

Danderhall Primary School Feasibility Study

Report by Dr Mary Smith, Director, Education, Communities and Economy

1 Purpose of Report

The purpose of this report is to present to Council the outcome of the feasibility study into the best value option for Danderhall Primary School and the options for providing additional primary school capacity across the Danderhall and Shawfair area.

The feasibility study considered 4 options for Danderhall primary education provision:

- 1) Extension and refurbishment of existing school building;
- 2) New build replacement school on existing school site;
- 3) New build community school with leisure and lifelong learning facilities; and,
- 4) Retain existing school and provide additional capacity through a primary school in Shawfair.

2 Background

A report to Council on the 15 December 2015 sought approval of the three-stream model for primary education in the Shawfair area and, in Section 8.6, *'approve further investigation into the best value option for Danderhall Primary School, and request that officers bring a further report back to Council in this regard'*. The report stated that in order to foster a sense of ownership a co-design model should be used with all prospective service users, built on the local networks which already exist such as neighbourhood planning.

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

- The current condition of the Danderhall Primary School building in the wider context of the Schools Estate Management Plan;
- Design and cost modelling of the options for Danderhall;
- Any potential funding, and the timing of such funding, for a replacement of Danderhall; and
- The outcome of consultation with the school and community (this will be undertaken following Members' decision on the outcome of the feasibility study).

As part of the full consultation process (Pre-Application Consultation) in accordance with Council priorities, all facilities within the Danderhall vicinity will be examined and will form part of any primary school consultation process for Danderhall.

The December 2015 report gave consideration only to the requirement for a 2-stream school at Danderhall. Since then the analysis of pupil growth from new housing in Midlothian as experienced in Bonnyrigg and Mayfield, has demonstrated up to 50% higher numbers of pupils than modelled. To cater for this also being the case at Danderhall and Shawfair, officers consider that Danderhall Primary School should be made into a 3-stream primary school, in line with the 3-stream model approved for the new settlement of Shawfair. As a result, the school space requirements and costings in this report are based on a 3-stream model.

In addition to the increase in pupil growth highlighted above, consideration also requires to be given to the further housing development identified in the wider Shawfair area in the proposed Midlothian Local Development Plan. Housing sites are identified at Cauldcoats and at Newton House/Wellington Farm and financial provision is to be made for education as part of the s75 legal agreement for both sites. The proposed Local Development Plan requires that land is safeguarded for primary schools on both housing sites. In time and as the development takes place it is likely that one or both of the safeguarded school sites will not be required and will be available for further housing development. The safeguarding of the school sites effectively future proofs the wider area in relation to land requirements for primary schooling.

Based on a pupil product of 0.31 pupils per house there will be a need for 9 streams of capacity across Danderhall and Shawfair, and it is proposed to deliver this through three 3 stream primary schools: one in Danderhall and two in Shawfair. Should the pupil product follow the Hopefield development in Bonnyrigg at 0.47 primary pupils per house there will be a need for a further four streams of capacity and it is proposed to provide this through two 2 stream schools, one each at Cauldcoats and Newton Farm. It would be difficult to locate a further four streams within Shawfair. Leaving these schools to be delivered at a later stage allows the Council an opportunity to monitor the number of pupils coming forward, and then to provide capacity of the size and in the location required.

The timing of the first of the required additional capacity at Danderhall is currently projected to be August 2020 which is one year earlier than expected at the time of writing the December 2015 council report. The pupil roll projections have been updated to reflect the provision of additional denominational primary school places at St David's Primary School in Dalkeith. The original projection assumed 9% of primary pupils residing in Danderhall and Shawfair would opt to attend a denominational school based on that being provided in the neighbourhood. The number of pupils from Danderhall currently attending St David's Primary School only represents 2.5%. Accordingly the current projections reflect this lower percentage of children likely to attend a denominational school which is situated some distance away. This increases the projected number of pupils who will attend the non-denominational school in Danderhall which in turn brings forward to 2020 the point at which the first of the additional capacity will be required.

2.1 Council Facilities in Danderhall

The Council owns several facilities in the Danderhall area; these are identified in the plan at APPENDIX 2.

Danderhall Primary School, built in the 1950's, is located within the settlement and lies to the north east of Danderhall. The catchment draws its pupils from the villages of Edmonstone, Millerhill, Newton and Danderhall. There is a nursery class within the school with 50 part time places. Following a recent condition survey the school currently has a "C" Condition Rating (poor) and a "C" Suitability Rating (poor).

The 1950's building has limitations for disabled access or circulation within the school. The main entrance is located on the first floor and is accessed by external stairs. The activity/assembly hall is located on the first floor and the dining hall is located on the ground floor. Furthermore, both the first and second floors consist of two wings with a level change of 2 metres joined by a dog leg stair-case. The minimum adaptations that would be required to improve Disability Discrimination Act (DDA) access would be a lift between the ground and first floors, providing access to the necessary core accommodation (the second floor would remain out of bounds to any disabled pupils/staff). An external stair lift would also be required to the first floor main entrance. In Midlothian 2.5% of pupils are assessed as disabled, and around 1 in 300 children in mainstream primary schools require physical adaptations. With the current roll of Danderhall over 250 and an increase to 630 as a three stream school it is anticipated that these DDA adaptations will be required in due course.

Danderhall Leisure Centre is to the south of the settlement. It was built in the early 1970's, has a flat roof and access to the gymnasium facilities is through the games hall. The building is in need of some refurbishment and as part of the Sport and Leisure Service operates at a net annual operating cost before capital charges of £168,000.

Sports Pavilion adjacent to the Danderhall Miner's Club is used by football teams on a Saturday as well as the Danderhall Play Group during the week (Monday - Friday 9-3pm). The Sports pavilion is also well used by the local community. It is immediately adjacent to the pitches and is currently incurring around £3,000 in annual maintenance costs.

Danderhall Library lies to the south east of the village. This was built in the early 1970's and needs some refurbishment. This facility has a flat roof and is currently incurring around £3,000 per year in annual maintenance costs. The Library budget for Danderhall is £9500 per year.

Two grass football pitches are owned by The Council to the northeast of Danderhall Primary School, which it currently leases to the Miner's Club. The football pitch to the north is on a slope and would benefit from levelling out. New floodlights would enable the facility to be open during non daylight hours and increase the earning potential. Current football matches are played on the pitch closer to the main road, but levelling off the back pitch and installing floodlights would relocate the matches to there.

Land services are currently undertaking a Sports pitch Survey which will include the issues associated with these pitches.

Two 5-a-side all weather football pitches are currently adjacent to the Miner's Club. The Sport and Leisure Section are currently looking at a rationalisation of all their all weather pitches in Midlothian. A sports hub would encourage additional football to this facility.

The single football pitch south of Ramsay Bing is owned by the Council. This is accessible from Danderhall via a single track path from the existing Pavilion next to the Miner's Club and a footpath near the Doctor's Surgery.

Children's Play Park was constructed in 2013 and consists of fairly new play equipment.

Land to the West of the Bowling Green access road

This would facilitate the introduction of a car park for the school and is needed towards the legislative site size requirements for a 3 stream primary school, see **Site Area restrictions** paragraph below.

Small play area to the East of Miner's Club access road

Land Services are currently exploring the use of land for a new skate park. This would supplement the nearby Children's play park. This is one of a number of sites that has been identified. See Appendix 3.

