

**Danderhall Primary School****Report by Garry Sheret, Head of Property and Facilities Management****1 Purpose of Report**

The purpose of this report is to update the Council on the outcome of the Community Consultation in relation to the school and community facilities within the existing Danderhall Community. This report will seek governance covering the following key areas:-

- Provide Council with a summary of the Consultation process and outline the feedback from that process.
- Provide Council with an outline of the accommodation schedule that has developed as a result of the consultation process and seek approval from Council to progress on the basis of this accommodation schedule.
- Provide Council with the updated capital cost of an outline Budget for providing the accommodation facilities detailed contained within the accommodation schedule and seek governance to include this budget within the general services capital plan, allowing officers to progress the project in line with this budget.
- Provide Council with an outline of the procurement process which Officers intend to use for the Danderhall project and seek approval from Council to progress on the basis of this procurement strategy.
- Provide Council with an outline of the appropriate actions in respect of the demolition costs for the existing Danderhall Library and Leisure Centre facilities which would become redundant on completion of the new building and seek approval from Council to earmark these sites for social housing provision, but in the first instance record these assets on the surplus asset register and explore any community asset transfer requests before the services transfer to the new building. include these demolition costs within the capital plan and progress towards demolishing the existing buildings as soon as the new building has been occupied.
- Provide Council with a brief summary of the programme for delivery of the Danderhall Development.

## **2 Background**

The report to Council on the 7 February 2017, sought approval of the three-stream model for primary education in Danderhall and noted that '*The final decision coming back to Council for approval*'.

The report proposed that officers bring a further report back to Council for approval, highlighting the following:-

- *Approval of Option 3 (School plus community facilities) if the town centre site is secured for the Shawfair secondary school.*
- *Approval of Option 2 (School only), if the Shawfair secondary school be located at Woolmet.*
- *Authorise officers to carry out a detailed feasibility study and to progress the project programme as detailed in section 3.6 of that report.*
- *Approve the inclusion of £15.317 million of Capital Costs within the General Services Capital Plan, to progress school Option 3 (School plus community facilities) and that this should be amended to a provision of £12.742 million of Capital Costs within the General Services Capital Plan, to progress Option 2 (School only), should the town centre site secondary school be located at Woolmet.*
- *Note that £6.491 million is expected to be recovered in the medium-long term from developers as part of the Shawfair Section 75 agreement and that £1.140 million is expected to be realised in capital receipts from the sale of the existing Danderhall Leisure and Danderhall Library sites.*

### **Council Facilities in Danderhall**

The Council owns several facilities in the Danderhall area; these have been previously reported to Council and include:

- Danderhall Leisure Centre
- Danderhall Sports Pavilion
- Danderhall Library

In addition, there is a Medical centre not owned by the Council, but located off Newton Church Road.

### **2.1 The Consultation process**

At the request of Council, Officers undertook a Consultation exercise in December to establish the wishes of the existing Danderhall Community in relation to the Primary School, Community facilities and location of the future High School Facility.

A drop in session was set up to facilitate the consultation process and this drop in session was advertised to the local community via the Council Website, Adverts in Newspapers, Black Diamond radio, Twitter, posters in local facilities, bag drops to all parents of the primary school. The result was a well-attended event with around 50 people in attendance. A copy of the questionnaire which was used for the consultation is included in [Appendix A](#)

In advance of the main drop in sessions key groups such as the local Community Council, parent council and pupils were invited to look around Lasswade and Paradykes to help inform them of the journey which other communities had taken. The consultation process was explained to these groups so that they had full transparency on how the process would progress moving forward.

The consultation process was split into two phases. The First phase which concluded on Friday the 15<sup>th</sup> of December 2017 asked the community to confirm whether they wanted:-

Option A: - School with Community Facilities on the site of the existing Danderhall Primary School Site with the high School in Shawfair Town Centre

Or

Option B:- School only located at Danderhall Primary School with the High School at Woolmet.

