

## **New Easthouses Primary School**

### **Report by Garry Sheret, Head of Property and Facilities Management**

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

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

This report will outline to council the following aspects of this proposed development and seek governance to progress the project against these baseline parameters:-

1. The proposed Accommodation Schedule.
2. The Outline Budget.
3. The Anticipated Programme for the development.

#### **2 Background**

The learning estates strategy report which was presented to Council in September 2017 outlined that a new 2 stream primary school would be required by 2019 in Mayfield / Easthouses to address pupil capacity within the Newbattle learning Cluster.

Following review of the possible sites for this new primary school it is proposed that part of the site of the former Newbattle High School be used as a suitable location for this new primary school. An initial feasibility drawing has been developed to demonstrate that the site can accommodate a new primary school. A copy of this feasibility drawing is attached to this report as Appendix A.

As can be seen from Appendix A the primary school being located to the east of the site will allow the school to be located close to the existing Easthouses Community.

#### **3.0 Accommodation Schedule and Programme**

### 3.1 Accommodation Schedules

Further to the learning estates strategy Education colleagues have determined that although a two stream school will be required at some point in the future, at present the immediate need on site is for a single stream. The accommodation schedule that has been developed is therefore based on a single stream school being built at present. The core spaces such as Dining, sports halls offices etc will be built to suit the two stream model. This will ensure that when the extension to two stream is required the additional space required will be limited to teaching spaces. The land take for the school at this stage will be sized to suit the future two stream model.

Education Colleagues have provided the required accommodation schedule for the new primary School at Easthouses based on the projected pupil growth in the Newbattle Learning Community. A copy of this is attached to this report as Appendix B. The total accommodation area to be provided is 2,779m<sup>2</sup>.

Early Years provision has also been provided within the accommodation schedule to support the provision of 1,140 hours in line with Midlothian's Early Year's expansion financial template submitted to Scottish Government on 5 March 2018.

#### 3.2.1 Programme

##### Project Delivery Programme

Event	Date
Council Governance	March 2018
Pre Application consultation notice	March 2018
Public consultation events	April / May 2018
Planning Submission	Summer 2018
Planning Approval	Autumn 2018
Building Warrant Submission	Autumn 2018
Building Warrant Approval	Late 2018
Contractor Procurement	Early 2019
Contract Award	Spring 2019
Works Start on site	Spring 2019
Works complete	Late Spring 2020

##### Education Statutory Consultation

A catchment area for the new primary school in Easthouses will be established from the areas in closest proximity to the school site. This will be done by rezoning areas currently in the catchments of Lawfield and Mayfield Primary Schools so as to give an even distributeion of pupils, between the three schools including the additional pupils projected to arise from new housing, between the three schools in line with their capacities.

Statutory consultation will be undertaken in the autumn term of 2018/19 on the creation of the catchment area for the new school so that it is in place prior to commencement of pupil enrolment for August 2020.

##### Statutory School Consultation Programme

Activity	Duration	Start	Finish
Consultation period (term time)	6 weeks	1 Sept '18	12 Oct '18
HMIE review and report	3 weeks	Oct '18	Nov '18
Publish Consultation Report		Nov '18	
Time for Further Consideration	3 weeks		Nov '18
Council meeting & decision			Dec '18

Advertise enrolment in November 2019 for Primary 1 Intake in August 2020.

## 4 Project Expenditure & Funding

### 4.1 Construction Costs

Based on the accommodation schedule attached under Appendix B it is estimated that the construction cost of building the new school on the east part of the Newbattle High School site will be £9.993 million. This budget cost includes for inflation up to 4th Quarter 2018. Included within this is an allowance of £0.850 million for the following site specific abnormalities:-

1. Ground Stabilisation.
2. Gas Membrane
3. Allowance for a new substation
4. Allowance for off-site road works outside the site boundary.

These figures have been developed using recognised metrics for primary school provided by the Scottish Futures Trust.

In addition, £0.083 million has been allowed for active IT equipment.

This equates to a total capital budget requirement of £10.076 million as shown in Table 1 below:-

**Table 1: Capital Expenditure Forecast**

Item	Cost £000's	Notes
School Accommodation	9,143	2,779m2 of accommodation
Site specific abnormalities	850	See above
Active IT equipment	83	
<b>Total</b>	<b>10,076</b>	

### 4.2 Developer Contributions

Developer contributions of £0.024 million have been received to date for new non-denominational primary provision in Mayfield/Easthouses. A further £0.158 million of Developer Contributions are anticipated to be received from sites where a Section 75 agreement has been signed. Should the full £0.158 million of developer contributions be received, this would provide a total of £0.182 million of Developer Contributions that would be able to be applied to part-fund the construction costs above.