Other Public Facilities in Danderhall include:

Danderhall Medical Practice serves Danderhall and the wider Shawfair Area and is located in the south-east of Danderhall village. The practice has a patient list of around 3,000 patients and the building will expand to circa 6,000 patients to provide primary care for more patients as they move into the area. A proportion of Danderhall Medical Practice consists of a temporary unit which will need to be replaced to accommodate an increase in the practice's population. The building and the land are owned by the General Practice. Neither the building nor land is owned by Midlothian Council or NHS Lothian.

2.2 Opportunities for rationalisation of current facilities.

The option to construct a new primary school could provide a positive benefit to the community in the light of the wholesale changes to the wider area which will arise over a number of years. In addition, consolidating facilities will be more cost effective in terms of future operation and maintenance.

There is an opportunity to integrate other council facilities in the Danderhall and Shawfair areas. If the Council's preferred town centre site for the new Shawfair secondary school is secured then a new primary school in Danderhall integrated with other council facilities would create a new 'Community Hub' for the area. This would be along similar lines to the facility at Paradykes Primary School, where Library and Leisure facilities will be co-located on the school site. If the alternative Woolmet site is progressed for the new Shawfair secondary school this would provide the location for the integration of services. Both approaches are in line with the Council's EWIM objectives.

Site Area restrictions

The current school site has an area of 1.89 hectares, and land available on the other side of Edmonstone Road, to the west of the bowling club access road, has an area of 0.64 hectares.

The School Premises (General Requirement and Standard) (Scotland) Regulation 1967 (as amended) sets out site and garden play/playing field areas required for secondary schools, primary schools and nursery schools. As discussed further in this report, a significant expansion in early learning and childcare is proposed to take place by 2020 however standards for this expansion have not yet been set. Table 1 sets out the site size required by the school based on the current school specification - as used in the costing model (630 primary pupils and 90/90 early learning and childcare places, no 2 year old places) - at a total of 2.13 hectares. This is above the current school site size and would require the use of some of the land across Edmonstone Road. Table 2 projects the site size required for the **minimum** number of places required by the proposed expansion of early learning and childcare using the School Premises Regulation at 2.57 hectares, 0.04Ha greater than the land available. This demonstrates that to provide 3 streams at Danderhall, including 2 year old places, either revisions to the regulations or relaxation from the Scottish Government will be required. Similar issues will be encountered across the wider school estate as work progresses towards 1140 hours.

Table 1: site size requirements – current model

Age	Number of children	Site (Hectares)	Garden/playing field (Hectares)	Total (Hectares)
3 and 4 years old	90	0.25	0.08	0.33
Primary	630	1.20	0.60	1.80
Total required		1.45	0.68	2.13
Current School site				1.89
Land available across road				0.64
Total available				2.53
Unused space				0.40

Table 2: site size requirements – 1140 hours model

Age	Number of children	Site (Hectares)	Garden/playing field (Hectares)	Total (Hectares)
* 2 years old	25	0.10	0.02	0.12
3 and 4 years old	180	0.475	0.17	0.64
Primary	630	1.20	0.60	1.80
Total required		1.78	0.79	2.57
Current School site				1.89
Land available across road				0.64
Total available				2.53
Shortfall				0.04

* 2 year olds are not included in current (Table 1) calculations

2.3 Feasibility Study for Danderhall Primary School

2.3.1 Extension or New Build

4 options have been explored in this Feasibility Study:

1. Retain the existing Danderhall Primary School, addressing backlog maintenance and DDA compliance issues and provide an 11 class extension to bring Danderhall, which is an 11 class school up to 3-stream capacity (22 classes in total), plus adding additional nursery and 0-2's capacity along with expanded core facilities.
2. A new build 3-stream school on the existing school site.
3. A new build 3-stream school including a community library and leisure facilities to form a community hub on the existing school site.
4. Retain the existing Danderhall Primary School, addressing backlog maintenance and DDA compliance issues and provide additional capacity by building a new primary school in Shawfair.

The projection of pupil numbers used in this feasibility study is based on the assumption that the Shawfair development will deliver 150 new houses per annum and that this will produce 31 primary pupils for every 100 new houses. The long term plan for primary schools in Danderhall and Shawfair is to have three 3-stream primary schools, one in Danderhall and two in Shawfair, each providing capacity for 630 pupils. As noted in Section 2 of this report, additional primary schools can be provided at Newton Farm and Cauldcoats if required.

2.3.2 OPTION 1 - An eleven class extension to Danderhall Primary School (*Appendix 6a*)

An extension to Danderhall Primary School would be built for the August 2020 intake to provide space for an additional 11 classes and core spaces, such as a dining hall, large enough to accommodate up to 630 primary pupils. The extension would be linked to the existing school building for which essential backlog maintenance issues and DDA access would be addressed. The extension would be funded by developer contributions.

An eleven class extension to Danderhall would provide places for an additional 330 primary pupils, which, based on the projected growth, would give sufficient primary school spaces for the next 4 years, up to the 2024/25 school session. One of the Shawfair primary schools would then need to come on stream for the start of the next school session in August 2025.

There are a number of significant technical, operational and educational issues with this option in respect of the existing building:

- a) The existing school building does not lend itself to refurbishment, given that it was built in the 1950's to the standards then in place, and provides a restricted environment for teaching and learning. It is rated 'C (Poor)' for suitability from a possible range of 'A (Good)' to 'D (Bad)'. It would not be flexible enough to accommodate current educational developments such as 'inspired learning spaces' and 'flexible learning environments', see paragraph e).
- b) The existing building is constructed on several different levels and two new lifts would be required to improve DDA access standards and even then a strict management regime would have to be put in place to accord with DDA requirements.

- c) The existing building has poor thermal efficiency with limited scope to improve this.
- d) 33% of the internal floor area in the existing building is taken up by circulation space, compared to 15% in modern day design. This is particularly onerous and does not lend itself to flexibility in modern learning environments. The extension will have an expected minimum operational life of 40 years whereas the 60 year old existing building would, based on professional technical assessment, need to be replaced in approximately 20 years time.
- e) As set out in the table below, the types and sizes of space provided in a fit for purpose new school are considerably different to those at Danderhall, so retaining the original building will result in a compromise and a significant variation across the school in the facilities provided to pupils. For example in a new school the classrooms are larger and shared multi-purpose atria, tutorial rooms and an expressive arts room are provided, compared to smaller classrooms and two general purpose rooms in Danderhall. New facilities may be specified in accordance with the outcomes from the New Generation Learning Spaces work as per paragraph 3.3 but this is unlikely to be possible in the old building. The dining hall is smaller than would be specified for a three stream school and this could result in significant difficulties for the operation of the school. Overall the usable space in the existing school combined with the extension would be around 500m² smaller than their equivalent in a new three stream school (Appendix 5a).
- f) No temporary units would be required if refurbishment of the existing school and building the extension can be programmed to take place while pupils continue to attend the school.
- g) For the technical, operational and educational reasons set out above this option is not considered to provide a sustainable solution for the delivery of education for Danderhall.

2.3.3 OPTION 2 - New Build School (*Appendix 6b*)

Build a new three stream school on the existing Danderhall Primary School site to be completed by August 2020. The new school, if built over two storeys, can be constructed on the Woolmet Crescent side of the school site while the current school remains in operation. Once completed the existing school building would be demolished and playgrounds reinstated.

