

Education, Children and Families Committee

10am, Thursday 21 June 2018

Wave 4 Education Infrastructure Prioritisation

Item number	6.1
Report number	
Executive/routine	
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Executive Summary

At the Education, Children and Families Committee on 22 May 2018 the Committee agreed the criteria which would be used to prioritise secondary school infrastructure investment in the Wave 4 programme.

This report provides the results of the prioritisation process and makes recommendations about initial investment opportunities.

Wave 4 Education Infrastructure Prioritisation

1. Recommendations

- 1.1 The Education, Children and Families Committee are requested to:
- 1.2 Note the outcome of the Wave 4 prioritisation process.
- 1.3 Agree that the current wave 4 capital allocation of £25m is aligned to delivery of the Castlebrae High School replacement and Bangholm sports facility (Trinity Academy) projects.
- 1.4 Agree that a report is submitted to the Finance and Resources Committee which will include details of the capital and revenue implications of proceeding with the delivery of the Castlebrae High School replacement and Bangholm sports facility (Trinity Academy) projects.
- 1.5 Agree that the report to Finance and Resources Committee also includes detailed business cases for all of the other projects identified in this report so that consideration can be given to how these projects will be funded in the future.
- 1.6 Notes that the report to Finance and Resources Committee will require to be remitted to a full Council meeting for final approval of the proposed budget changes.
- 1.7 Approves that the design process for the Castlebrae High School replacement and Bangholm sports facility projects continues so that there is no delay in final delivery of these projects and notes that if these projects are not ultimately delivered any design costs will need to be met from existing Communities and Families revenue budgets.

2. Background

- 2.1 In a [report](#) to the last Education, Children and Families Committee the following criteria were noted as being those on which future infrastructure investment in secondary schools would be prioritised through the Wave 4 programme:
 - 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.

- 2.2 The secondary schools to be assessed were noted as being Balerno High School, Castlebrae High School, Currie High School, Leith Academy, Liberton High School, Trinity Academy and Wester Hailes Education Centre (WHEC).
- 2.3 This report provides the results of the prioritisation process and explains the rationale for the initial investment recommendations made by officers.

3. Main report

- 3.1 The prioritisation process has been completed. Priorities 1 and 2 are assessed on a yes/no basis depending on the expected structural lifespan of the building for priority 1 and the sufficiency of core facilities for priority 2. For priority 3 a score out of 100 is given for condition and suitability and these two scores are then blended to provide an overall score out of 100 for comparative purposes.
- 3.2 The condition score is based on an elemental assessment of the condition of the fabric and services of the building. The suitability score is a measure of how well a school facility meets the requirements of its users, in terms of learning and teaching, leisure and social activities, and health and well-being.
- 3.3 The following table indicates the ranked list for the seven secondary schools listed in paragraph 2.2:

HIGH SCHOOL	PRIORITY 1 STRUCTURE	PRIORITY 2 SUFFICIENCY OF CORE FACILITIES	PRIORITY 3 – BLENDED CONDITION & SUITABILITY SCORE		
			CONDITION	SUITABILITY	BLENDED
CURRIE HIGH SCHOOL	YES	NO	58	69.5	63.75
TRINITY ACADEMY	NO	YES	51	54.5	52.75
CASTLEBRAE HIGH SCHOOL	NO	NO	54	50.5	52.25
WHEC	NO	NO	56	50.5	53.25
LIBERTON HIGH SCHOOL	NO	NO	61	51.5	56.25
BALERNO HIGH SCHOOL	NO	NO	69	59	64
LEITH ACADEMY	NO	NO	82	70	76

- 3.4 While Currie High School does not have the overall lowest blended score, it is ranked as the top priority because the structural frame of the original building is reaching the end of its life expectancy and professional advice is to commence planning for its replacement. Trinity Academy is ranked second because it does not have core facilities (particularly for PE and social space) to support the expected future school roll.
- 3.5 An informal consultation process has been ongoing in the west and south west of Edinburgh to gather views on the future of the school estate in these areas of the city and has been the subject of several reports to Committee over the last year. In the south west, three of the secondary schools listed in the table above, Balerno High School, Currie High School and WHEC have been involved in the informal consultation process. A further report on the outcomes of the informal consultation is the subject of a separate report on the agenda for this Committee.
- 3.6 In the report, there are 4 options presented for the future of the school estate in the south west of Edinburgh and in relation to secondary schools, options 2, 3 and 4 would require a statutory consultation to be progressed and be successful before any new infrastructure could be delivered. Option 1, in terms of secondary school infrastructure requires investment to be made at all three schools.
- 3.7 The current estimates of the capital funding shortfall that would be required for all of the seven schools is provided in the following table, assuming developer contributions are received in line with the LDP financial model. The figures for the south west schools are based on option 1 from the outcome of the informal consultation which has an estimated overall cost in the mid-range of the four options. Some of the estimates have increased from previous estimates as further assessment of necessary works has been undertaken.