Out of a total of 62 Voter submissions, 42 were in favour of Option A and 20 were in favour of Option B.

It should be noted that a significant number of voters made it clear on their response that they were choosing Option A on the basis that the Council / Shawfair developers ensure that the route to the high school site in the town centre was secure, safe and provided a safe means of crossing the A6106 Millerhill Road. Voters also confirmed that they wanted the railway line along the route to the high school to be properly secured by means of a fence to prevent unauthorised access. This information has been passed to planners to allow them to make due consideration of this feedback in relation to future submissions by the developer.

The Second phase of the consultation was to ascertain what facilities the community would like to see co-located with the school. This phase of the consultation process completed on the 12<sup>th</sup> of January 2018. The results of the feedback from the community are included in the matrix in Appendix B.

During the consultation process, officers made it clear to the community that the extent of the co-located facilities would be limited to those services which are already located within their community.

Officers also made it clear that the provision of a swimming pool would be brought forward as part of the future development of the high School with Community facilities estimated to be in 2026.

In summary, there were 122 votes submitted for various facilities, which the community would like to see included in the new facility. The matrix attached in Appendix B provides a breakdown of these votes. In summary the key facilities which were requested were as follows:-

1. Café, 20 votes.
2. Sports halls 19 votes
3. Library, 21 votes
4. Meeting space (Various forms noted) 7 votes.
5. Activity space for children (Including breakfast and after school facilities 8 Votes.

The accommodation schedule outlined in Appendix C has been developed in direct response to the consultation responses provided during the second stage consultation.

## **2.3 NHS Involvement at Danderhall**

The existing Medical practice in Danderhall is owned by the General Practice, and the current agreement with the Practice is that the service will remain on the site and expand to accommodate a growth in the practice from 3,000 to 6,000 patients. An additional practice will require to be built in Shawfair, (which is the subject of a separate Council report) and is planned to be built on or close to the school campus site within and to the northeast of the town centre.

The joint Director, Health and Social Care, has been and will be kept apprised of plans for Council facilities in Danderhall and Shawfair.

## **3 Programme**

### **3.1 Programme**

The current programme for development of the school is as shown below:-

**Table 1: Project Programme**

<b>Event</b>	<b>Date</b>
Initial brief	end 2017
Pre consultation	end 2017
Education Consultation (as required)	early 2018
Pre planning consultations	early 2018
Planning Application	mid 2018
Building Warrant	end 2018
Procurement	end 2018
D&B Tender	early 2019
Works on site	mid 2019

In order to achieve the required opening date of August 2020, officers require governance from Council to Progress the Danderhall development in line with the outcome of the consultation process and the accommodation schedule which has been developed as a result of the consultation process as contained within Appendix C of this report.

## **4 Procurement**

The Danderhall Project will follow the same procurement route used on the Loanhead Centre and Roslin Primary School projects.

Following approval of this report the design team will be engaged by the Council through our competitively tendered Education design team framework agreement.

This design team will develop the design in consultation with Council officers and the ongoing Community Consultation process, to Royal Institute of British Architects Stage 3 prior to starting the tender process with Main Contractors.

RIBA Stage 3 has been chosen on the basis that this provides the council with a suitably developed design package. This will set a well-defined quality benchmark for the Design and Build tenders.

Once at Stage 3 the Project will be tendered to suitably qualify main contractors who have successfully passed the pre-contract qualification process.

The project will be tendered as design and build projects with the design team being novated to the successful contractor on project award.

## **5 Project Expenditure & Funding**

### **5.1 Construction Costs**

The accommodation schedule appended to this report has been cost checked by our external cost advisors. They advise that the cost of delivering this accommodation schedule is expected to be £16.956 million (at mid-point of construction 4<sup>th</sup> Quarter 2019). Included within this is an allowance of £1.091 million for the following site specific abnormals:-

1. Off site road works
2. Ground Stabilisation works
3. Gas Membrane works
4. Asbestos removal and demolition of existing primary school
5. Allowance for a new substation.