A new three stream Danderhall Primary School would provide places for an additional 330 primary pupils, giving sufficient primary school spaces for the next four years, and requiring the first of the Shawfair primary schools to come on stream by August 2025 for the start of the 2025/26 school session.

The cost of providing the additional capacity would be funded by developer contributions however the cost of replacing the existing capacity would be required to be funded by the Council.

The new build option presents a once in a generation opportunity to redesign the public sector built infrastructure for the community and consolidate facilities. If the alternative site for the Shawfair secondary school at Woolmet is developed then Option 2 would be preferred. Subject to progressing with the town centre site for the Shawfair secondary school it is considered that Option 3, outlined below, provides the better strategic approach.

2.3.4 OPTION 3 - New Build Hub (*Appendix 6c*)

Build a new three stream school incorporating both community library space and leisure facilities to form a community hub on the existing Danderhall Primary School site for the August 2020 intake. This option would be delivered in three phases. Phase 1 as described in Option 2 would deliver a two storey school building on the Woolmet Crescent side of the school site. Phase 2 would include demolition of the existing school building and Phase 3 the building of the community wing including the library, leisure and community spaces. The existing Library and community centre facilities in South Danderhall would remain open until the new community facilities are completed then demolished and the sites used to generate capital receipts. The existing sites for the Library and Leisure Centres would be suitable for new housing. Both sites (Leisure and Library) are within the built up area and residential use is, in principle, a suitable use for these sites.

Under this option the leisure centre and the library are relocated to form a hub. There is an opportunity with the correct design to create a community space where the programme can be managed by local residents to allow space for self help and volunteer managed activities to take place, alongside Lifelong Learning and Employability (LLE) activities. This requires a separate entrance system to allow for evening and weekend uses, and potentially for keyholder arrangements to minimise janitorial costs, as has been demonstrated at Newbattle Community Learning Centre and Carnethy Centre Penicuik. This would be in line with the Community Asset Strategy.

The cost of providing the additional school capacity would be funded by developer contributions however the cost of replacing the existing school capacity and community facilities would be funded by the council. There is currently £5.5M in the Legal Agreement for community facilities for the Shawfair development.

The Shawfair town centre is the preferred site for the secondary school campus and principal community facilities; however the town centre site has not yet been secured. The Woolmet site is the fall-back site. As a result there is a risk of creating community facilities at a newly built hub in Danderhall which would be duplicated on the Woolmet site, less than 500 metres away. This risk would be eliminated by delaying the implementation of phase 3 until there is certainty about the location of community facilities in Shawfair.

The new build option presents a once in a generation opportunity to redesign the public sector built infrastructure for the community and consolidate facilities. Subject to progressing with the town centre site for the Shawfair secondary school it is considered that Option 3 provides the better strategic approach. If the alternative site for the Shawfair secondary school at Woolmet is developed then Option 2 would be preferred.

- Approve Option 3, for progression to public consultation if the town centre site is secured for the secondary school;
- Approve Option 2, for progression to public consultation if the secondary school will be located at Woolmet.

2.3.5 OPTION 4 - New Build School, built in Shawfair (No appendix)

Retain the existing capacity at Danderhall Primary School and provide additional capacity by building a new three stream primary school in Shawfair by August 2020. The new school would be built as per the specification used in Option 2, which is a 3-stream school with nursery, without community facilities. The existing school, library and leisure centre in Danderhall would remain as they are and be reviewed in due course. Danderhall Primary School's essential backlog maintenance and DDA access enhancements would be programmed and brought forward.

Under Options 1, 2 and 3 pupils coming forward from the first houses completed in the Danderhall, Shawfair, Cauldcoats and Newton Farm developments would be accommodated in the expanded Danderhall Primary School until the other schools in Shawfair are built. Under Option 4 the pupils coming forward from these developments would be accommodated in the new three stream primary school in Shawfair.

A new three stream school would provide places for an additional 630 primary pupils, which, based on the projected growth, would give sufficient primary school spaces for the next 9 years, up to the 2028/29 school session. The second Shawfair primary school would then need to come on stream for the start of the next school session in August 2029.

The additional capacity provided by a new primary school in Shawfair would be funded by developer contributions.

The main issues with this option are that:

- 1) A site for the school is still to be finalised and is subject to concluding negotiations regarding the securing of a town centre location for a school and community campus. It is not possible at this point to predict how long it will take to conclude those negotiations. There is a significant risk that this option would not be deliverable within the timeframe required.
- 2) In the first few years the new school would operate significantly below capacity which would bring issues from both an operational and educational perspective.
- 3) If there is capacity available at the new school in Shawfair some parents may choose to send their children to the new school, reducing the roll and creating overcapacity at Danderhall Primary School.
- 4) This option leaves Danderhall Primary School in its current condition and does not address suitability issues.

2.3.6 Outcome of Feasibility Study

As discussed above, Options 2 and 3 will deliver a fit for purpose school building that can be completed by August 2020. Whether that is a standalone 3 stream primary (Option 2) or a community hub, (Option 3) will be determined once the site for the Shawfair secondary school has been determined. It would not be sustainable from a financial or operational perspective to commit to the community hub if the Woolmet site is progressed for the secondary school as this would result in duplication of community facilities in close proximity to each other.

2.3.7 Expansion of Early Years Provision

Since the December 2015 report the Scottish Government has made a clear commitment to expand early learning and childcare from 600 hours per year per child to 1140 hours by the year 2020, therefore the existing model of early learning and childcare provision in Midlothian will require substantial revision. The funding, draft legislation and design guide for this expansion have not been published, with the latter proposed for publication in March 2017, and therefore the detailed specification of the new model of early learning and childcare provision cannot be undertaken at this time. As a result the schedules of accommodation used for options considered in the feasibility study include a standard 90 morning/90 afternoon place nursery.

The flexible specification will incur capital costs however this would be offset when capital for the 1140 hours is received from Scottish Government. The timing of this is not currently known but is expected prior to the expenditure being incurred.

Where the schools are required to be specified prior to the detail of the space requirements and legislation (and capital funding) for expanding to 1,140 hours early learning and childcare being published by the Scottish Government a flexible specification will be used that allows the capacity to be adjusted in due course.

The sketch plans included in Appendix 6 (a, b and c) include space for potential Early Years accommodation should this be required.

The proposed accommodation schedule for a 630 pupil school with a 90/90 nursery provision is attached in Appendix 5b.

2.3.8 Community Consultation

In accordance with Council priorities, all facilities within the Danderhall vicinity will be examined and will form part of the primary school consultation process for Danderhall.

Consultation will take place with parents, staff and pupils from Danderhall Primary School as well as with the general community and users of other facilities in Danderhall.

Once Council Members have decided which Option is to be pursued, public consultation will be initiated.

2.4 NHS Involvement at Danderhall

The existing 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 need to be built in Shawfair (subject to a separate Council report) and is planned to be built on or close to the school campus site within and to the north-east of the town centre.

NHS Lothian will be kept apprised of plans for Council facilities in Danderhall and Shawfair.

2.5 After School Provision

The space within the existing school which is occupied by Danderhall After School Club is not sufficient to cater for the increased population. Space provision of 60m² has been included in the funding calculation.

