

Learning Estate Strategy: 2017-2047**Report by Dr Grace Vickers, Head of Education****1 Purpose of Report**

The purpose of this report is to present the Learning Estate Strategy and at this point asks Council to agree the short term strategy through to 2023.

Recommendations:

- Acknowledge the essential requirement and benefits of preparing a long term strategy for the learning estate in Midlothian;
- Agree the short term strategy through to 2023 outlined in the 17 actions set out in section 2.4 of this report in order to meet essential learning estate requirements over that period;
- Ask officers to undertake further work on the financial implications of the short term strategy so that these can be considered as part of the Council's Capital Strategy and General Service Capital Plan report expected to be presented to Council in November 2017;
- Note the indicative strategy for the medium and longer terms, which will be the subject of review and regular reporting to Council.

2 Background**2.1 Introduction**

Committed to the creation of a world-class education system, Midlothian has developed a learning estate strategy to meet the needs of all learners within Midlothian. The Midlothian Local Development Plan proposes significant housing development across the county and since 2013 Midlothian has been identified as one of the fastest growing local authorities in Scotland, so it is imperative that we address current and future capacity issues. Having in place a Learning Estate Strategy will also strengthen the Council's position in seeking adequate Section 75 contributions from developers and place the Council in a stronger position to secure future "Schools for the Future" funding via The Scottish Futures Trust.

In March and December 2016, pressure on schools' capacities was reported to Council. The progress of house building in parts of Midlothian is generating significant growth in pupil numbers. This combined with parental placing requests for certain schools with limited capacity means that pupil intake limits are required in order to ensure that places are available for pupils to be able to attend their catchment primary school.

The report on pupil placement presented on 22 March 2016 noted officers' intention to cap the pupil intake of August 2016 for Burnbrae, Cuiken, King's Park, Lawfield, St Andrew's, St David's, St Luke's, Stobhill and Tynewater Primary Schools and Lasswade High School. In December 2016, Council noted the intention to cap pupil intake in a further number of primary schools; that the intake limit for Lasswade High School would remain in place for August 2017; the work to identify a viable location for an enlarged Lasswade Primary School; plans to progress additional primary school capacity for Mayfield and the decision to safeguard part of the current Newbattle High School site for this purpose; plans to progress the planning and procurement of additional primary school capacity for Dalkeith; and the development of a Learning Estate Strategy.

This report presents the short term (5 year) learning estate strategy through to 2023 and the product of the work undertaken by officers to provide an overview of the medium and long term planning for the school estate requirements which will be required up until 2046. It should be noted that at this point agreement in principal is sought on the strategy and thereafter a fuller financial assessment of the financial implications of the short term strategy will be progressed so that these can be considered as part of the Council's Capital Strategy and General Service Capital Plan report expected to be presented to Council in November 2017.

2.2 The overview

The Education Service, with support from officers across the Council, have developed a learning estate strategy which contains key information on the vision for education; demographic context; design of the learning estate strategy which also includes the methodology for the projection of pupil numbers; sustainability; the learning communities model; technical information; and financial impact.

A seminar for elected members is scheduled for 21 September 2017 in order to provide an overview of the learning estate strategy and a copy of the full strategy will be filed in the members' library for reference.

For the purpose of this report Council is recommended to:

- Acknowledge the essential requirement and benefits of preparing a long term strategy for the learning estate in Midlothian.
- Note the indicative strategy for the medium and longer terms, which will be the subject of review and regular reporting to Council.

2.3 The learning estate strategy by learning community

a. Shawfair Cluster

	2046/47 Roll	Planned Capacity	Year Required	Plan for providing additional school capacity
Shawfair HS	1,799	1,800	2026	New secondary school required at Shawfair
Total Secondary	1,799	1,800		
Danderhall PS	2,461	630	2020	Replacement 3-stream Danderhall PS providing additional 11 classes
Shawfair Town Centre PS		630	2024	3 stream (22 class) school required in town centre
Shawfair Newton Village PS		630	2029	3 stream (22 class) school required at Newton Village
Cauldcoats		305	2034	Additional primary school required at Cauldcoats
Newton Farm		355	2038	Additional primary school required at Newton Farm
Total Primary	2,461	2,550		