A further £2.435 million of developer contributions, from sites that are allocated in the Local Plan but where a signed Section 75 agreement is yet

to be reached, may be available to fund the construction costs outlined above. Should these sites be brought forward from developers, planning permission agreed and the expected number of units completed, this would provide a total of £2.617 million of developer contribution funding.

### 4.3 Early Years Provision / Funding

The provision for space for Early Years is based on Midlothian's Early Year's expansion financial template which states that 80 pre-school places providing 1,140 hours per place will be provided in the new school to be built in Easthouses. Space has been provided at 5.8 square metres per place, in line with national guidance, giving a total space allowance of 464 square metres. Of this, 249 square metres equating to a capital cost of £0.903 million can be funded from the Early Years Expansion programme through Scottish Government Early Years Capital Grant.

There may be a requirement to review the Early years requirement upwards depending on the outcome of the Newtongrange Master Planning exercise. This would be reported to a future Council meeting'.

## 5 Report Implications

### 5.1 Resource

#### Capital

Based on the estimated capital expenditure outlined in Section 4.1, the Developer Contributions outlined in Section 4.2 and the Early Years funding outlined in Section 4.3, the net prudential borrowing requirement for the Council for this project would be £5.375 million, as shown in Table 2 below.

**Table 2: Net Prudential Borrowing Requirement**

Item	£000's	Notes
Capital Expenditure	10,076	Section 4.1
Developer Contributions	-2,617	Section 4.2
Early Years Capital Funding	-903	Section 4.3
<b>Net Prudential Borrowing Requirement</b>	<b>6,556</b>	

Accordingly although the need for the increased capacity is as a result of new housing development there is a significant funding gap of £6.556 million between the cost of providing the school and the developer contributions collected and expected which will fall to be funded by borrowing.

The expected phasing of this capital expenditure and income is shown in Table 3 below:-

**Table 3: Phasing of Capital Expenditure and Income**

Financial Year	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	Later Years £000's	Total £000's
Capital Expenditure	1,818	5,255	2,959	44	0	10,076
Developer Contributions	-182	-790	-1,289	-356	0	-2,617
Early Years Capital Funding	-163	-471	-265	-4	0	-903
<b>Net Borrowing Requirement</b>	<b>1,473</b>	<b>3,994</b>	<b>1,405</b>	<b>-316</b>	<b>0</b>	<b>6,556</b>

## Revenue

The loan charges arising from the capital expenditure and income profiles as shown in Table 3 are shown in Table 4 below, along with the forecast premises costs for the new building.

This will have the following annual impact on the Council's revenue budget, in addition to the projected budget shortfalls previously reported to Council in the Financial Strategy report on 07 February 2018:-

**Table 4: Loan Charges arising from Capital Investment**

Financial Year	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	Later Years £000's
Premises Costs	0	0	167	273	280
Loan Charges	22	108	197	312	298
<b>Net Additional Budget Impact</b>	<b>22</b>	<b>108</b>	<b>364</b>	<b>585</b>	<b>578</b>

As table 5 demonstrates the net borrowing of £6.556 million will not only add pressure to an already over committed General Service Capital plan but , in the absence of any further external funding support, will result in additional pressures on future years revenue budgets which in turn will require cuts elsewhere in the budget to offset them.

## 4.2 Risk

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

### Community Asset Transfer

Should any request come forward for a Community Asset Transfer of the existing Newbattle High School Site then this could impact upon the programme delivery.

### Transportation alterations

Given the early stage in the design process the Council are 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.

### **Planning Risk**

Planning is not yet in place and all location plans shown in this report are subject to detailed public consultation and planning.

### **Failure of Council to meet Statutory Obligations**

This school is required to comply with the Council's statutory obligations. Any delay to this project is likely to obstruct the Council from meeting these obligations.

## **4.3 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

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

This project supports the provision of suitable infrastructure for the efficient and effective delivery of services to meet the full range of community needs. The co-location of facilities will ensure closer working relationships and assist in the delivery of strategic initiatives including Ageing Well, GIRFEC, Midlothian Active Choices and Get Going programmes which involve key public sector partners.