This space will be delivered to meet the current space standards required to enable the after school provision at Danderhall Primary School to meet the requirements of the Care Commission.

2.6 Library / Digital Learning Centre Provision

Option 3 proposes to incorporate library and learning centre space into the new school building. This new facility will include a secure area for the children/school staff to use on a bookable basis similar to the approach within the new Paradykes, Lasswade and Newbattle School facilities. The facility will be designed to allow both the school and public to use in tandem and separately. Co locating this alongside community and LLE facilities with a local steering group as at Bilston Primary School, would potentially enable further flexibility of staff on site and support shared management with community groups.

2.7 Existing School and Community Facilities

The schedule and use of the current school / community facilities is detailed in Appendix 3.

Option 3 would have required four community activities to be re-located or moved to a different time and are noted in the table at Appendix 3.

3 Site Layout, Programme & Capital Costs

3.1 Site Layout

Indicative site plans for the three options involving the extension and redevelopment of Danderhall Primary School and are included within Appendix 6a, b, c.

3.2 New Generation Learning Spaces

It is recognised that the design principles which underpin the construction of new Scottish schools vary little from previous generations of school buildings.

Even in the most recently built schools, classroom spaces are almost always cellular in layout with furniture arranged in a fixed and rigid setting. Learners are typically educated in enclosed rooms where furniture faces the teacher's desk, whiteboard and data projector. The use of such spaces is typically teacher-oriented with little opportunity for learners to influence the nature and direction of learning. Such physical environments, it is argued, constrain student-centred approaches and can lead to learners being passive and disengaged.

Midlothian is piloting a new approach to the layout and design of learning spaces – *New Generation Learning Spaces* (NGLS) – which are much more open and flexible than the rigid, enclosed spaces of current school buildings. Essentially this means that instead of building walled classrooms, schools are provided with an open plan area that they can use to create much more open and flexible learning zones.

Should they wish, they can install temporary partitions to define the walls or boundaries of a learning space, but these can be quickly removed.

The NGLS is designed to change the way that teachers teach and children learn. It promotes much higher levels of challenge, personalisation and choice, collaboration, creativity, and self-directed learning.

NGLS not only remove classroom walls, their design involves radically different types of classroom furniture and fittings that are modular and more flexible in use. There is also far greater use of mobile technology, with teachers making less use of whiteboard-delivered directive teaching approaches.

Dependent upon the extent to which the New Generation Learning Spaces is developed before final design proposals are agreed for the school proposal, it may be that the internal layout of the building is amended to reflect the New Generation Learning Spaces.

3.3 Site Investigation - Desktop Study

A desktop study site investigation was carried out in December 2015 by Wardell Armstrong, Engineers.

The executive summary notes the following:

- The site is within a coal mining area, although it is not within a high risk development area.
- There is no record of economic coals beneath the site and therefore the potential for ground instability associated with shallow coal mining or other minerals can be discounted.
- There are no significant contaminative sources noted during the historical researches or site walkover in the proposed development area, although it is likely that there are a number of underground service ducts and the school is known to have a large basement located to the north of the proposed development area.
- SEPA have no record of any significant environmental events within 0.5km of the site and state there is no groundwater quality or groundwater level monitoring locations within 5km. Midlothian Council have no record of any contamination issues associated with the site.
- In the local area there is a history of coal mining and there are records of coal mining under the site, albeit at significant depth. Site investigation will determine if there is any localised made ground or spoil in the shallow surface soils which may be associated with coal mining or colliery activity, although this is considered unlikely.
- It is recommended that site investigation is undertaken to provide information for foundation design, to assess the potential for contamination including ground gas and to establish whether any remedial measures are necessary, although Wardell Armstrong are aware that Midlothian Council specify ground gas protection measures must be used for publically financed projects.

3.4 Programme

The current programme for development of the school is as shown in Table 4 below:-

Table 4: Current Programme

Internal Stakeholder Consultation	Easter 2017
Design	During 2017
Planning consent	Mid 2018
Building Warrant	Mid 2018
Procurement	End 2018
Start on Site	Early 2019
Completion of primary school	Mid 2020

3.5 Table 4a: Total Schools Delivery

Programme

	Options 1,2 & 3		Option 4	
	Requirement	Year	Requirement	Year
Danderhall P.S. additional capacity	11 classes	2020	11 classes	2029
Town Centre PS	3 streams	2023	3 streams	2020
Hilltown PS	3 streams	2027	3 streams	2026
Cauldcoats PS*	2 streams	2030	2 streams	2030
Newton Farm PS*	2 streams	2033	2 streams	2033
Extension to St David's PS	4 classes	2023	4 classes	2023
Shawfair HS	1,200 pupils	2023	1,200 pupils	2023

* denotes schools if required, refer to section 2

3.6 Procurement

The procurement route for the delivery of this project is design and build. This procurement route has been chosen as a means of risk transfer therefore reducing the Council's exposure to additional costs from the contractor after a start on site.

Table 4b: Project Programme

ACTIVITIES	2016	2017	2018	2019	2020
Initial brief					
Detailed feasibility study					
Education consultation (as required)					
Pre-planning application consultations					
Planning					
Building Warrant					
Procurement					
D&B Tender					
Works					

In order to achieve the required opening date of August 2020 the governance to proceed with the Council's preferred option is required now. This allows full consultation with all stakeholders and the public, to produce the design brief in enough detail to inform the planning and procurement process prior to the required construction period. This is set out in Table 4b.

3.7 Accommodation Schedules

The financial projections detailed in the Resources Section below are based on the current draft areas for each of the facilities shown in Table 5. Under Option 4, the new school in Shawfair would have an area of 4316m² as for Option 2.

Table 5 Proposed Accommodation Schedule

Facility	Original Area (m ²)	Proposed Area Option 1 (m ²)	Proposed Area Option 2 (m ²)	Proposed Area Option 3 (m ²)
Danderhall Primary School / Nursery	2706*	4261	4316	5213
Danderhall Library	243	243	243	150**
Danderhall Leisure Centre	1146	1146	1146	430**
Danderhall Medical Practice	N/A	N/A	N/A	N/A
Danderhall Sports Pavilion	247	247	247	247

* from the school estates statistics, the school only has 11 classes at present.

** included in proposed area for Danderhall Primary School/Nursery. As these will share facilities with the school, the area available for use would be comparable with the current provisions.

As noted earlier in this report, the total area for each facility proposed above will be subject to detailed review prior to a further report being brought forward to Council, to ensure the overall educational accommodation fits within the Scottish Futures Trust space metrics and the overall space provided represents the most optimal use of Council resources.

3.8 Estimated Capital Cost of Works

Based on the current draft accommodation schedule as detailed in Appendix 5b the total facility areas as shown in Table 5 above, the estimated cost of the construction of the new facilities is shown in Table 6:-

Table 6 - Construction Costs

Option number	Total cost £000's	S75 funded £000's	Capital Receipt £000's	Council Funded £000's
Option 1	8,210	6,491	0	1,719
Option 2	12,742	6,491	0	6,251
Option 3	15,317	6,491	1,140	7,686
Option 4	12,392	12,392	0	0

Note: The capital receipt, on today's prices, for a 2.2 acre total area (both sites; Leisure and Library) would be £500K/acre = £1.14M.

