

Learning Estate Strategy Update

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

1 Purpose of Report

The purpose of this report is to provide Council with an update on the work which has been undertaken in further developing the Learning Estate Strategy including an assessment of the costs and funding gap associated with its implementation.

The report provides an update with regard to:

- Costs of implementing the Learning Estate Strategy;
- Possibility of Scottish Government Funding;
- Statutory Consultations to be undertaken

A briefing for elected members on the Learning Estate Strategy Update is scheduled for 1 May 2019.

2 Background

In September 2017 Council agreed in principle the elements of the Learning Estate Strategy (LES) required to meet the essential learning estate requirements over the period through to 2023 and instructed officers to undertake further work on the financial implications of the short term strategy so that these could be considered as part of the Council's Capital Strategy and General Services Capital Plan report.

The 2017 LES was focused on providing the additional school capacity required to support the delivery of the Midlothian Local Development Plan (MLDP). It did not address the improvements required to a number of our older school buildings in order to bring them up to an appropriate standard of condition and suitability. Nor did it fully reflect the spaces we will require for Early Years Expansion. Furthermore, since 2017, a number of significant housing development masterplans and social housing sites have been brought forward which are not reflected in the MLDP. The work which has been undertaken in the interim has taken all of these matters into consideration in developing the cost information provided later in the report.

The consequent changes to the 2017 LES are in summary:

- A third non-denominational school for Dalkeith, located at Kippielaw, two-stream (Council, 8 May 2018);
- A third non-denominational school for Mayfield Easthouses, located on the former site of Newbattle High School, two-stream (Council, 12 February 2019);
- The replacement of the Mayfield School Campus (Council 8 May 2018);

- An extension to Newtongrange Primary School to bring it up to three-stream (Council, 12 February 2018);

Since 2017 there has been considerable development across our Learning Estate:

Modular units have been procured and installed to provide additional early years' capacity at Mayfield Nursery School, Burnbrae and Danderhall Primary Schools, and to provide additional primary capacity at Lasswade and St David's Primary Schools. The provision of additional primary class space at St David's will enable some of the existing school space to be converted to an Early Learning and Childcare setting in the course of 2019/20.

Planning is in place for the extension of Cuiken Primary School and the extension and refurbishment of Sacred Heart Primary School including the expansion of Early Years provision at Sacred Heart. Plans are progressing for the provision of two additional classrooms using prefabricated units at Burnbrae Primary School, two additional classrooms at Lawfield Primary School and to provide space for three additional classrooms at the Mayfield School Campus by incorporating the former library space and undertaking some refurbishment. The additional capacity should become available at all schools during the course of the 2019/20 school year.

Since August 2017 the Council has provided home to school transport for pupils residing in the Loanhead area who choose to attend Beeslack High School rather than Lasswade, which is their catchment secondary school. This has had some success in easing the pressure of pupil numbers at Lasswade with 50% of pupils attending Loanhead and 30% attending Paradykes Primary Schools opting to attend Beeslack in 2018/19. However, pupil numbers attending Lasswade remain above 1,500 and we plan to address the shortfall in some of the schools facilities so the school can continue to accommodate its current pupil numbers, including the complex needs provision.

The Newbattle Campus opened in 2018 with capacity for 1,200 secondary pupils which will enable the pupil roll at Newbattle High School to grow by more than 30%. The construction of the Hopefield School campus is progressing which will provide a new building for St Mary's Primary School and much needed additional capacity for Burnbrae Primary School. Planning for the new Danderhall Primary School is also progressing which will provide additional capacity to accommodate some of the children arising from housing developments at Danderhall and Shawfair. Design development of the new primary school at Easthouses is underway which will allow some of the Council's strategic social housing sites to be developed.

3 The learning estate strategy by learning community

The Education Service, with support from officers across the Council, has assessed the feasibility and cost of delivering each of the projects identified in the following tables. The estimated capital costs and developer contributions are based on SFT metrics for new school buildings and on cost estimates provided by Building Services for projects involving extension of existing school buildings. All sums are estimated based on current prices.