## **4.5 Impact on Performance and Outcomes**

This work is a part of the Single Midlothian Plan's key priority of Early Years, providing fit for purpose community schools to present every child with the opportunity to attend the school which serves their community and supports improvement in pupil attainment and achievement.

## **4.6 Adopting a Preventative Approach**

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.

## **4.7 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**

A catchment area for the new primary school in Easthouses will be established from the areas in closest proximity to the school site.

This will be done by rezoning areas currently in the catchments of Lawfield and Mayfield Primary Schools so as to give an even distribution of pupils between the three schools including the additional pupils projected to arise from new housing. Timeline for this consultation is noted within section 3.2 of this report.

#### **4.8 Ensuring Equalities**

An initial EQIA has been prepared as part of the August 2017 report and will be expanded during the construction phases. This is similar to the approach undertaken with other projects.

#### **4.9 Supporting Sustainable Development**

The proposals take into account the need to deliver fit for purpose, sustainable (for both now and the future) services including through the design and use of appropriate and sustainable facilities and infrastructure.

#### **4.10 Digital Services Issues**

Included within the capital expenditure estimates in Sections 4 and 5 above is an allowance of £83,180 for active IT equipment for the new building.

## **5 Recommendations**

It is recommended that Council:-

- Approve the use of the East part of the Newbattle High School site for a new primary school to meet the needs of the learning estates strategy;
- Approve the Accommodation schedule contained within Appendix B of this report;
- Note the outline programme for the works;
- Approve a capital expenditure budget within the General Services Capital Plan for the project of £10.076 million;
- Approve the utilisation of Early Years Grant funding of £0.903 million towards the project, fully funding the construction costs associated with the provision of 90 places for 1140 hours at the new Easthouses Primary School;
- Note the estimated developer contributions of £2.617 million that can be applied to part fund the capital expenditure of the project;
- Approve the resultant borrowing requirement of £6.556 million and note the additional loan charges that will fall on future years revenue budgets as outlined in Section 5.1;

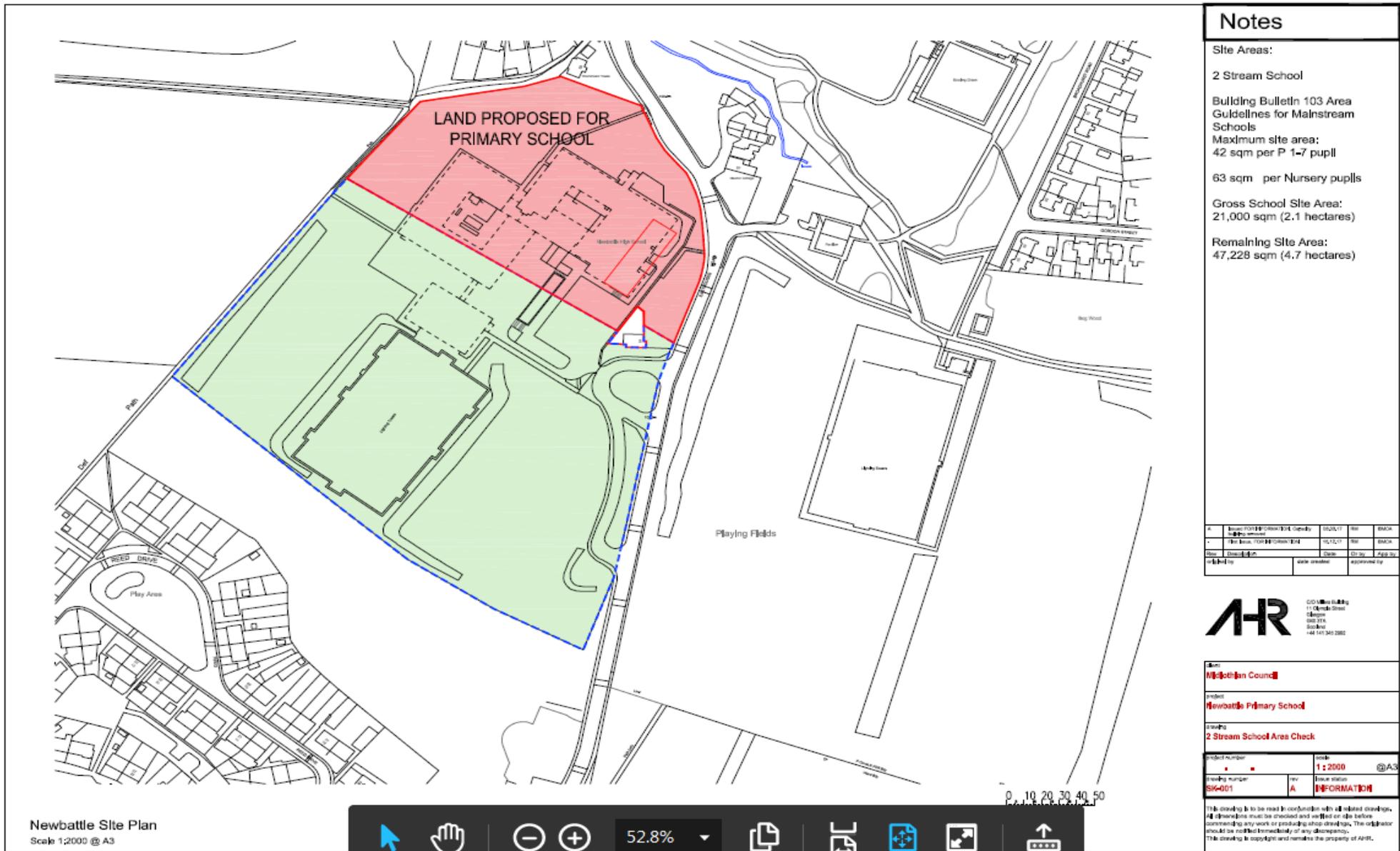
- Instruct the Director of Resources to commence the Planning / Design / Delivery consultation process and begin the design development for the project in line with the attached programme;
- Instruct the Director of Resources to engage the design team using the Midlothian Education design team framework to deliver this project;
- Instruct the Director of Resources to progress early procurement of any ground stabilisation required to facilitate the works;
- Instruct the Director of Resources to provide an update report on the project at planning stage and return a further report providing an update following the tender process to obtain governance to let the final construction contract;
- Instruct the Director of Education to undertake a Statutory catchment area review and bring a further report back to council.