4 Report Implications

4.1 Resource

Capital

The estimated capital costs associated with Option 3 are £15.317 million. This would require to be allocated in the General Services Capital Plan across the period 2017/18 to 2020/21 as follows:-

Table 7: General Services Capital Plan – Option 3 only

Item	Total Cost £000's
2017/18	1,000
2018 /19	2,328
2019/20	9,311
2020/21	2,678
Gross cost	15,317
Developer Contributions	-6,491
Capital receipts	-1,140
Net Council Capital Costs	7,686

Whilst no developer contributions in respect of education or community use in Shawfair have been collected to date, developer contributions of £6.491 million 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.

Revenue

Based on the capital expenditure as outlined for Option 3 in Section 3.8, the additional loan charges arising as a result of the capital expenditure as outlined above would add the following per annum to the Council's revenue budget:-

Financial Year	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's
Loan Charges	7	49	248	520	575

This would add to the projected budget shortfalls reported in the Financial Strategy report elsewhere on today's agenda and in absence of any external funding support would require further reductions in the budget to offset them.

4.2 Risk

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

4.2.1 Affordability

The implications of this project on the Council's budget are that it incurs additional borrowing and hence increases the budget gap. This can be mitigated through:-

- Maximising operational efficiencies in the new building.
- Explore alternative options for Council borrowing.

4.2.2 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.

4.2.3 House Building/Pupil Projections

Option 3 will add 11 classes of capacity at Danderhall Primary School, therefore 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.

4.2.4 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 feasibility study incorporating site survey and investigations.

4.2.5 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 through continuous discussion with the developer, Shawfair LLP.

4.2.6 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.

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

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 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.

4.5 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.

4.6 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.

4.7 Involving Communities and Other Stakeholders

Proposals for community consultation are set out in section 2.3.8 of this report.

4.8 Ensuring Equalities

An initial EQIA has been prepared. This is similar to the approach taken with other projects.

4.9 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.

4.10 Digital Services Issues

Digital Services will develop an IT asset schedule which will be incorporated into the specification of the school.

5 Danderhall Primary School – Summary

Four options have been considered for the best value option for Danderhall Primary School and to provide additional primary school capacity across the Danderhall and Shawfair area.

Option	Council Funded
1) Extension and refurbishment of existing school building	£1,719,000
2) New build replacement school on existing school site	£6,251,000
3) New build community school with leisure and lifelong learning facilities	£7,686,000
4) Retain existing school and provide additional capacity through a primary school in Shawfair	£0

Option 1 and Option 4 require less capital investment by the Council initially but leave the issues with the current Danderhall Primary School building of condition, suitability and accessibility unaddressed. As stated in paragraph 2.3.2 d) these options only defer the need to invest in replacing the school building and do not offer a sustainable solution for the Danderhall community or provide best value.

Capital investment is required to provide Danderhall with a high quality education provision, built to modern standards for accessibility, energy efficiency and with facilities designed for current and future delivery of education. Rather than delaying this, Options 2 and 3 bring forward the investment and allow the community of Danderhall to benefit in the short term. Options 2 and 3 provide a more sustainable solution and therefore present better value.

6 Recommendations

It is recommended that Council:-

- Approve Option 3 if the town centre site is secured for the Shawfair secondary school.
- Approve Option 2 if the Shawfair secondary school will 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.
- Approve the inclusion of £15.317 million of Capital Costs within the General Services Capital Plan, to progress school Option 3 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, 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.

7 February 2017

Report Contact: Neil Davidson

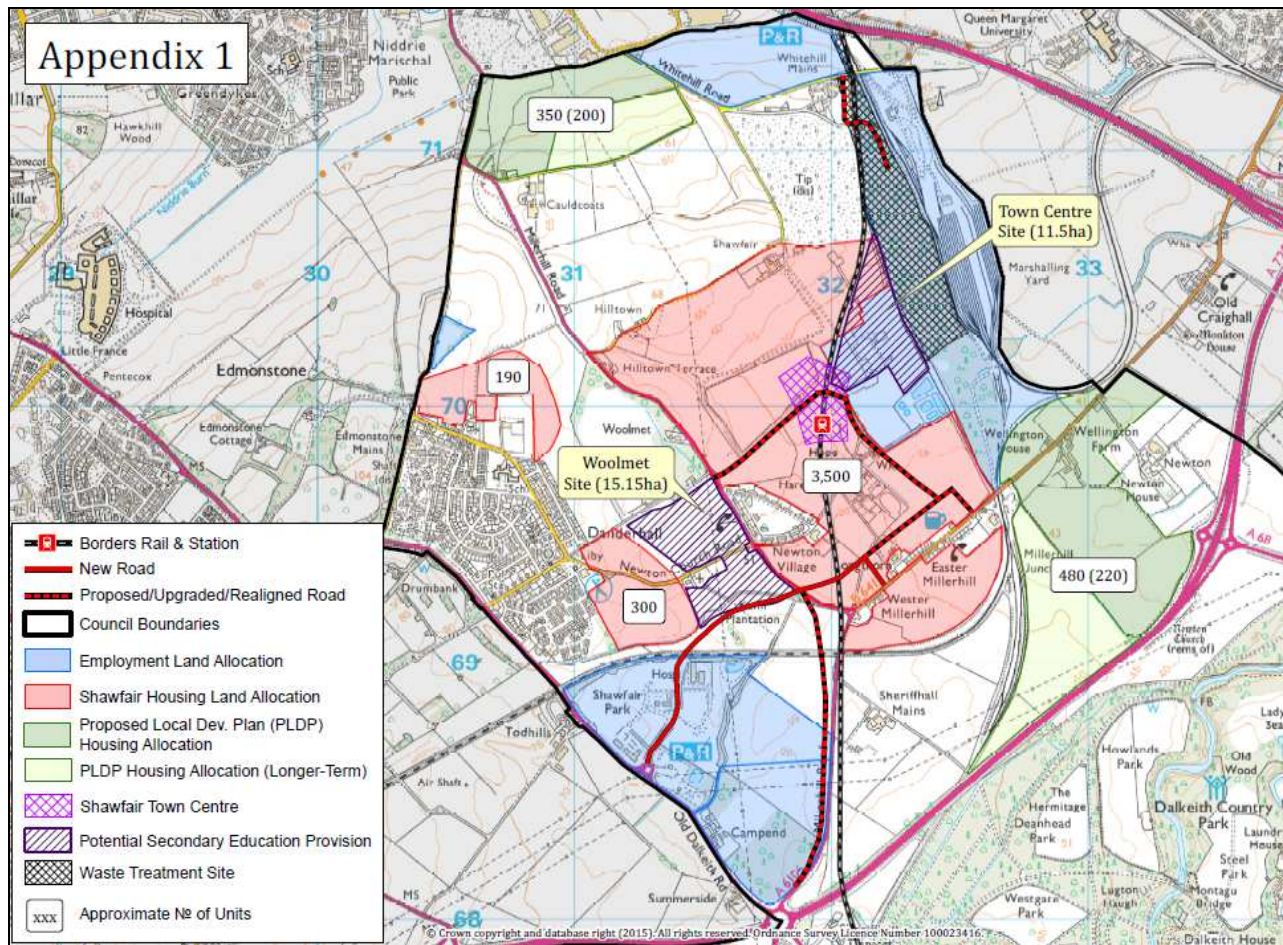
Tel No: 0131 561 5229

E-mail: neil.davidson@midlothian.gov.uk

Background Papers:

- Appendix 1: Plan of Shawfair
- Appendix 2: Council ownership within Danderhall
- Appendix 3: Existing school and community facilities
- Appendix 4: Danderhall P.S. Site Area Plan
- Appendix 5a: Comparison areas – new build vs Extension
- Appendix 5b: Schedule of accommodation for 4 Options
- Appendix 6a: Option 1 Plans
- Appendix 6b: Option 2 / 4 Plans
- Appendix 6c: Option 3 Plans

APPENDIX 1

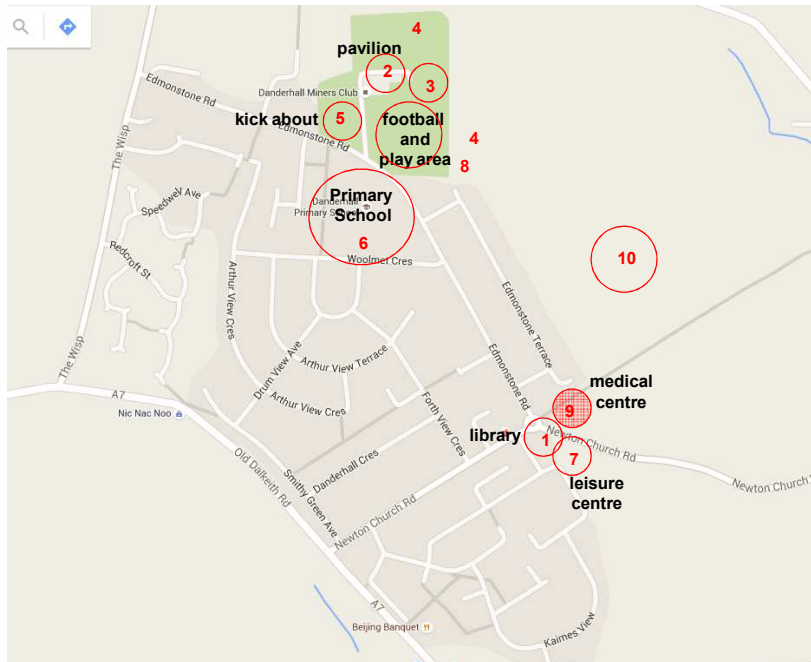


APPENDIX 2

DANDERHALL

COUNCIL OWNERSHIP

1. LIBRARY
2. SPORTS PAVILION
3. 5 - A - SIDE FOOTBALL PITCHES - x2
4. GRASS FOOTBALL PITCH
5. KICK ABOUT AREA OFF EDMONSTONE ROAD
6. DANDERHALL PRIMARY SCHOOL
7. LEISURE CENTRE
8. CHILDREN'S PLAY PARK
9. MEDICAL CENTRE (Land not owned by Council)
10. GRASS FOOTBALL PITCH (on Bing)



SITE PLAN



APPENDIX 3

Existing School Facilities

Recent experience from similar Hub designs requires clarity that the school will be using some of the communal areas at certain times and there appears to be no conflict with this proposal.

TYPE OF ACTIVITY							
SCHOOL	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast club – room in school	7:20am - 9:00am	7:20am - 9:00am	7:20am - 9:00am	7:20am - 9:00am	7:20am - 9:00am	closed	closed
Breakfast club - gym hall	7:45am – 8:45am				7:45am – 8:45am	closed	closed
After school club – room in school	12:45pm – 2:45pm (admin) 2:45pm – 5:45pm (children)				11:45am – 5:45pm	closed	closed
After school club - gym hall	4:30pm – 5:30pm				2:30pm – 5:30pm	closed	closed
After school Holiday Club	8am-6pm (room in school)				8am-6pm (room in school)	closed	closed
School	8:50am - 3:15pm					closed	closed
Nursery	8:30am – 3:35pm					closed	closed

Existing Community Facilities

TYPE OF ACTIVITY							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
COMMUNITY MAIN HALL							
Gym hall - Football coaching	15.40 – 17.40					closed	closed
Gym hall - Badminton	8pm – 10pm					closed	closed
Gym hall - Gymnastics			3 – 9pm	12 – 4pm** 5 – 9pm	10 – 3pm** 4.30 – 8.30pm	10 - 12	closed
5 a-side Football	9am - 9pm	9am - 9pm	9am - 9pm	9am - 9pm	9am - 9pm	9am - 9pm	9am - 9pm
Gym hall - Over 60's Club		10am – 12noon**			10am – 12noon**	closed	closed
Gym hall - Mini Kickers		3.15pm – 4pm				closed	closed
Gym hall - Black Diamond		6.30pm – 8.30pm				closed	closed
Gym hall Bowls			1.30-3.30**			closed	closed
Gym hall - Trampolining				5 -7pm		closed	closed
FUNCTION HALL							
Judo	4pm – 6.30pm					closed	closed
Karate			6.30pm – 8.30pm			closed	2 - 4pm
Lunch Club	12 - 4pm					closed	closed
TKD		5pm – 6pm				1.30pm – 2.30pm	closed
Brownies		6.15pm – 7.45pm				closed	closed
Toddlers			9.30-11.30			closed	closed
Primary Play				4 – 5.30pm		closed	closed
Pilates				12 – 1pm		closed	closed
Phoenix Dance					6 – 9pm	closed	closed
Tone Zone	9-9	9-9	9-9	9-9	9-9	9-6	2-9

*

denotes outside facility only

**

would require to be relocated or moved to another time

APPENDIX 4



APPENDIX 5a

Table 3: Comparison of areas Option 1 (extension) to Option 2 (new build)

All areas in m ²	Danderhall	Total	3 stream	Total	Difference
Class bases	11x65+58+58+54+54+58+51+43+54+51+54+58	1308	22x65	1430	122
Tutorial rooms	25+2x20+54		25+2x20		
Atriums			25m ² per class x 11 classes		
Expressive arts			80		
General purpose	51+67	509	-	695	186
Dining hall	141		175		34
Activity hall	167		180		13
Activity hall changing	-		20		20
Activity hall store	12		20		8
After school club	58		92		34
Staff room	58		70		12
Medical room			8		8
Contemplation room			8		8
Library	44		95		51
Kitchen inc. Changing	88		120		32
				Total	528 m ²