In addition, £0.178 million has been allowed for active IT and library equipment.

This equates to a total capital budget requirement of £17.134 million as shown in Table 1 below:-

Table 1: Capital Expenditure Forecast

Item	Cost £000's	Notes
School Accommodation	12,313	4,790m2 of accommodation
Community Accommodation	3,007	1,166m2 of accommodation
External Works/Car Parking	545	150 car parking spaces
Site specific abnormalities	1,091	See above
Active IT/Library equipment	178	
<b>Total</b>	<b>17,134</b>	

## **5.2 Developer Contributions**

Developer contributions of £1.098 million have been received to date for new non-denominational primary provision in the Danderhall/Shawfair catchment area. A further £5.105 million of developer contributions from the Shawfair Section 75 agreement are expected to be recovered over the medium-long term and these can be utilised to reduce the borrowing costs incurred by the Council. This will give a total of £6.204 million of developer contributions that can be utilised by the Council to fund the construction costs of the new school.

## **5.3 Early Years Provision / Funding**

The accommodation schedule includes the provision of space for Early Years based on Midlothian's Early Year's expansion financial template submitted to Scottish Government which states that 120 pre-school places providing 1,140 hours per place will be provided in the new school to be built at Danderhall. Space has been provided at 5.8 square metres per place, in line with national guidance, giving a total space allowance of 696 square metres. Of this, 406 square metres equating to a capital cost of £1.131 million can be funded from the Early Years Expansion programme through Scottish Government Early Years Capital Grant already allocated.

## **5.4 Existing Library and Community Centre**

It is proposed that the existing library and community centre sites be earmark for social housing provision, but in the first instance record these assets on the surplus asset register and explore any community asset transfer requests before the services transfer to the new building.

Having exhausted the exploration of community interest the sites would transfer to the Housing Revenue Account which already has budget to support the redevelopment, including demolition, for social housing.

## 6 Report Implications

### 6.1 Resource

#### Capital

Based on the estimated construction costs and funding outlined in Section 5.1, the Developer Contributions outlined in Section 5.2 and the Early Years funding outlined in Section 5.3, the prudential borrowing requirement for the Council for this project would be £9.799 million, as shown in Table 2 below.

**Table 2: Net Prudential Borrowing Requirement**

Item	£000's	Notes
Construction Costs	17,134	Section 5.1
Developer Contributions	-6,204	Section 5.2
Early Years Capital Funding	-1,131	Section 5.3
<b>Net Borrowing Requirement</b>	<b>9,799</b>	

The revised expenditure and funding profiles outlined above require an increase in the net borrowing requirement by £0.973 million. This reflects an overall increase in accommodation from that estimated in the previous report and a downward revision to the level of Developer Contributions from the wider Shawfair area that can be allocated to this project.

The requirement for additional borrowing to fund the proposed development will further exacerbate the pressure on an already overcommitted General Services Capital Plan and in turn future years revenue budgets once the facility is completed as the overall level of loan charges will need to be increased with the potential for a corresponding cut in other parts of the revenue budget to compensate.

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
Construction Costs	2,696	9,167	5,017	254	0	17,134
Developer Contributions	-1,631	0	-562	-576	-3,435	-6,204
Early Years Capital Funding	-178	-605	-331	-17	0	-1,131
<b>Net Borrowing Requirement</b>	<b>887</b>	<b>8,562</b>	<b>4,124</b>	<b>-338</b>	<b>-3,435</b>	<b>9,799</b>

#### Revenue

The loan charges arising from the capital expenditure and income profiles as shown in Table 3 are shown in the table 4 below, along with the movement from the loan charges as reported to Council in February 2017 shown:-

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 Yrs* £000's
Loan Charges Feb 2017 Council Report	49	248	520	575	383
Loan Charges Mar 2018 Council Report	13	160	368	616	445
<b>Movement</b>	<b>-36</b>	<b>-88</b>	<b>-152</b>	<b>+41</b>	<b>+62</b>