The primary pupil product used in Midlothian for new housing development has been 30.8 pupils per 100 units i.e. 0.308, this accounts for all pupils in the catchment, including denominational. However we are experiencing levels of growth in some areas higher than the 0.308 therefore a higher pupil product has been applied to the following areas:

- Bonnyrigg 0.47
- Mayfield 0.38
- Danderhall/Shawfair 0.38
- Newton Farm/Cauldcoats 0.38

3.1 Danderhall/Shawfair Learning Community

There are over 5,000 new homes planned for the wider Danderhall/Shawfair area:

Catchment	2016 Housing Stock	New Housing	Projected Housing Stock
Danderhall	1,397	490	1,887
Shawfair	13	3,481	3,494
Cauldcoats		550	550
Newton Farm		700	700
	1,410	5,221	6,631

We assume that it will take over twenty years to complete the development of Shawfair and we estimate that over this time pupil numbers will grow to about 600 pre-school, 2,000 primary and 1,600 secondary aged pupils, based on 0.38 primary pupils per new house. In the MLDP we said this would require a larger primary school at Danderhall as well as a family learning centre, primary and secondary school at the heart of Shawfair and three additional primary schools, one at Shawfair, one at Cauldcoats and one at Newton Farm. The MLDP states that sites for the provision of primary schools will be safeguarded at both Cauldcoats and Newton Farm.

Our current workings are based on accommodating all primary pupils between Danderhall Primary School and two larger primary schools, one part of the Shawfair Town Centre Campus and the other located to the other side of the railway, possibly adjacent to Newton Village.

Danderhall/Shawfair	Capacity Required By	Estimated Capital Cost	Developer Funding	Net Gap
		£'000	£'000	£'000
Shawfair Secondary - 1600 places	2026	43,351	37,752	5,598
Shawfair special needs provision	2026	3,251	-	3,251
Shawfair Town Centre Primary - 3 stream	2029	15,567	15,567	-
Shawfair Newton Village Primary - 3 stream	2034	15,567	12,728	2,839
Expansion to Town Centre School	2042	5,189	-	5,189
Total Shawfair		82,924	66,047	16,877

A 20% funding gap of £16.9 million arises because the estimated developer contributions for Shawfair are based on 0.308 primary pupils per house whereas we anticipate that growth in the short to medium term will be at a rate of 0.38 primary pupils per house, approximately 20% higher. There are no developer contributions applied to the secondary capacity required to accommodate pupils from the existing Danderhall community. In addition we have not to date collected developer contributions towards the cost of special school provision.

Further modelling needs to be done to see if the decline in pupil numbers as the development matures will happen more quickly than we have projected and so reduce the overall need to build additional capacity.

3.2 Dalkeith Learning Community

Much of the housing development across Dalkeith has already been completed with over 2,000 new homes completed since 2001 and approximately 800 houses yet to be built.

Catchment	Housing Stock 2001	Housing Stock 2018	New Housing	Projected Housing Stock
Kings Park	3,063	3,345	440	3,785
Tynewater	832	954	50	1,004
Woodburn	1,673	3,466	320	3,786
	5,568	7,765	810	8,575

We estimate that pupil numbers will increase to approximately 500 pre-school, 1,800 primary and 1,400 secondary aged pupils. Projections show that this will require two and a half streams of additional primary school capacity and an extension to 1,400 places at Dalkeith High School.

In the costings we have allowed for a new two stream primary school, refurbishment and extension of King's Park and St David's to bring them up to 3-stream and 1-stream respectively, and a 350 place extension to Dalkeith High School.

Dalkeith	Capacity Required By	Estimated Capital Cost	Developer Funding	Early Years Funding	Net Gap
		£'000	£'000	£'000	£'000
Woodburn Primary 3-stream	2019	1,477	-	-	1,477
St Davids Primary 1-stream	2020	2,258	149	352	1,756
Kings Park Primary 3-stream	2020	13,275	3,962	1,508	7,806
New primary school 2-stream	2022	12,880	3,516	1,508	7,856
Dalkeith High 1,400 places	2029	9,483	5,537	-	3,946
Pathhead ASN refurbishment		1,008	-	-	1,008
Total Dalkeith		40,381	13,165	3,367	23,849

Approximately £15 million of the capital costs relate to upgrading existing school buildings for which there is no developer contribution. Most of the remaining funding gap has arisen because we have collected insufficient developer contributions.

3.3 Newbattle Learning Community

Almost 2,000 new homes have been built in these areas since 2001 with over 4,000 more houses planned.

Catchment	Housing Stock 2001	Housing Stock 2018	New Housing	Projected Housing Stock
Mayfield	1,418	1,644	695	2,339
Lawfield	1,978	2,199	503	2,702
Newtongrange	2,030	2,421	688	3,109
Gorebridge	2,234	1,502	406	1,908
Gore Glen		1,489	542	2,031
Stobhill	479	789	10	799
Redheugh			1,300	1,300
Moorfoot	359	403	39	442
	8,498	10,447	4,183	14,630

We estimate that pupil numbers will increase to approximately 1,000 pre-school, 3,700 primary and 2,900 secondary aged pupils. Projections show that this will require six streams of additional primary school capacity and an additional secondary school.