APPENDIX 5b – Schedule of Accommodation for 4 Options

OPTION 1 Schedule of Accommodation 3 Stream - 11 Class extension Option - 14.10.16				OPTION 2 Schedule of Accommodation 3 Stream - school only option - 14.10.16				OPTION 3 Schedule of Accommodation 3 Stream - school/Lib/Community/Leisure - 14.10.16			
Room Description	No. of rooms	Min area sq.m	Tot. min area	Room Description	No. of rooms	Min area sq.m	Tot. min area	Room Description	No. of rooms	Min area sq.m	Tot. min area
NURSERY (NEW)				NURSERY (NEW)				NURSERY (NEW)			
Playroom inc. 16m2 kitchen (90/90)	1	240	240	Playroom inc. 16m2 kitchen (90/90)	1	240	240	Playroom inc. 16m2 kitchen (90/90)	1	240	240
Nursery support base	1	18	18	Nursery support base	1	18	18	Nursery support base	1	18	18
PRIMARY CLASSES (NEW)				PRIMARY CLASSES				PRIMARY CLASSES			
Primary 1 Class Base	4	65	260	Primary 1 Class Base	4	65	220	Primary 1 Class Base	4	65	220
Primary 2 Class Base	3	65	195	Primary 2 Class Base	3	65	195	Primary 2 Class Base	3	65	195
Tutorial Room	1	25	25	Tutorial Room	1	25	25	Tutorial Room	1	25	25
Primary 1/2 Communal Area (25sqm per class)	1	7x25	175	Primary 1/2 Communal Area (25sqm per class)	1	7x25	175	Primary 1/2 Communal Area (25sqm per class)	1	7x25	175
Primary 3 Class Base	3	65	195	Primary 3 Class Base	3	65	195	Primary 3 Class Base	3	65	195
Primary 4 Class Base	1	65	65	Primary 4 Class Base	1	65	65	Primary 4 Class Base	1	65	65
Tutorial Room	2	20	40	Tutorial Room	1	20	20	Tutorial Room	1	20	20
Primary 3/4 Atrium Area (25sqm per class base)	1	4x25	100	Primary 3/4 Atrium Area (25sqm per class base)	1	4x25	100	Primary 3/4 Atrium Area (25sqm per class base)	1	4x25	100
Plant	1	40	40	Plant	1	40	40	Plant	1	40	40
SUB TOTAL NEW			1,353								
Circulation Space NEW	15%		203								
EXISTING SCHOOL											
Primary 4 Class Base			117	Primary 4 Class Base	2	65	130	Primary 4 Class Base	2	65	130
Primary 3/4 Atrium Area (25sqm per class base)			167	Primary 3/4 Atrium Area (25sqm per class base)	1	2x25	50	Primary 3/4 Atrium Area (25sqm per class base)	1	2x25	50
Primary 5 Class Base			167	Primary 5 Class Base	3	65	195	Primary 5 Class Base	3	65	195
Primary 6 Class Base			149	Primary 6 Class Base	3	65	195	Primary 6 Class Base	3	65	195
Primary 7 Class Base			105	Primary 7 Class Base	2	65	130	Primary 7 Class Base	2	65	130
Primary 7 Class Base (convert Parent's Room)			51	Primary 7 Class Base	1	65	65	Primary 7 Class Base	1	65	65
Tutorial Rooms (3) - see 'Existing Danderhall Filter Alphabetically' sheet (shaded green)			51	Tutorial Room	1	20	20	Tutorial Room	1	20	20
				Primary 5/6/7 Atrium Area (25sqm per class base)	1	9x25	225	Primary 5/6/7 Atrium Area (25sqm per class base)	1	9x25	225
Gymhall			167	Activity Hall & Changing Area	1	200	200	Activity Hall & Changing Area	1	200	200
Gymhall Store			12	Activity Hall Store	1	20	20	Activity Hall Store	1	20	20
Stage			24	Expressive Arts Hall (music/drama/dance)	1	80	80	Expressive Arts Hall (music/drama/dance)	1	80	80
General Purpose Room (convert Computer Room)			51								
After School Club			67								
Staff Room			58	Wrap Around Care	2	46	92	Wrap Around Care room/ Play Group (moved from community section)	2	46	92
Kitchen inc. Stores, Changing (10sqm) etc inc/ Fridge			88	Staff Room	1	70	70	Staff Room	1	70	70
Dining/Cafeteria Area			141	Resources/Work Base	1	30	30	Resources/Work Base	1	30	30
Headteacher's Office			12	Kitchen inc. Stores, Changing (10sqm) etc	1	100	100	Kitchen inc. Stores, Changing (10sqm) etc	1	100	100
Depute Headteacher			11	Dining/Cafeteria Area (210 seats)	1	175	175	Dining/Cafeteria Area (210 seats)	1	175	175
School Office			37	Headteacher's Office	1	15	15	Headteacher's Office	1	15	15
				Depute Headteacher	1	12	12	Depute Headteacher	1	12	12
				School Office and Store/Community Education Office	1	25	25	School Office and Store/Community Education Office	1	25	25
				Medical Room	1	8	8	Medical Room	1	8	8
				Contemplation Room	1	8	8	Contemplation Room	1	8	8
Stores			241	Central Store	1	45	45	Central Store	1	45	45
				Equipment Store for SEN	2	10	20	Equipment Store for SEN	2	10	20
				Cleaner's cupboards	4	6	24	Cleaner's cupboards	4	6	24
				IT Hub Room	2	4	8	IT Hub Room	2	4	8
Ladies Toilet			100	Adult Toilets	3	10	30	Adult Toilets	3	10	30
Male Toilet			22	Girls Toilets	4	25	100	Girls Toilets	4	25	100
Other Toilets			41	Boys Toilets	4	25	100	Boys Toilets	4	25	100
Dental Inspection/Treatment Room			30	Disabled Toilets	2	8	16	Disabled Toilets	2	8	16
Janitor's Room			23	Hygiene Room	1	15	15	Hygiene Room	1	15	15
Learning Support			14	Depute HT (2nd)	1	10	10	Depute HT (2nd)	1	10	10
Waiting Area			6	Nursery kitchen	1	20	20	Nursery kitchen	1	20	20
Oakrooms - various			69	Janitor	1	8	8	Janitor	1	8	8
				Children services	1	20	20	Children services	1	20	20
				Learning Support	1	60	60	Learning Support	1	60	60
				Nursery toilet	1	30	30	Nursery toilet	1	30	30
LEISURE				LEISURE				LEISURE			430
								Leisure Plant			30
LIBRARY				LIBRARY				LIBRARY			150
School Learning			44	School Learning			63	School Learning			63
				Store			20	Store			20
				Library Office			8	Library Office			8
COMMUNITY				COMMUNITY				COMMUNITY			
								Community Room	1	30	65
								Conference Room (moved from community section)	1	65	65
								Creche	1	20	20
								Multipurpose room	1	20	20
PLANT				PLANT				PLANT			
Plant			62				inc				inc
sub-total			2,027	sub-total			3,753	sub-total			4,553
Circulation Space (Existing School)	33%		679	Circulation Space	15%		563	Circulation Space	15%		680
Gross Floor Area			4,261	Gross Floor Area			4,316	Gross Floor Area			5,213
External Areas for Primary School		6,000	6,000	External Areas for Primary School		6,000	6,000	External Areas for Primary School		6,000	6,000
External Areas for Nursery School		837	837	External Areas for Nursery / Early Years		837	837	External Areas for Nursery School		837	837
								External Areas for Community		20	20
Total Site Area			2.13Ha	Total Site Area			2.13Ha	Total Site Area			2.13Ha
Other Requirements				Other Requirements				Other Requirements			
3 x new boilers (outwith SFT metric)											
3 x new lifts (outwith SFT metric)											
New car-parking across Edmonston Road (0.65Ha) (part of SFT Metric)				New car-parking across Edmonston Road (0.65Ha) (part of SFT Metric)				New car-parking across Edmonston Road (0.65Ha) (part of SFT Metric)			
6420,000 work required to bring building back to B. Work on replacing roof and external areas, which are both listed as C and D											

APPENDIX 6a – OPTION 1



OPTION 1

Existing school - to remain and an 11 class extension formed in the North Western corner (Section 75 Agreement, clause 1.40 and Part 12 of the Agreement Schedule notes a 4 Class extension will be paid for). Extra 7 classes is required to bring the school up to a 3 Stream Primary.

