

## **New Primary School in Easthouses**

### **Report by Dr Mary Smith, Director of Education, Communities and Economy**

#### **1 Purpose of Report**

The purpose of this report is to obtain governance from Council to progress with the development of a new primary school to be located in Easthouses on the former site of Newbattle High School.

There is a need to suspend Standing Orders before consideration of this report as the report to Council of 13 November 2018 regarding Council House Building Programme Phases 2, 3 and 4 stated that the entire area of the former site of Newbattle High School would be master-planned for housing.

#### **2 Background**

The Learning Estate Strategy presented to Council on 26 September 2017 was based on providing school capacity for pupils which would arise from the housing development sites in the Midlothian Local Development Plan. The strategy included a plan to provide a primary school on this site but its sustainability was based on the delivery of all of the committed housing development sites in Mayfield. Subsequently, in order to provide primary school capacity across Dalkeith and Mayfield in a more sustainable way, Council in May 2018 approved:

1. the construction of a three stream primary school on an area of land in Kippielaw, which would provide primary school places for children living in Easthouses and Woodburn, and
2. the expansion of King's Park, Woodburn, Lawfield and Mayfield Primary Schools and Mayfield Nursery School.

Since then there has been development of a number of master plans for the regeneration of key areas of Midlothian and the delivery of the Council's social housing programme. These include areas in Easthouses, Mayfield, Newtongrange and Gorebridge with a total of approximately 1,200 additional houses, which were not included in the Local Development Plan at the time of the development of the Learning Estate Strategy.

1,200 houses in these areas will give rise to a requirement for approximately 400 additional primary school places and 112 pre-school places. Officers have given consideration to how best to accommodate this and have concluded that the optimal solution is to build a two-stream primary school on the site of the former Newbattle High School and to expand Newtongrange Primary School to three-stream. As a

result the size of the planned primary school at Kippielaw would reduce from three-stream to two-stream and there would be no need for further extension to Mayfield Primary School. The Learning Estate Strategy is being updated to reflect these changes and implications for secondary school provision and will be reported to Council in due course.

The advantages of providing an additional primary school on the former Newbattle High School site is that it is in Council ownership, has to date been a school site and so a new school building can be delivered relatively quickly. Commitment to providing this school would mean that planning for a number of housing sites including programmed Council Housing sites in the vicinity can be progressed. The proposal to site a primary school here would constitute good place-making in terms of its relationship to nearby housing and future housing planned in the vicinity and its proximity to the new Newbattle High School.

### **3 Impact on Council House Building Programme**

The report to Council of 13 November 2018 regarding Council House Building Programme Phases 2, 3 and 4 estimated that Site 130 'former Newbattle High School site' could provide approximately 220 homes. This assumed that the entire site would be master-planned for housing.

A site area of 2.2 hectares will be required for the primary school which will reduced the space available for house building on this site. Officers estimate that the site can accommodate the primary school and retain sufficient area to deliver approximately 150 homes. The units lost as a consequence of building a school on the site can be made up from the release of other sites which will be capable of being brought forward as a result of this proposal. An indicative site map is provided in Appendix 1.

If Council approves this proposal officers will develop a master plan which optimises the use of the site both in terms of the location of the primary school and the provision of Council's house building programme.

### **4 School Catchments**

The catchment area for the new primary school would be established from the areas in closest proximity to the school site.

<b>Capacity of primary schools serving these areas</b>			
	<b>Current school capacity</b>	<b>Projected catchment pupil numbers</b>	<b>Proposed school capacity</b>
Lawfield	355	738	420
Mayfield	355	508	380
St Luke's	210		210
New Easthouses			420
Newtongrange	392	608	630
Gore Glen	420	653	420
St Andrew's	175		210
Gorebridge	420	481	420
Stobhill	210	274	210
	<b>2,537</b>	<b>3,262</b>	<b>3,320</b>

This would be done by rezoning areas currently in the catchments of Lawfield and Newtongrange to create the catchment area of the new school, this is illustrated in an indicative catchment map in Appendix 2. Adjustments to the catchment areas of Gore Glen, Mayfield, Gorebridge and Stobhill Primary Schools will also be required so as to distribute the pupils, including the additional pupils projected to arise from new housing, between all the primary schools in line with their proposed capacities.