Short term requirements to 2023

- Build a three stream replacement Danderhall Primary School as agreed by Council in February 2017, part Council funded, planned for August 2020.

b. Dalkeith Cluster

	2046/47 Roll	Planned Capacity	Year Required	Plan for providing additional school capacity
Dalkeith HS	1,440	1,450	2026	400 pupil extension required to Dalkeith HS
St David's RC HS	674	892		
Total Secondary	2,114	2,342		
King's Park PS	577	630	2023	Extend King's Park to 3-stream
Woodburn PS	581	630		
Dalkeith PS	390	420	2019	New 2 stream (15 class) school required in Dalkeith
St David's RC PS	186	175		Expand St David's PS
Tynewater PS	184	210		
Total Primary	1,917	2,065		

Short term requirements to 2023

- Identify a site for a new two stream primary school in Dalkeith with the capacity to extend to three stream, part developer contribution funded, required for August 2019 and undertake statutory consultation on catchment review.

c. Newbattle Cluster

	2046/47 Roll	Planned Capacity	Year Required	Plan for providing additional school capacity
Newbattle HS	2,575	1,200	2024	Additional capacity / new secondary school required in Gorebridge
Total Secondary	2,575			
Mayfield PS	413	420	2027	Extend Mayfield to 2 stream (15 classes)
Mayfield NS				
Lawfield PS	420	420	2025	Extend Lawfield to 2 stream (15 classes)
Easthouses PS	402	420	2019	New 2 stream (15 class) school required in Mayfield/Easthouses
St Luke's RC	138	210		
Newtongrange PS	409	420	2021	Extend/adapt Newtongrange to accommodate an additional 2 classes
Gorebridge PS	404	420		
Gore Glen PS	379	420		
Stobhill PS	200	210		
Redheugh	412	420	2023/24	New primary school required at Redheugh
Moorfoot PS	74	100		
St Andrew's RC	184	210	2026	Extend St Andrew's to single stream capacity (8 classes)
Total Primary	3,434	3,670		

Short term requirements to 2023

- Build a new two stream primary in Easthouses to be located on the old Newbattle High School site, part developer contribution funded, required for August 2019 and undertake statutory consultation on catchment review.
- Review the capacity of Newtongrange Primary School and identify requirements to bring the capacity up to two stream, required for August 2021, developer contribution funded.

d. Lasswade Cluster

	2046/47 Roll	Planned Capacity	Year Required	Plan for providing additional school capacity
Lasswade HS	2,741	1,800	2017/ 2028	Extend Lasswade to 1,800 and rezone Loanhead area to relocated Beeslack
Total Secondary	2,741			
Lasswade PS	608	630	2023	Replace Lasswade with 3-stream school on an alternative site & extend catchment
Bonnyrigg PS	413	420		Rezone some catchment to Lasswade PS
Burnbrae PS	608	630	2019	Additional capacity at Rosewell Road campus to extend Burnbrae to 3 stream
Hawthornden PS	413	420	2025	Require additional P1 class space to bring Hawthornden up to 2 stream (15 classes)
Mount Esk NS				
Hs12 School	360	420	2022	New school required
St Mary's RC	206	210	2029	Replacement St Mary's planned for August 2019
Rosewell PS	330	420	2022	Extend Rosewell to 15 classes (2 stream)
St Matthew's RC	37	75		
Loanhead PS	175	175		
Paradykes PS	358	420		New 2-stream (15 class) primary school opened Aug 2017
St Margaret's RC	67	100		
Total Primary	3,576	3,920		

Short term requirements to 2023

- Expand Burnbrae Primary School to three stream by building additional capacity at the school campus on Rosewell Road, as approved by Council on 29 August 2017, part Council funded, planned for August 2019.
- Enhance core facilities, such as toilets and changing facilities, at Lasswade High School to provide capacity for 1,600 pupils, required immediately, developer contribution funded.
- Build a new primary school in Bonnyrigg on Hopefield Farm 2 housing development (Hs12), required for 2022, developer contribution funded.
- Secure a site for a new three stream school for Lasswade Primary School and move to statutory consultation on relocation and catchment review when the new site is secured, required for 2023, part developer contribution funded.
- Extend Rosewell Primary School from single stream to a two stream primary school, required for 2022, developer contribution funded.