In the costings we have allowed for a new 1,200 place secondary school in Gorebridge, new two stream primary schools at Easthouses and at Redheugh, the refurbishment and extension of Newtongrange to bring it up to 3-stream as well as smaller extensions to Lawfield and St Andrew's. We have also allowed for the replacement of the Mayfield School Campus including Mayfield and St Luke's Primary Schools and Mayfield Nursery School.

Newbattle	Capacity Required By	Estimated Capital Cost	Developer Funding	Early Years Funding	SG Funding	Net Gap
		£'000	£'000	£'000	£'000	£'000
Lawfield 2-stream	2019	610	610	-	-	-
Gorebridge EY expansion	2020	1,371	-	1,371	-	-
Easthouses new 2-stream	2023	13,206	10,602	1,563	-	1,042
Newtongrange 3-stream	2021	5,799	3,970	1,131	-	699
Gorebridge secondary school	2024	35,764	31,703	-	-	4,061
Redheugh new 2-stream	2024	11,742	11,742	-	-	-
St Andrews	2030	690	435	-	-	255
Mayfield School Campus		16,005	-	-	8,003	8,003
Total Newbattle		85,188	59,061	4,064	8,003	14,060

£8 million of the funding gap is due to the cost of replacing the Mayfield School Campus for which we have assumed we will be granted 50% funding from the Scottish Government. The balance of the funding arises because we have collected insufficient developer contributions.

3.4 Lasswade Learning Community

Over 2,000 new homes have been built in these areas since 2001 with approximately 3,300 more houses planned.

Catchment	Housing Stock 2001	Housing Stock 2018	New Housing	Projected Housing Stock
Lasswade	1,928	2,224	142	2,366
Bonnyrigg	1,500	1,492	690	2,182
Burnbrae	1,216	1,778	128	1,906
Hopefield Farm 2			1,000	1,000
Hawthornden	1,290	2,116	18	2,134
Rosewell	631	931	842	1,773
Loanhead	1,310	866	215	1,081
Paradykes	1,468	1,985	274	2,259
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	9,343	11,392	3,309	14,701

We estimate that pupil numbers will increase to approximately 1,000 pre-school, 3,500 primary and 2,750 secondary aged pupils. Projections show that this will require over four streams of additional primary school capacity and over 1,000 additional secondary school places.

Our current workings assume that we will build a new secondary school on the A701 which would replace Beeslack and provide for pupils from Loanhead, Paradykes and Rosewell as well as Bilston and Roslin. We have provided for an extension to Lasswade High School to bring its capacity up to 1,800 pupils. We have provided for a new 2.5-stream primary school at Hopefield Farm 2, a 3-stream replacement for Lasswade Primary School and extensions to Hawthornden and Rosewell Primary Schools which would bring them up to 2-stream. We have also provided for refurbishment of Mount Esk Nursery and St Matthew's Primary School.

Lasswade	Capacity Required By	Estimated Capital Cost	Developer Funding	Early Years Funding	Net Gap
		£'000	£'000	£'000	£'000
Lasswade High - 1,600 places	2019	1,913	1,913	-	-
Rosewell EY expansion	2020	1,006	-	1,006	-
Mount Esk Nursery	2020	786	-	612	174
Burnbrae PS 3-stream	2021	62	-	-	62
Hopefield Farm 2 - 2.5 stream	2023	14,933	14,933	-	-
Hawthornden 2-stream	2024	1,914	79	-	1,836
Rosewell 2-stream	2025	6,196	5,659	-	536
Lasswade High - 1800 places	2027	5,419	5,419	-	-
Lasswade Primary 3-stream	2028	15,567	7,933	-	7,634
St Matthew's 3 classes		743	-	-	743
Total Lasswade		48,539	35,936	1,618	10,985

Approximately £10 million of the capital costs relate to replacing or upgrading existing school buildings, most significant of which is the estimated cost to the Council of £7.6 million to replace the existing capacity at Lasswade Primary School. There is also a shortfall in funding for the expansion of educational facilities in Rosewell because of the decision to forego contributions from the development of Whitehill House.

3.5 A701 / Penicuik Learning Community

Almost 1,500 new homes have been built in these areas since 2001 with over 3,000 more houses planned.