If Council approves this proposal officers will develop detailed plans of the catchment area adjustments required prior to commencing statutory consultation. This would be undertaken in the autumn term of 2019/20 so that the catchment area of the new school would be in place prior to commencement of pupil enrolment for August 2021.

#### **Statutory School Consultation Programme**

<b>Activity</b>	<b>Duration</b>	<b>Start</b>	<b>Finish</b>
Consultation period (term time)	6 weeks	1 Sept '19	12 Oct '19
HMIE review and report	3 weeks	Oct '19	Nov '19
Publish Consultation Report		Nov '19	
Time for further consideration	3 weeks		Nov '19
Council meeting & decision			Dec '19

Advertise enrolment in November 2020 for Primary 1 Intake in August 2021.

## **5 Capital Cost and Funding**

The costs in the table below are based on providing a two-stream primary school with places for 420 primary pupils, an enhanced nurture provision with 18 places, to support pupils with social, emotional or behaviour needs, and 120 pre-school places. An outline accommodation schedule is provided in Appendix 3. All costs are based on SFT metric @ £3,249 per square metre (Q3 2018 prices).

		£'s
Primary school	420 places	£10,235,000
Enhanced nurture provision	18 places	£710,000
Pre school	120 places	£2,260,000
		<b>£13,205,000</b>
Developer Contributions		£9,289,000
Early Years Funding		£1,563,000
<b>Funding Gap</b>		<b>£2,353,000</b>

## 6 Report Implications

### 6.1 Resource

#### Capital

The General Services Capital Plan report to Council in December 2018 approved the inclusion in principle of provisional budgets for projects that had been identified within the Capital Investment Strategy. The education projects contained therein had previously been approved by the Learning Estate Strategy Report to Council in September 2017, with changes which had been given governance by Council at subsequent meetings.

This included provisional budgets for the following primary school projects in the Dalkeith, Mayfield and Newtongrange areas:

	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	Total £000's
<b>Early Years</b>					
Dalkeith primary school		850	850		1,700
Easthouses primary school		316	789	473	1,578
<b>Primary Schools</b>					
Woodburn 1 class extension	63	570			634
King's Park extension to 3-stream	189	1,699			1,888
Area 23 new school		3,811	9,528	5,717	19,056
Newtongrange extension to 2-stream			504	504	1,008
	<b>252</b>	<b>7,246</b>	<b>11,671</b>	<b>6,694</b>	<b>25,864</b>

The inclusion in the General Services Capital Plan of the proposed new Easthouses primary school with an expenditure budget of £13.205 million will be offset by a reduction in the indicative allocation for an Area 23 primary school, from £20.634 million to £7.429 million.

The Early Years Capital Grant allocation of £1.578 million for Easthouses Primary School in the General Services Capital Plan report to Council on 18 December 2018 has been replaced with the utilisation of £1.563 million for the project, with the balance returned to the Early Years Expansion Grant Fund.

Item	December 2018 GSCP Report £000's	New Easthouses Primary School Allocation £000's	Balance remaining in GSCP £000's
Capital Expenditure	20,634	13,205	7,429
Early Years Capital Grant	1,578	1,563	15
Developer Contributions	16,331	9,289	7,042
Funding Gap	2,725	2,353	372

### Revised General Services Capital Plan allocations

	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	Total £000's
<b>Early Years</b>					
Dalkeith primary school		850	850		1,700
Easthouses primary school		316	789	458	1,563
<b>Primary Schools</b>					
Woodburn 1 class extension	63	570			634
King's Park extension to 3-stream	189	1,699			1,888
Easthouses primary school		3,811	7,831		11,642
Area 23 new school			1,697	5,717	7,429
Newtongrange extension to 2-stream			504	504	1,008
	<b>252</b>	<b>7,246</b>	<b>11,671</b>	<b>6,694</b>	<b>25,864</b>

### Revenue

The loan charges arising from the capital expenditure and income profiles are already included in revenue budget projections.

## 6.2 Risk

It is necessary to highlight to Council the following key risks:-

### Failure of Council to meet Statutory Obligations

This school is required to comply with the Council's statutory obligation to provide school places for pupils residing in Midlothian. Any delay to this project will increase the risk of having insufficient primary school places.

### Planning Risk

Planning is not yet in place and the location of the school is subject to public consultation and planning.

### Transportation alterations

Given the early stage in the design process Council is not yet in a position to establish the transportation alterations associated with the site.