*\* Later Years figure shown equates to annual loan charges once full developer contributions have been received with the £62,000 increase reflecting the additional £0.973 million borrowing required to fund the development.*

In addition, the additional premises costs over those already provided for the existing facilities have been forecast. Along with the movement in loan charges as outlined in Table 4, 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 5: 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 Yrs £000's
Premises Costs	0	0	163	267	274
Movement in Loan Charges (table 4)	-36	-88	-152	41	62
<b>Net Additional Budget Impact</b>	<b>-36</b>	<b>-88</b>	<b>11</b>	<b>308</b>	<b>335</b>

In the absence of any further external funding support, the additional costs outlined above will require further cuts in the revenue budget in the relevant years to offset them.

## 6.2 Risk

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

### **Risk of Planning Objections**

At this stage there remains a risk of objections being received which may delay the planning process. This can be mitigated through:-

- Detailed pre-application discussions.
- Comprehensive community consultation.
- Good design and provision of new facilities.



## **House Building/Pupil Projections**

The new school and community facilities will add 11 classes of capacity at Danderhall Primary School, given the substantial number of houses to be built in Shawfair and the surrounding areas there is minimal risk that developers will not construct sufficient houses to fully utilise this capacity.

## **Ground Conditions at Danderhall Primary School Site**

There is a risk that the ground conditions are unsuitable for a new building. This risk will be quantified by carrying out a detailed site investigation.

## **Construction Inflation**

A rise in construction activity has been noted throughout the central belt of Scotland and therefore there is a potential inflationary risk. The implications for this on the construction costs will be monitored throughout the delivery process.

## **Risk in Value of Residential Land at Danderhall**

There remains a risk in terms of the residual value and that this may change. This can be monitored but cannot be mitigated.

### **5.3 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

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

Providing fit for purpose schools and community facilities to present every child with the opportunity to attend the school which serves their community and supports improvement in pupil attainment and achievement along with enhancing the provision of early years' services supports the Single Midlothian Plan's key priority of reducing the gap in learning outcomes,

This in due course contributes to reducing gaps in economic circumstances and health.

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 would ensure closer working relationships and assist in the delivery of strategic initiatives such as the Ageing Well, GIRFEC, Midlothian Active Choices and Get Going programmes involving key public sector partners.

## **5.5 Impact on Performance and Outcomes**

This work is a part of the Single Midlothian Plan's key priority of reducing the gap in learning outcomes, 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.

## **5.6 Adopting a Preventative Approach**

Providing fit for purpose community schools that provide every child the opportunity to attend the school which serves their community and enhancing the provision of early years' services supports the preventative approach by improving achievement and attainment of pupils, reducing the gap in learning outcomes and increasing their prospects of progressing onto positive destinations.

## **5.7 Involving Communities and Other Stakeholders**

The position regarding community consultation are set out in section 2.2 of this report. Following this report the consultation process will continue with the community to tailor the project to meet community requirements. The process will follow the consultation template used on historical projects such as the Loanhead Centre.

## **5.8 Ensuring Equalities**

An initial EIA was prepared for the February 2017 report to Council and was appended to that report.

## **5.9 Supporting Sustainable Development**

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

## **5.10 Digital Services Issues**

Included within the capital expenditure estimates in Sections 4 and 5 above is an allowance of £178,000 for active IT and Library equipment for the new building.