e. Penicuik Cluster

	2046/47 Roll	Planned Capacity	Year Required	Plan for providing additional school capacity
Beeslack HS	1,054	1,200	2022	Replace with new secondary school on A701 - rezone Loanhead area to new school and Mauricewood to Penicuik HS
Penicuik HS	967	1,300	2022	Penicuik HS requires adaptations & extension to accommodate Mauricewood
Total Secondary	2,021	2,500		
Bilston PS	387	420	2023	Extend Bilston to 2 stream (15 classes)
Roslin PS	282	305		Replacement Roslin opened (11 classes) Aug 2017
Glencorse PS	161	210	2023	Replace with new school at Auchendinny and relocate Glencorse
Mauricewood PS	379	420		
Cuiken PS	357	420	2018	Extend Cuiken to 2 stream - additional 6 classes required
Cornbank PS	276	330		
Strathesk PS	396	420	2022	Extend to 2 stream – 1 additional class required
Sacred Heart RC	145	210	2018	Extend to single stream - additional 2 classes
Total Primary	2,383	2,735		

Short term requirements to 2023

- Extend and refurbish Sacred Heart Primary School, including early years' expansion, initial cost estimate £3 million, part developer contribution funded.
- Extend Cuiken Primary School to two stream, relocate ASN provision and expand early years' provision, initial cost estimate £1.8 million, developer contribution funded.
- Present a further report to Council when a potential site has been identified for a secondary school along the A701. The cost of building the new school is part developer contribution funded with the aim to also secure funding in the next round of "Schools for the Future" funding via SFT. A catchment review will be required to rezone the Loanhead settlement to the A701 school and Mauricewood to Penicuik High School.
- Penicuik High School extension and adaptations required by 2022 to coincide with A701 school catchment review and accommodate pupils from Mauricewood area, part developer contribution funded.
- Extend Strathesk Primary School, one class extension, required for 2022, developer contribution funded.
- Extend Bilston Primary School to two stream, required by 2023, developer contribution funded.
- New primary school at Auchendinny to replace Glencorse Primary School, required by 2023, part developer contribution funded.

f. Denominational Schools (also included in the preceding geographical cluster tables)

	2046/47 Roll	Planned Capacity	Year Required	Plan for providing additional school capacity
St David's RC HS	674	892		
Total Secondary	674	892		
St David's RC PS	186	175		Expand St David's PS
St Luke's RC	138	210		
St Andrew's RC	184	210	2026	Extend St Andrew's to single stream capacity (8 classes)
St Mary's RC	206	210	2029	Replacement St Mary's planned for August 2019
St Matthew's RC	37	75		
St Margaret's RC	67	100		
Sacred Heart RC	145	210	2018	Extend to single stream - additional 2 classes
Total Primary	963	1,190		

The requirement to consult on the development of a strategy for denominational school provision across Midlothian was agreed by Council in December 2015. Some progress has been made on the review of denominational school provision and further consultation work needs to be undertaken. Officers intend to progress the review of denominational school provision across Midlothian and bring a report back to Council early in 2018

2.4 The short term learning estate strategy through to 2023

To summarise the short term requirements of Education's policy led strategy for the school estate are:

1. Build a three stream replacement Danderhall Primary School, as agreed by Council in February 2017, required for August 2020.
2. Build a new two stream primary school in Dalkeith with the capacity to extend to three stream, required for August 2019.
3. Build a new two stream primary in Easthouses to be located on the old Newbattle High School site, required for August 2019.
4. Bring the capacity of Newtongrange Primary School up to two stream, required for August 2021.
5. Expand Burnbrae Primary School to three stream by building additional capacity at the school campus on Rosewell Road, as approved by Council on 29 August 2017, planned for August 2019.
6. Enhance core facilities, such as toilets and changing facilities, at Lasswade High School to provide capacity for 1,600 pupils, required immediately.
7. Build a new primary school in Bonnyrigg on Hopefield Farm 2 housing development site (Hs12), required for 2022.
8. Build a three stream replacement Lasswade Primary School on a new site, required for 2023.
9. Extend Rosewell Primary School from single stream to a two stream primary school, required for 2022.