### Construction Risk

The construction market is becoming buoyant and therefore there is always a risk that pricing may not be as keen as the Council have experienced in the past.

### 6.3 **Single Midlothian Plan and Business Transformation**

Themes addressed in this report:

- Community safety
- Adult health, care and housing
- Getting it right for every Midlothian child
- Improving opportunities in Midlothian
- Sustainable growth
- Business transformation and Best Value
- None of the above

### 6.4 **Key Priorities within the Single Midlothian Plan**

Key priority: Reducing the gap in learning outcomes.

GIRFEMC outcomes: Children in their early years and their families are being supported to be healthy, to learn and to be resilient; Children and young people are supported to be healthy, happy and reach their potential; Inequalities in learning outcomes have reduced.

### 6.5 **Impact on Performance and Outcomes**

The aim of this paper supports the priority to reduce the inequalities in learning outcomes by improving the quality of learning and teaching, leading to raised levels of achievement and attainment, by providing every child with the opportunity to attend school in their local community.

### 6.6 **Adopting a Preventative Approach**

The Council's approach to pupil placement adopts a preventative approach by maximising the opportunities for pupils to attend school in their local community.

### 6.7 **Involving Communities and Other Stakeholders**

#### **Planning / Design / Delivery Consultation**

This proposed project involves working with both schools and stakeholders within the community. Community engagement will commence once this report has been approved and the project has outline governance to progress.

#### **Education Statutory Consultation**

Statutory consultation will be undertaken on the establishment of the new primary school and its catchment area.

### 6.8 **Ensuring Equalities**

An initial EqIA was prepared in support of the Learning Estate Strategy report in September 2017 and will be expanded in relation to this specific project as part of the project plan if approved.

### 6.9 **Supporting Sustainable Development**

The sustainability issues relating to this report relate to the sufficiency of school places particularly in areas of housing development, the provision of additional capacity is being taken forward via the Delivery Plan for the Learning Estate coupled with the School Catchment Review Programme.

## 6.10 IT Issues

There are no IT issues arising directly as a result of this report. The IT requirements for this school will be identified as part of the development of the project specifications.

## 7 Recommendations

Council is recommended to:

1. Approve the use of part of the former site of Newbattle High School for a new primary school;
2. Approve a provisional capital expenditure budget within the General Services Capital Plan for the project of £13.2 million;
3. Approve a provisional allocation of Early Years Grant funding of £1.563 million towards the project (replacing the previously earmarked £1.578 million of Early Years Funding as noted in the report to Council on 18 December 2018);
4. Note the estimated developer contributions of £9.3 million that can be applied to part fund the capital expenditure of the Easthouses primary school project;
5. Reduce the current £19.1 million indicative capital expenditure budget for the Area 23 primary school (as approved in principle by Council on 18 December 2018) by £11.6 million;
6. Instruct the Director, Resources to commence the planning consultation process and begin the design development for the project and bring a further report back to Council detailing project costs and the delivery programme;
7. Instruct the Director, Education, Communities and Economy to undertake a statutory consultation on the establishment of a primary school on the former Newbattle High School site and report back to council.