Catchment	Housing Stock 2001	Housing Stock 2018	New Housing	Projected Housing Stock
Bilston		1,077	1,038	2,115
Roslin	1,332	865	657	1,522
Glencorse	325	526	350	876
Mauricewood	1,476	1,087	569	1,656
Cuiken	1,702	1,601	476	2,077
Cornbank	1,025	2,215	68	2,283
Strathesk	2,256	2,183	26	2,209
	8,116	9,554	3,184	12,738

We estimate that pupil numbers will increase to approximately 750 pre-school, 2,600 primary and 2,000 secondary aged pupils. The projection for secondary aged pupils increases to 2,800 with the inclusion of Loanhead, Paradykes and Rosewell. Projections show that this will require three streams of additional primary school capacity and approximately 200 additional secondary school places, 1,000 additional places when we include pupils from Loanhead, Paradykes and Rosewell.

In the costings we have allowed for a new 1,380 place secondary school on the A701 corridor, which would include a special needs provision, and the refurbishment

and extension of Penicuik High School to 1,200 places. We have allowed for a new single stream school in Auchendinny to replace Glencorse. We have allowed for extensions to Bilston and Roslin Primary Schools to bring them up to 2-stream as well as smaller extensions to Mauricewood and Strathesk.

A701 / Penicuik	Capacity Required By	Estimated Capital Cost	Developer Funding	SG Funding	Net Gap
		£'000	£'000	£'000	£'000
Mauricewood 2-stream	2020	3,093	523	-	2,570
A701 Secondary - 1,380 places	2022	37,390	24,571	6,410	6,410
A701 special needs provision	2022	3,251	-	-	3,251
Penicuik High - 1,200 places	2023	27,726	8,166	9,780	9,780
Strathesk Primary 2-stream	2023	305	82	-	223
Bilston 2-stream plus	2026	6,056	6,056	-	-
Glencorse 1-stream	2027	5,436	3,000	-	2,436
Roslin Primary 2-stream	2030	2,802	2,801	-	2
Total Penicuik		86,060	45,199	16,189	24,671

£24 million of the funding gap is due to the cost of replacing the existing capacity at Beeslack, providing a special needs provision and refurbishing Penicuik High School for both of which we have assumed we will be granted 50% funding from the Scottish Government. Another £2.4 million is due to the cost of replacing the capacity at Glencorse Primary School. The balance of the funding gap is due to the cost of upgrading Mauricewood and because we have collected insufficient developer contributions.

3.6 Denominational Learning Community

The demand for additional capacity at our seven denominational primary schools is reflected in the roll projections and costings summarised in the preceding geographical learning community tables. We do not foresee a need to provide additional capacity at St David's High School.

3.7 Summary of the Learning Estate Capital Funding Position

Summary	Estimated Capital Cost	Developer Funding	Early Years Funding	SG Funding	Net Gap
	£'000	£'000	£'000	£'000	£'000
Danderhall/Shawfair	82,924	66,047			16,877
Dalkeith	40,381	13,165	3,367		23,849
Newbattle	85,188	59,061	4,064	8,003	14,060
Lasswade	48,539	35,936	1,618		10,985
A701 / Penicuik	86,060	45,199		16,189	24,671
	343,091	219,407	9,050	24,192	90,442

The detailed timeline of the Learning Estate Strategy funding gap is shown in a table in Appendix 1.

The sources of this considerable funding gap are summarised as follows:

Funding Gap due to:	£'000
Lack of developer contributions	39,527
Replacement of existing capacity	24,657
Refurbishment of existing capacity	22,666
Adding EY provision to primary school post 2021	3,592
	90,442

These are the areas that we will have to consider in order to significantly reduce this funding gap, along with examples of the projects which would be affected:

- Avoid the cost of replacing existing capacity e.g. in the Bonnyrigg area consider not replacing Lasswade Primary School and providing additional capacity at the new school at Hopefield Farm 2 instead;
- Avoid the refurbishment of existing capacity e.g. in Dalkeith do not extend King's Park and provide additional capacity instead at the new primary school at Kippielaw;
- Do not address the poor condition of school buildings e.g. do not replace the Mayfield School Campus or upgrade/replace parts of Penicuik High School.

3.8 Scottish Government Funding

In November 2018, the Scottish Government set out its plans to invest a further £1bn in the learning estate. The key objectives of this investment are to:

- support the delivery of Scotland's Learning Estate Strategy
- improve the condition and suitability of the learning estate
- establish links across the learner journey where appropriate
- support sustainable estate planning and improved stewardship

Underpinning this new investment is the presumption that it will continue to address the current commitment that "no child should have to learn in a school that is in poor or bad condition". Investment is expected to contribute towards sustainable and inclusive economic growth.

The funding principles are:

- Shared investment programme
- SG funding to augment not replace LA funding
- Like for like approach
- Capital equivalent funding
- No use of private finance

The revenue funding which will be available from the new investment programme will be based on the equivalent of 50% capital funding.