School	Capital funding gap (£m)	Comments
Currie High School	42.5	Based on provision of a new 1000 capacity school built on the existing school site.
Trinity Academy	50-60	Final cost would depend on best development option for the main site. Committee agreed on 22 May 2018 initial design should be progressed. Includes cost estimate of £10m for new sports facility complex at Bangholm. Cost estimate would be for a school with 1200 capacity.

Castlebrae High School	15	Feasibility study complete and detailed design phase ready to commence. Cost is for delivery of a 700 capacity school extendable to 1200 in the future if required.
WHEC	30.5	Refurbishment option. Includes upgrade of community facilities and new sports accommodation for school.
Liberton High School	32	Recently built sports facilities would be retained if project for a new school is progressed. Cost estimate if for a 1200 school.
Balerno High School	28.5	Extension and refurbishment.
Leith Academy	1.9	Only condition works required. Funded through asset management budget over next five years.

- 3.8 As there is currently only a £25m allocation in the Capital Investment Programme, most of the projects above would require further funding to be made available before they could be implemented. This would require to be allocated in future years from the Council's capital programme and may be partially offset by a successful application to any future Scottish Government funding programme.
- 3.9 However, based on the prioritisation process and the amount of capital funding required, a replacement school for Castlebrae High School could now be progressed. The Outcomes of the Statutory Consultation [report](#) for this project was approved by Council on 31 May 2018 which confirmed the school could be relocated on a new site in Craigmillar town centre should the funding be made available. The design for the new school has also been progressed to feasibility stage which would mean a planning application for the new school could be submitted early in 2019 with the new school opening in 2021.
- 3.10 A [motion](#) approved by Council on 22 February 2018 included a commitment that funding generated through the process of EDI development activity and landholdings transferring to the Council would be used for investment in a new high school in Craigmillar. Therefore, any funding generated through this process would see an equivalent amount returned to the Wave 4 funding allocation in the future for investment in other schools. To ensure improved educational outcomes are delivered as soon as possible it is recommended this project should now be progressed.
- 3.11 From the current £25m allocation, this would leave a minimum funding availability for the Wave 4 programme of £10m. At the Education, Children and Families

Committee on 22 May two [motions](#) were agreed which approved the detailed design process for any future investment in Trinity Academy should be progressed. While there are different options for the best investment solution on the main Trinity Academy site, the Committee has previously approved that delivery of the sports facilities for a 1200 roll secondary school on the site of the current Bangholm Recreation Centre should be delivered as an initial stage of any future investment at Trinity Academy. The estimated cost of delivering this facility is £10m and it is therefore recommended that this project should also now proceed.

- 3.12 If the recommendations for a Castlebrae High School replacement and a Bangholm sports facility are approved by the Education, Children and Families Committee, the decisions require to be remitted to the Finance and Resources Committee so that future revenue implications can be considered. The next suitable Finance and Resources Committee is in October 2018 and by then detailed business cases for all the Wave 4 projects will be available. It is therefore recommended that a full update report on the financial implications of the Wave 4 programme is submitted to this F&R committee for consideration.
- 3.13 Further details on the financial implications are provided in section 5 of this report. Following consideration by the Finance and Resources Committee the report will required to be remitted to a full Council meeting for final approval of any proposed budget changes.
- 3.14 In the meantime, it is recommended that the design process for the Castlebrae High School replacement and Bangholm sports facility projects are progressed so that, subject to the appropriate approvals from the Finance and Resources Committee and full Council, there would be no further delay to delivery of these projects. Further detail on the financial implications of this recommendation are provided in section 5 of this report.

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 and a replacement for Castlebrae High School 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 be developed through the Communities and Families Asset Investment Group and presented to the Asset Management Board for consideration. As part of this process, the capital and revenue funding required to be established by Council as part of future budget setting processes will be identified.

- 5.3 The Finance and Resources Committee formally approved a recommendation in March which means that all proposed Capital expenditure that has revenue consequences, must be considered by the Finance and Resources Committee for approval.
- 5.4 This is to ensure the Finance and Resources Committee has sufficient oversight and can scrutinise all proposed revenue and capital expenditure. Before a report is submitted to the committee the business cases being prepared through the Asset Investment Group will identify the source of revenue funding. This is to particularly mitigate any further pressures and unfunded revenue impacts being placed upon the Property and FM budget, on areas such as: hard and soft FM costs, utilities, and rates. Any final recommendations for changes to budgets will require to be remitted to full Council for final approval.
- 5.5 In the meantime it is recommended that the design for the Castlebrae High School replacement and Bangholm sports facility projects continues so that there is no delay in final delivery of these projects if approval is forthcoming. If these projects are ultimately not delivered, any expenditure incurred to that point will need to be met from existing Communities and Families revenue budgets.

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.](#)

[Education, Children and Families Committee, 22 May 2018.](#)

Alistair Gaw

Executive Director for Communities and Families

Contact: Crawford McGhie, Acting Head of Operational Support

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