**6 February 2019**

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## Appendices

Appendix 1: Indicative site map – former site of Newbattle High School

Appendix 2: Indicative catchment map – new Easthouses primary school

Appendix 3: Outline accommodation schedule

## Background Papers:

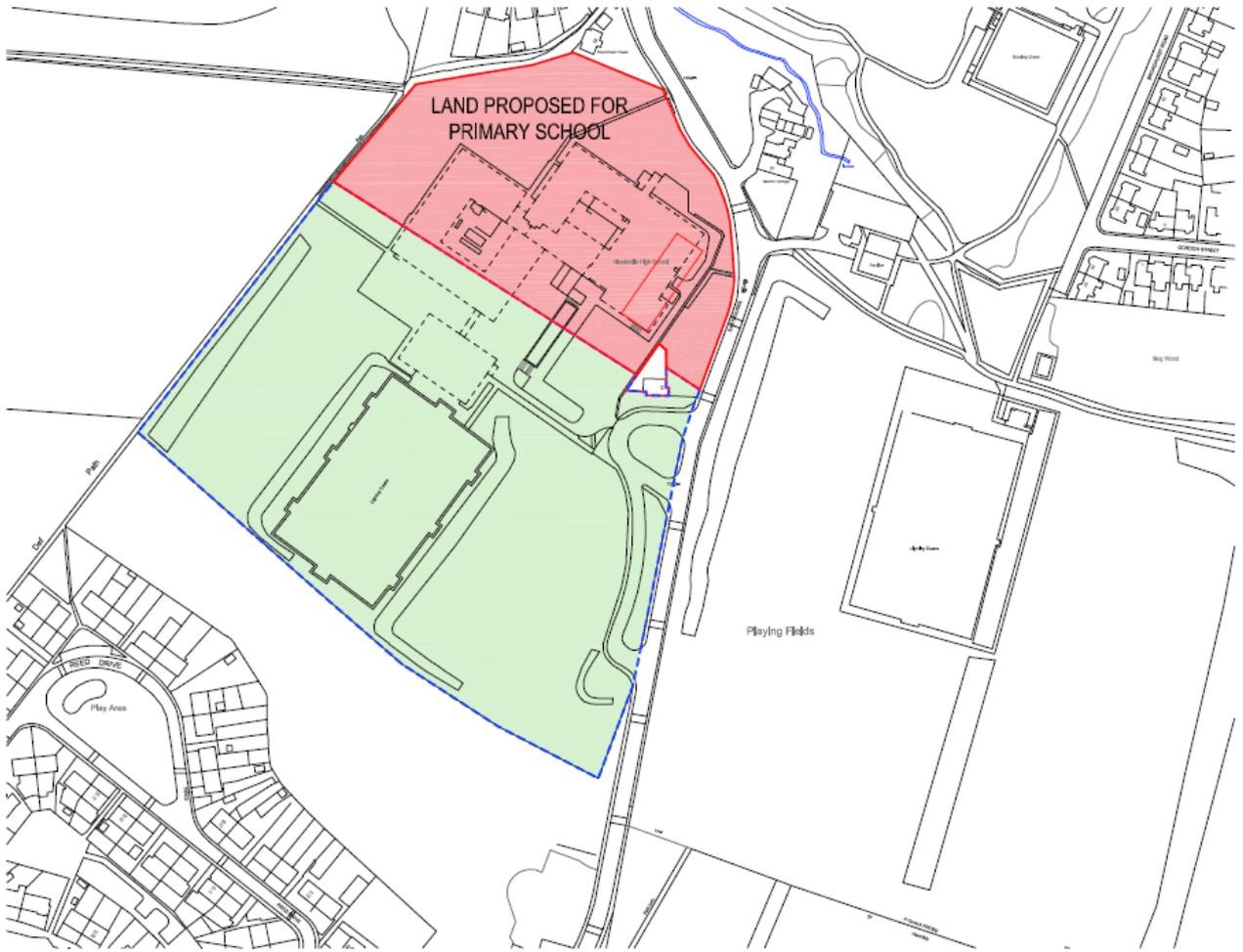
Learning Estate Strategy 2017-2047, Midlothian Council 26 September 2017

New Schools for Dalkeith & Easthouses Primary School, Report to Council, May 2018