## 6 Recommendations

It is recommended that Council:-

- Note the summary of the Consultation process and outline the feedback from both stages of the consultation process;
- Approve the outline of the school accommodation schedule as set out in Appendix C that has developed as a result of the consultation process and provide governance to the Director Resources to progress with the delivery of this accommodation schedule;
- Note the accommodation area/content for the community facilities which are to be developed through the design and reported back to Council at tender return stage;
- Approve an increase in the capital expenditure budget within the General Services Capital Plan for the project of £1.817 million, therefore revising the expenditure budget from £15.317 million to £17.134 million;
- Note the utilisation of Early Years Grant funding of £1.131 million towards the project, fully funding the construction costs associated with the provision of 120 places for 1140 hours at the new Danderhall Primary School;
- Note the impact the revised capital expenditure and income levels and profiles have on the Council's future years budgets;
- Note the increase in premises costs that will be required for the new building and the impact this has on the Council's future years budgets;
- Earmark the existing Library and Leisure Centre sites for social housing provision, and in the first instance record these assets on the surplus asset register to explore any community asset transfer requests;
- Agree a provision of £0.300 million in the General Services Capital Plan for demolition costs within the general services capital plan and progress towards demolishing the existing buildings as soon as the new building has been occupied if there is no community interest;
- Agree that the resultant sites would transfer to the Housing Revenue Account which already has budget to support the redevelopment, including demolition, for social housing;
- Approve the outline procurement process and outline programme for delivery of the project as outlined within this report.

**Friday 09 March 2018**

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### **Background Papers:**

Appendix A: Consultation Questionnaire

Appendix B: Matrix summarising facilities requested by the Community

Appendix C: Accommodation Schedule.

**DANDERHALL SCHOOL REPLACEMENT**

**Name of Group** .....

**Facilities currently used by Group ie school, library etc** .....

.....

**Name of Individual Responding** .....

**Role in Group ie Chair etc** .....

**Section A – Response to this section is required by 15 DECEMBER 2017**

In relation to the replacement school at Danderhall, would you like this to be stand alone ie school only, or would you like this to be part of a wider combined community facility which includes other public services within the Danderhall area. Please tick the preferred option of your Group.

**Option A ☐**

School with Community facilities on the site of the existing Danderhall Primary School Site with the High school site being located in Shawfair Town Centre.

**Option B ☐**

School only located at Danderhall Primary School with High School site being located at Woolmet.

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Name of Group .....

Facilities currently used by Group ie school, library etc .....

.....

Name of Individual Responding .....

Role in Group ie Chair etc .....

**Section B – Response to this section is required by 12 JANURARY 2018**

If you support the combined community approach, what type of facilities/services would you like the new building to offer? Please list out the facilities/services that you would like to see incorporated in any new building.

The feedback from user groups to this section will be fed into a central database as shown in Appendix A. This will be used to establish a list of priority facilities/services suggested as an outcome of this consultation process.

Example:

Cafe  
Library  
Sports halls  
Etc

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Neil Davidson  
Midlothian Council

<b>REPLACEMENT OF DANDERHALL PRIMARY SCHOOL AND THE CREATION OF AN ASSOCIATED COMMUNITY HUB</b>							
<b>Type of Facility</b>	<b>Danderhall Drop-in Sessions</b>	<b>PTA</b>	<b>Danderhall Community Council</b>	<b>Danderhall Parish Church</b>	<b>Library staff</b>		
<b>School only</b>							
<b>Combined Community Facility</b>		 5 votes		N/A			
<b><u>Combined Facility :</u></b>							
-							
<b>Community Centre</b>	<b>3 Votes</b>						
<b>Library</b>	<b>21 Votes</b>						
<b>Meeting Room Facility</b>	<b>2 Votes</b>						
<b>Small and large Halls for rural afternoon teas and meetings</b>	<b>3 Votes</b>						
<b>Outdoor Play</b>	<b>1 Vote</b>						
<b>Indoor Play</b>	<b>2 Votes</b>						
<b>Cafe</b>	<b>20 Votes</b>						