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**Report Contact: Garry Sheret Tel No 0131 561 5249**

**E-mail [Garry.Sheret@midlothian.gov.uk](mailto:Garry.Sheret@midlothian.gov.uk)**

**Background Papers:**



<b>Easthouses Primary School</b>					
<b>Two Stream School with Enhanced Provision - design for primary class sizes of 25 pupils, 15 classes, 375 pupils</b>					
	<b>Area Schedule</b>				
<b>Places</b>		<b>No</b>	<b>sqm</b>	<b>Total sqm</b>	<b>Notes</b>
	<b>Early Level</b>				
<b>80</b>	<b>Nursery A (40 places) inc Kitchen + toilet Area</b>	<b>2</b>	<b>150</b>	<b>300</b>	<b>2.3m2/child plus kitchen/eating area, toilets, storage etc</b>
<b>16</b>	<b>Outdoor Play Area</b>	<b>1</b>			
	<b>Toilets for Outdoor Play Area</b>	<b>2</b>			<b>2 additional toilets required for 16 places</b>
	<b>Nursery Support Base and Office</b>	<b>1</b>	<b>20</b>	<b>20</b>	
	<b>Entrance and Lobby (shared Early Years and P1)</b>	<b>1</b>	<b>20</b>	<b>20</b>	
	<b>Early Years Family Parent room</b>	<b>2</b>	<b>21</b>	<b>42</b>	
	<b>Adult Acc WC</b>	<b>1</b>	<b>6</b>	<b>6</b>	
	<b>Visitors WC</b>	<b>1</b>	<b>3</b>	<b>3</b>	
	<b>Plant</b>	<b>1</b>	<b>12.5</b>	<b>13</b>	
<b>75</b>	<b>Primary 1 / Composite</b>	<b>3</b>	<b>60</b>	<b>180</b>	<b>space per pupil</b>
	<b>Atrium</b>	<b>3</b>	<b>20</b>	<b>60</b>	<b>3.2</b>
	<b>Level 1</b>				
<b>50</b>	<b>Primary 2 / Composite</b>	<b>2</b>	<b>60</b>	<b>120</b>	<b>space per pupil</b>
<b>50</b>	<b>Primary 3 / Composite</b>	<b>2</b>	<b>60</b>	<b>120</b>	<b>3.2</b>
<b>50</b>	<b>Primary 4 / Composite</b>	<b>2</b>	<b>60</b>	<b>120</b>	
	<b>Atrium</b>	<b>6</b>	<b>20</b>	<b>120</b>	
	<b>Nurture/Tutorial / Learning Support</b>	<b>1</b>	<b>20</b>	<b>20</b>	
	<b>Level 2</b>				
<b>50</b>	<b>Primary 5 / Composite</b>	<b>2</b>	<b>60</b>	<b>120</b>	
<b>50</b>	<b>Primary 6 / Composite</b>	<b>2</b>	<b>60</b>	<b>120</b>	
<b>50</b>	<b>Primary 7 / Composite</b>	<b>2</b>	<b>60</b>	<b>120</b>	
	<b>Atrium</b>	<b>6</b>	<b>20</b>	<b>120</b>	
	<b>Nurture/Tutorial / Learning Support</b>	<b>1</b>	<b>20</b>	<b>20</b>	