Council House Building Programme Phases 2, 3 and 4 Progress Update November 2018

General Services Capital Plan report to Council December 2018

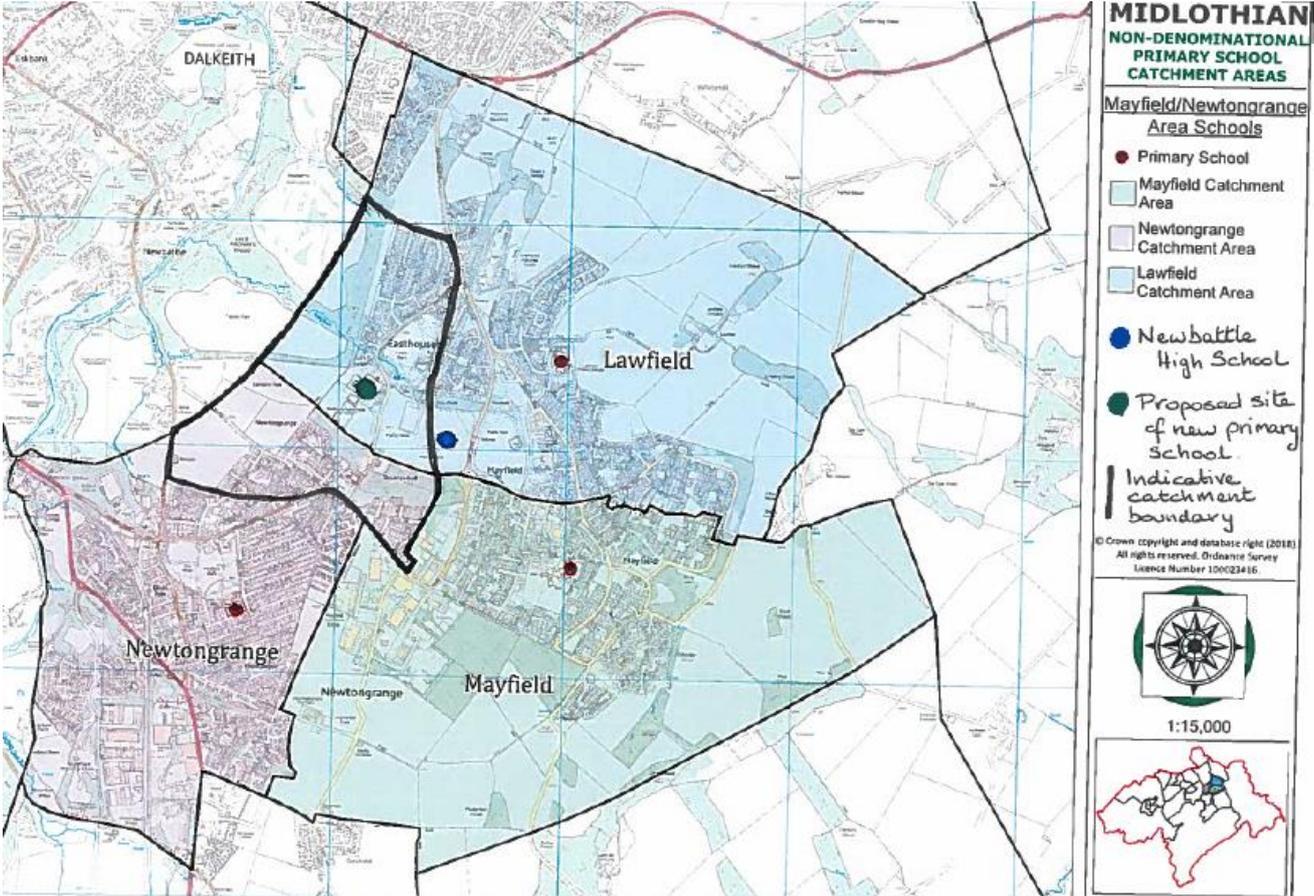
# Indicative Site Map - Former site of Newbattle High School



Newbattle Site Plan  
Scale 1:2000 @ A3

Navigation toolbar with icons for pan, hand, zoom in, zoom out, 52.8% zoom level, print, layers, and other map controls.

Indicative Catchment Area Map – new primary school in Easthouses



## Outline Accommodation Schedule

### Two Stream School With Enhanced Nurture Provision Area Schedule for 420 primary & 120 pre-school places

	No of Spaces	Total sqm
<b>Early Level</b>		
Pre School Playroom (40 places each)	3	450
Ancilliary pre-school spaces		155
Primary 1 Class Base	3	165
Break-out spaces	1	60
Nurture/Tutorial Rooms	2	42
<b>Level 1</b>		
Primary 2 Class Base	2	130
Primary 3 Class Base	2	130
Primary 4 Class Base	2	130
Break-out spaces	2	130
Nurture/Tutorial Rooms	3	66
<b>Level 2</b>		
Primary 5 Class Base	2	130
Primary 6 Class Base	2	130
Primary 7 Class Base	2	130
Break-out spaces	2	130
Nurture/Tutorial Rooms	3	66
<b>Shared Spaces</b>		
Enhanced Nurture Provision	1	190
Activity Hall & Changing Area (180+20)	2	440
Learning Centre	1	80
Staff Room & Work Base	1	85
Kitchen inc Stores, Changing (10 sqm) etc	1	120
Dining/Cafeteria Area (210 seats)	1	130
Common areas	1	386
Plant	1	60
		<hr/>
		3,535
Circulation	15%	<hr/>
		530
		<hr/>
		4,065