<b>Breakfast / After school club</b>	 <b>2 Votes</b>						
<b>Teenager Facilities (Pool Tables / snooker / teen Hub / Football)</b>	<b>4 Votes</b>						
<b>Craft Hall</b>	<b>1 Vote</b>						
<b>Display area for Events</b>	<b>5 Votes</b>						
<b>Sports halls</b>	<b>19 Votes</b>						
<b>Soft play facilities</b>	<b>3 Votes</b>						
<b>Internet cafe</b>	<b>2 Votes</b>						
<b>Swimming Pool</b>	<b>8 Votes</b>						
<b>Trampolinin g Facilities</b>	<b>1 Vote</b>						
<b>Gymnastics</b>	<b>8 Votes</b>						
<b>Fitness</b>	<b>1 Vote</b>						
<b>Football</b>	<b>1 Vote</b>						
<b>Sauna</b>	<b>1 Vote</b>						
<b>Council Services Facility</b>	<b>1 Vote</b>						
<b>Astro Pitches</b>	<b>1 Vote</b>						
<b>Up to date modern facilities</b>	<b>1 Vote</b>						
<b>Relocated Medical Practice</b>	<b>1 Vote</b>						

<b>Dentist</b>	<b>1 Vote</b>						
<b>Doctors Surgery</b>	<b>2 Votes</b>						
<b>Cinema</b>	<b>1 Vote</b>						
<b>Conference meeting</b>	<b>1 Vote</b>						
<b>Activity Rooms with sinks for science Clubs/Craft s</b>	<b>1 Vote</b>						
<b>Music Practice Room</b>	<b>1 Vote</b>						
<b>safe walking/cyc ling paths</b>	<b>1 Vote</b>						
<b>Councillor's Surgery</b>	<b>1 Vote</b>						
<b>Space (meeting room) for CAB</b>	<b>1 Vote</b>						



## APPENDIX C

### Three Stream School - Schedule of Accommodation

#### Area Schedule

	No	sqm	Total sqm	Notes
Early Level				
Nursery A (40 places) inc Kitchen + toilet Area	3	150	450	2.3m2/child plus kitchen/eating area, toilets, storage etc
Outdoor Play Area	1			
Toilets for Outdoor Play Area	3			3 additional toilets required for 24 places
Nursery Support Base and Office	1	20	20	
Entrance and Lobby (shared Early Years and P1)	1	20	20	
Early Years Family Parent room	3	21	63	
Adult Acc WC	1	6	6	
Visitors WC	1	3	3	
Plant etc	1	43	43	
Primary 1 Class Base	4	55	220	space per pupil
Atrium	4	23	92	
Nurture/Tutorial / Learning Support	1	20	20	
Level 1				
Primary 2 Class Base	3	65	195	space per pupil
Primary 3 Class Base	3	65	195	
Primary 4 Class Base	3	65	195	
Atrium	9	25	225	
Nurture/Tutorial / Learning Support	1	20	20	
Level 2				
Primary 5 Class Base	3	65	195	
Primary 6 Class Base	3	65	195	
Primary 7 Class Base	3	65	195	
Atrium	9	25	225	
Nurture/Tutorial / Learning Support	1	20	20	
Activity Hall & Changing Area (180+20)	2	200	400	
Activity Hall Store	10%	400	40	
Expressive Arts Hall	1	80	80	
Learning Centre	1	80	80	
Staff Room	1	80	80	
Staff Resources/Work Base	1	30	30	
Kitchen inc Stores, Changing (10 sqm) etc	1	120	120	
Dining/Cafeteria Area (210 seats)	1	175	175	see note above re 2nd activity hall
Headteachers Office	1	15	15	
Deputy Headteacher	2	12	24	
Meeting Room	1	20	20	
After School Space	0	60	0	see note above re 2nd activity hall
Medical Room	1	8	8	
Central Store	1	50	50	
School Office	1	40	40	
IT Hub Room	3	6	18	
Adult Toilets*	1	60	60	
Girls Toilets*	1	90	90	
Boys Toilets*	1	90	90	
Hygiene Room*	1	16	16	
Disabled Toilets*	1	20	20	
Equipment Store	1	16	16	
FM Office	1	8	8	
Cleaners Cupb'ds	2	4	8	
* may be several rooms to match floor area				
Plant	1	80	80	
			4,165	
Circulation	15%	4,165	625	
			4,790	