10. Extend and refurbish Sacred Heart Primary School, including early years' expansion.
11. Extend Cuiken Primary School to two stream.
12. Present a report to Council when a potential site has been identified for a secondary school along the A701.
13. Penicuik High School extension and adaptations.
14. Extend Bilston Primary School to two stream, required by 2023.
15. New primary school at Auchendinny to replace Glencorse Primary School, required by 2023.
16. Extend Strathesk Primary School, one class extension, required for 2022.
17. Progress the review of denominational school provision across Midlothian and bring a report back to Council early in 2018.

Officers will continue to work on the medium term actions which are required from 2023 and will endeavour to bring a further report on the medium term actions back to Council in the autumn of 2018.

Council is recommended to:

- Agree the short term strategy through to 2023 outlined in the 17 actions set out in section 2.4 of this report in order to meet essential learning estate requirements over that period;
- Ask officers to undertake further work on the financial implications of the short term strategy so that these can be considered as part of the Council's Capital Strategy and General Service Capital Plan report expected to be presented to Council in November 2017;

2.5 Planning for the implementation of 1140 hours

A detailed plan for the expansion of early learning and childcare from the current entitlement of 600 hours to 1,140 hours by 2020 is being developed. The expansion is being phased in from 2017/18 and will reach full capacity in 2020/21. The plan incorporates Council provisions, partner providers (private, third sector and voluntary nurseries) and childminders, and will offer affordability, accessibility, flexibility and quality to parents and carers. The Scottish Government has required that all local authorities submit initial, costed, plans that the government will then use to determine the level of funding it will provide. The expansion plan has therefore been developed without knowing the level of capital and revenue funding that Midlothian will receive beyond 2017/18. In due course the Scottish Government will provide details of the funding and the expansion plan will be reviewed and may require significant changes. In any case the expansion plan will be iterative and will change as the needs of people who will be parents of 2, 3 and 4 year old children in 2020 are gathered, feasibility studies are carried out and quotes received, recruitment and training of staff progresses, and important guidance on partner providers, childminders and funding follows the child are published by the government. The expansion plan is closely aligned with the Learning Estate Strategy to ensure that learning estate planning takes into account the increased early years provisions required, that the expansion plan takes up the opportunities for efficient use of

resources presented by the works required to the school estate in the short term, and is sustainable in the long term.

Note that a further report will be presented to Cabinet in October 2017 outlining the initial return due for submission to the Scottish Government.

3 Report Implications

3.1 Resource

The total indicative capital cost of providing all the additional primary and secondary school capacity identified in the learning estate strategy is estimated at £290 million. Developer contributions will be available to fund a significant proportion of this expenditure, this is currently estimated to be in the region of £190 million. Accordingly the remaining £100 million would need to be funded by prudential borrowing or by securing additional funding from Government, for example “The schools for the future programme”.

In developing the short-term strategy through to 2023 for the school estate consideration has been given to options which will reduce the funding gap for the Council. The capital cost of the sixteen school expansion projects required through to 2023 amounts to approximately £120 million. Of these the projects which are only partly funded by developer contributions and give rise to a significant funding requirement are:

- Burnbrae Primary School extension
- Replacement Danderhall Primary School
- Extension to Sacred Heart Primary School
- New primary school in Dalkeith
- New primary school in Easthouses
- Replacement Beeslack High School on A701 Corridor
- Penicuik High School extension and adaptations
- Replacement Lasswade Primary School
- Replacement Glencorse Primary School in Auchendinny

The aim would be to seek Schools for the Future funding to meet part of the costs of replacement of Beeslack High School on the A701 corridor.

Once the short term strategy is agreed in principal a further report on the financial implications will be progressed so that these can be considered as part of the Council’s Capital Strategy and General Service Capital Plan report expected to be presented to Council in November 2017.