TOTAL AREAS

- Ground floor – 11 Class extension

- Core area increases:
- Total area – 619m²

New Site Area – 2.54 Ha

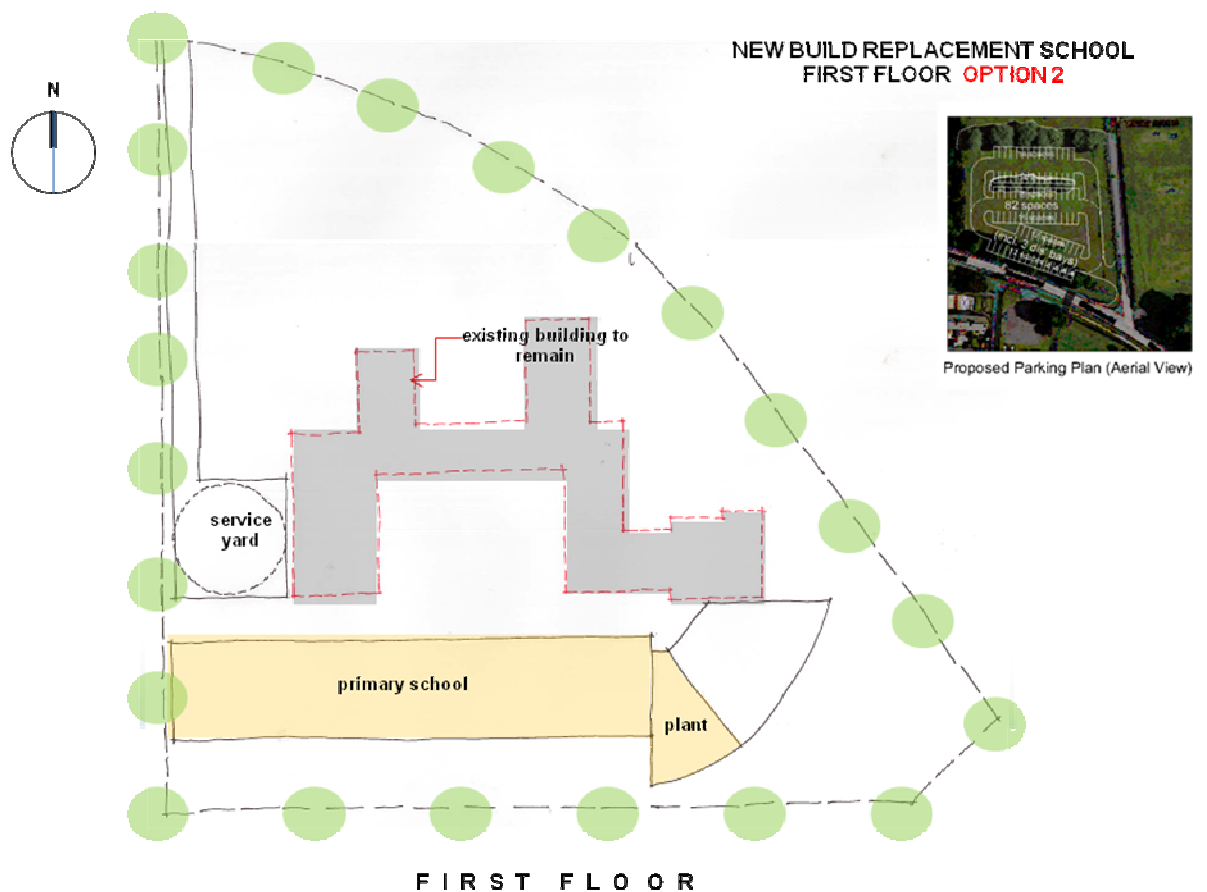
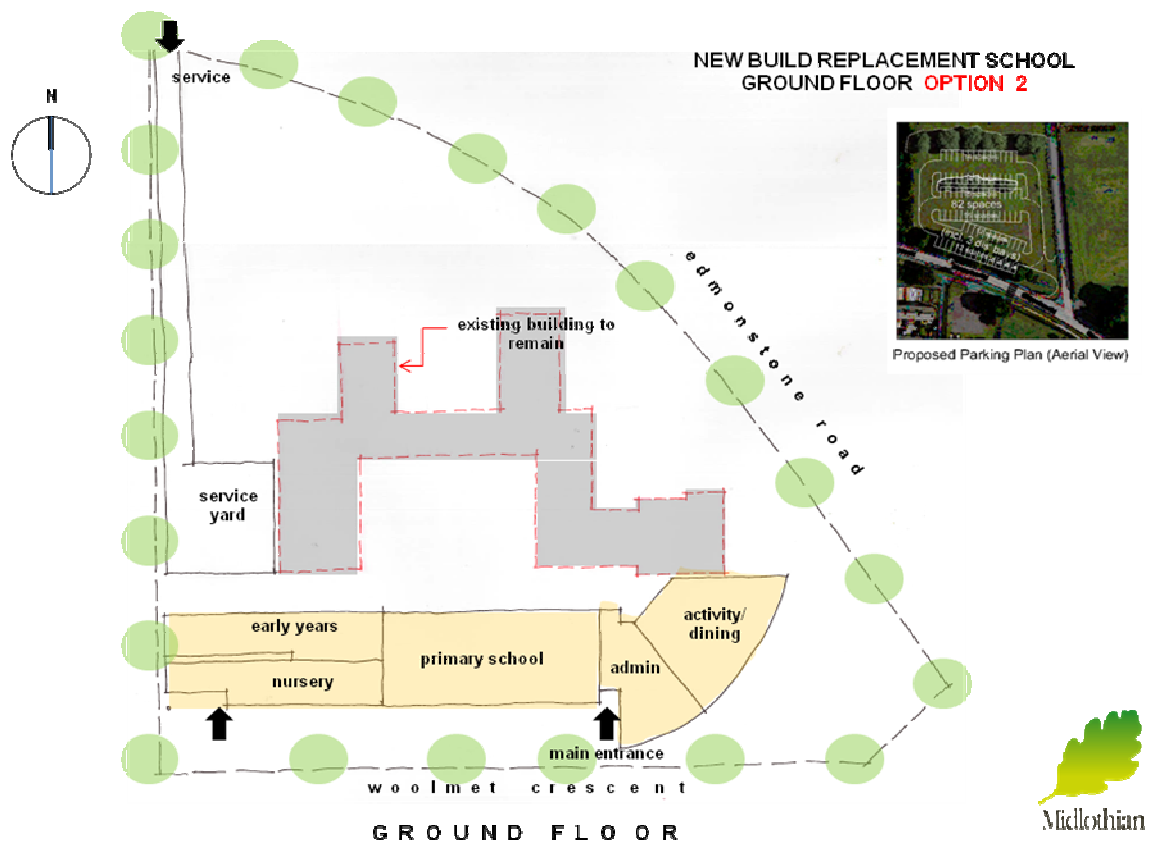
Community Facilities

Leisure area - retain existing Leisure Centre in S. Danderhall

Library - retain existing Library in S. Danderhall



APPENDIX 6b – OPTIONS 2 and 4



APPENDIX 6c – OPTION 3