	<b>Enhanced Provision</b>	<b>1</b>	<b>130</b>	<b>130</b>	
	<b>Activity Hall &amp; Changing Area (180+20)</b>	<b>1</b>	<b>200</b>	<b>200</b>	
	<b>Activity Hall Store</b>	<b>10%</b>	<b>200</b>	<b>20</b>	
	<b>Expressive Arts Hall</b>	<b>1</b>	<b>80</b>	<b>80</b>	
	<b>Learning Centre</b>	<b>1</b>	<b>80</b>	<b>80</b>	
	<b>Staff Room</b>	<b>1</b>	<b>55</b>	<b>55</b>	
	<b>Staff Resources/Work Base</b>	<b>1</b>	<b>30</b>	<b>30</b>	
	<b>Kitchen inc Stores, Changing (10 sqm) etc</b>	<b>1</b>	<b>120</b>	<b>120</b>	
	<b>Dining/Cafeteria Area (160 seats, 0.83 sqm/pupil)</b>	<b>1</b>	<b>130</b>	<b>130</b>	
	<b>Headteachers Office</b>	<b>1</b>	<b>15</b>	<b>15</b>	
	<b>Deputy Headteacher</b>	<b>2</b>	<b>12</b>	<b>24</b>	
	<b>Meeting Room</b>	<b>1</b>	<b>20</b>	<b>20</b>	
	<b>Community Space</b>	<b>1</b>	<b>60</b>	<b>60</b>	
	<b>Medical Room</b>	<b>1</b>	<b>8</b>	<b>8</b>	
	<b>Central Store</b>	<b>1</b>	<b>30</b>	<b>30</b>	
	<b>School Office</b>	<b>1</b>	<b>40</b>	<b>40</b>	
	<b>IT Hub Room</b>	<b>2</b>	<b>6</b>	<b>12</b>	
	<b>Adult Toilets*</b>	<b>1</b>	<b>40</b>	<b>40</b>	
	<b>Girls Toilets*</b>	<b>1</b>	<b>60</b>	<b>60</b>	
	<b>Boys Toilets*</b>	<b>1</b>	<b>60</b>	<b>60</b>	
	<b>Hygiene Room*</b>	<b>1</b>	<b>15</b>	<b>15</b>	
	<b>Disabled Toilets*</b>	<b>1</b>	<b>16</b>	<b>16</b>	
	<b>Equipment Store</b>	<b>1</b>	<b>12</b>	<b>12</b>	
	<b>FM Office</b>	<b>1</b>	<b>8</b>	<b>8</b>	
	<b>Cleaners Cupb'ds</b>	<b>2</b>	<b>4</b>	<b>8</b>	
	<b>* may be several rooms to match floor area</b>				

	<b>Plant</b>	<b>1</b>	<b>60</b>	<b>60</b>	
<b>471</b>				<b>2,977</b>	
	<b>Circulation</b>	<b>15%</b>	<b>2,977</b>	<b>446</b>	
				<b>3,423</b>	
	<b>Space Metric Allowance for School Building</b>	<b>Pupils</b>	<b>sqm</b>	<b>Total sqm</b>	
<b>96</b>	<b>Pre School</b>	<b>80</b>	<b>5.8</b>	<b>464</b>	
<b>375</b>	<b>Primary</b>	<b>375</b>	<b>7.5</b>	<b>2,813</b>	
		<b>455</b>		<b>3,277</b>	
	<b>Enhanced provision 130 sqm plus 15% circulation</b>			<b>150</b>	
				<b>3,426</b>	