site to provide new school buildings and community facilities alongside the required pitch provision for both schools.

The approach of releasing land for an alternative use was then discussed with **sportscotland** to obtain their view as to whether this would compromise the remaining site for the schools. The meeting with **sportscotland** concluded that there was sufficient room for the schools and an alternative use.

The decision to reduce the overall site for the schools after considering land requirements was taken in the context of the overall PPP2 project and the complexities of site delivery for other schools within the project. In order to deliver a new school for Tynecastle High School, an alternative site had to be found for the Roads Depot in McLeod Street. At that stage the opportunity presented by the excess size of the Forrester St Augustine's site was the only available solution. Since an alternative solution has been found for the Roads Depot, the surplus site has remained surplus in status in order to address the affordability of the project. The loss of this surplus site would result in the loss of school from the current project. This was ratified by the Executive of the Council on 9 August 2005 when it approved a recommendation: "To confirm that the land at Forrester and St Augustine's High School site was not required for a centre of excellence sports facility and to note the requirement for capital receipts to assist funding the total project".

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| Question | (2) What criteria were used to determine the area of this land? |
| Answer | (2) The following information sets out how the detailed boundaries were set which determined the exact area of land to be declared surplus. This should be read in the context of the process outlined for Question 1 above. |

The extent of the surplus area was dependant on the size required for the joint site for the two new schools. The actual common boundary between the surplus site and the new schools site was not fixed at this time but an approximate boundary was shown in the documents provided to the PPP2 tenderers in December 2004. This boundary was aligned following a separate feasibility study in connection with the proposal to use the surplus area for the relocated roads depot. The boundary has been redefined now that the planning application for the two new schools has been approved. It is assessed that the surplus area is now 3.32 Ha.

It should be noted that the areas of the surplus area have changed since the proposal to use the site for the roads depot. The area was 3.336 Ha (8.24 acres) but following the gaining of planning permission for the two new schools the area is now 3.32 Ha (8.204 acres). The area mentioned in the text of the Development Quality Sub-Committee report of 29 November 2006 is 3.6 Ha.

QUESTION NO 2

By Councillor Mackintosh to be answered by the Executive Member for Transport and Development at a meeting of the Council on 21 December 2006

In answers to written parliamentary questions on 28th April 2004 (Reference S2W-7205) and 9th June 2004 (Reference S2W-8304) then Minister for Health and Community Care, Malcolm Chisholm MSP told the Scottish Parliament that it was his understanding the surplus generated from car parking charges at the Royal Infirmary of Edinburgh is shared between Consort, the City of Edinburgh Council and NHS Lothian.

Question (1) How much surplus has been paid to the Council in each financial year since 2003?

Answer (1) Zero.

Question (2) How has any surplus received been spent by the Council in each financial year since 2003?

Answer (2) There has been none to spend.

The Royal Infirmary of Edinburgh Section 69 Agreement states that if (a) planning consent is granted for more than the original 980 car parking spaces and (b) the Gross Revenue attributable to the 980 spaces exceeds £370,000, then 50% of the net revenue of the spaces in excess of the 980 spaces shall be used to fund measures agreed by the Royal Infirmary of Edinburgh Transport Working Party.

Hence, it is not quite correct to say that the surplus generated from car parking charges is shared between Consort, the Council and NHS Lothian. It is the case that any net surplus from the additional spaces would go into a ring-fenced account and be allocated specifically to measures agreed by the Royal Infirmary of Edinburgh Transport Working Party, which is comprised of representatives from the Council, Consort, NHS Lothian and the University of Edinburgh.

It is the case, following allowances for providing additional parking, operating charges, depreciation, management fees, maintenance works and administration fees, the additional parking spaces have yet to generate any net revenue.

Consort's parking income and expenditure are examined by their auditors, as part of the general annual accounts. Thereafter, Consort's accounts are then passed to NHS Lothian, who arrange for them to be examined by their own auditors, prior to acceptance. The subject has been discussed previously by the Royal Infirmary of Edinburgh Transport Working Party.