3.2 Risk

If the Council does not have an approved learning estate strategy with implementation from 2018 there is a risk that the Council will not have a place for every pupil at their catchment school. The strategy should also ensure the Council can minimise measures such as the application of limits on pupil intake and use of temporary accommodation.

There is a risk that without an agreed strategy Council will be in a weaker position to bid for and secure SFT funding.

There is a risk that without having a Learning Estate Strategy in place the Council will not secure the appropriate level of S75 contributions required to deliver additional capacity arising from housing developments.

There is a risk that the funding required to deliver the strategy will require a level of prudential borrowing that will only be affordable if other capital projects are de prioritised and or further savings are secured in the revenue budget to provide the capacity in the revenue budget to meet the costs of additional prudential borrowing.

3.3 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

3.4 Impact on Performance and Outcomes

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

3.5 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

3.6 Involving Communities and Other Stakeholders

This report presents the Learning Estate Strategy and asks Council to approve the provisions of the short term strategy from 2018-2023. The report identifies a number of proposals which would be subject to statutory consultation.

3.7 Ensuring Equalities

This paper presents the Learning Estate Strategy for which an Equality Impact Assessment will be carried out and made available in the Members' Library along with the Learning Estate Strategy.

3.8 Supporting Sustainable Development

The proposed Learning Estate Strategy supports sustainable development by outlining the short to long term requirements for the school estate. This paper takes into account the need to deliver fit for purpose schools across Midlothian which are sustainable while anticipating and acknowledging the needs and views of stakeholders.

3.9 IT Issues

The IT requirements of the proposed strategy and cost implications will be developed as part of the specifications for each school project.

4 Recommendations

It is recommended that Council:

- Acknowledges the essential requirement and benefits of preparing a long term strategy for the learning estate in Midlothian;
- Agree the short term strategy through to 2023 outlined in the 17 actions set out in section 2.4 of this report in order to meet essential learning estate requirements over that period;
- Ask officers to undertake further work on the financial implications of the short term strategy so that these can be considered as part of the Council's Capital Strategy and General Service Capital Plan report expected to be presented to Council in November 2017;
- Notes the indicative strategy for the medium and longer terms, which will be the subject of review and regular reporting to Council.

September 2017

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Appendix 1 – Housing Development in Midlothian by Primary School Catchment Area

Appendix 1

Housing Development in Midlothian by Primary School Catchment Area

School	Total Properties in Catchment 2001	Total Properties in Catchment 2008	Total Properties in Catchment 2016	Proposed Housing Development 2016 onwards	Total future no. of properties in catchment
Danderhall/Shawfair	1,397	1,397	1,410	3,971	5,381
Newton Farm/Cauldcoats				1,250	1,250
Kings Park	3,063	3,232	3,246	330	3,576
Tynewater	832	856	921	120	1,041
Woodburn	1,673	1,911	3,113	448	3,561
Mayfield	1,418	1,436	1,638	722	2,360
Lawfield	1,978	2,037	2,194	128	2,322
Newtongrange	2,030	2,206	2,353	173	2,526
Gorebridge	2,234	2,292	1,412	402	1,814
North Gorebridge	0	0	1,230	513	1,743
Stobhill	479	479	757	30	787
Redheugh				1,300	1,300
Moorfoot	359	412	391	39	430
Bonnyrigg	1,500	1,567	1,481	670	2,151
Lasswade	1,928	1,943	2,160	87	2,247
Hawthornden	1,290	1,306	2,110	42	2,152
Burnbrae	1,216	1,218	1,586	256	1,842
Hs12				750	750
Rosewell	631	762	815	801	1,616
Loanhead	1,310	1,407	1,162	223	1,385
Paradykes	1,468	1,474	1,503	353	1,856
Bilston			958	845	1,803
Roslin	1,332	1,355	858	541	1,399
Glencorse incl Auchendinny	325	329	499	362	861
Mauricewood	1,476	1,645	1,060	583	1,643
Cuiken	1,702	1,725	1,629	504	2,133
Cornbank	1,025	1,025	2,052	31	2,083
Strathesk	2,256	2,386	2,286	32	2,318
Total	32,922	34,400	38,824	15,506	54,330
Growth in Housing Stock since 2001			5,902		21,408
			18%		65%