Previous Programme			New Programme		
Primary	Secondary	ASN	Primary	Secondary	ASN
50%	66.6%	50%	50%	50%	50%

The detail of the investment programme and calls for funding bids will be published in the near future. In the meantime officers have engaged in preliminary discussions with Scottish Government and Scottish Futures Trust about projects which we would wish to put forward.

The aim would be to seek funding to meet 50% of the costs of replacement of Beeslack High School on the A701 corridor, refurbishment of Penicuik High School and replacement of the Mayfield School Campus. If successful this would contribute funding in the region of £24 million. Without Scottish Government funding it is unlikely that the Council will be able to proceed with these projects.

3.9 Consultations

3.9.1 Denominational School Provision

Discussions on denominational school provision across Midlothian have been held with Head Teachers and representatives of the Catholic Church. Council in February 2019 decided that we should progress to statutory consultation. The table below outlines an indicative timeline for the expansion of these discussions to include parents in pre-consultation and the development of proposals on which we would then undertake statutory consultation.

Denominational Schools Consultation Indicative timeline	Minimum Time	Date From	Target Completion Date
Schools Affected: Sacred Heart, St Andrew's, St David's, St Luke's, St Margaret's, St Mary's, St Matthew's Primary Schools & St David's High School.			
Pre-consultation with Head Teachers, parents and Church Representatives on strategy for denominational school provision and development of proposals for mergers / closure of schools.			30-Jun-19
Obtain Council governance to progress to statutory consultation(s)			20-Aug-19
Statutory Consultation period	6 weeks	28-Aug-19	10-Oct-19
Hold Public Meetings during this 6 week period - number of meetings will depend on proposals			

Submit consultation papers to Education Scotland			21-Oct-19
HMiE issue report	3 weeks		11-Nov-19
Publish Consultation Report			18-Nov-19
Further Consideration after publication of report	3 weeks		9-Dec-19
Prepare paper for Council decision			16-Dec-19
Council Meeting & Decision			11-Feb-20
Time for representations to Ministers	3 weeks		3-Mar-20
Time for Ministers to decide call in (if closure)	8 weeks		28-Apr-20
School Closure Review Panel	up to 17 weeks		25-Aug-20
Council Meeting following Review Panel decision			Sept/Oct 20
Council implementation			Aug 2021

3.9.2 Glencorse Primary School

Council in February 2019 decided that we should move to statutory consultation on Glencorse Primary School. The period of statutory consultation for Glencorse in the table below is scheduled to follow after the statutory consultation period for the denominational schools. We will use the time between now and October to engage with the Head Teacher and parents in pre-consultation so that we ensure all options are given due consideration prior to undertaking statutory consultation.

Glencorse Primary School Consultation Indicative timeline	Minimum Time	Date From	Target Completion Date
Statutory Consultation period	6 weeks	28-Oct-19	9-Dec-19
Hold Public Meetings during this 6 week period			
Submit consultation papers to Education Scotland			16-Dec-19
HMiE issue report	3 weeks		21-Jan-20
Publish Consultation Report			28-Jan-20
Further Consideration after publication of report	3 weeks		25-Feb-20
Prepare paper for Council decision			3-Mar-20
Council Meeting & Decision if not called in			24-Mar-20
Time for representations to Ministers	3 weeks		28-Apr-20
Time for Ministers to decide call in (if closure)	8 weeks		23-Jun-20

School Closure Review Panel	up to 17 weeks	20-Oct-20
Council Meeting following Review Panel decision		Nov 2020
Council implementation		Aug 2021

The discussions will extend to consideration of neighbouring primary schools, such as Mauricewood and Roslin which could expand to include the Glencorse catchment, including the planned housing development in Auchendinny.

3.9.3 New primary school in Easthouses

We require to consult on the establishment of the new primary school in Easthouses, to be located on the former site of Newbattle High School and the creation of its catchment area. The period of statutory consultation identified for this in the table below is scheduled to follow after the statutory consultation period for Glencorse Primary School.

New Primary School in Easthouses Indicative consultation timeline	Minimum Time	Date From	Target Completion Date
Consultation period	6 weeks	17-Feb-20	30-Mar-20
Hold Public Meetings during this 6 week period			
Submit consultation papers to Education Scotland			20-Apr-20
HMiE issue report	3 weeks		12-May-20
Publish Consultation Report			19-May-20
Further consideration after publication of report	3 weeks		9-Jun-20
Prepare paper for Council decision			16-Jun-20
Council Meeting & Decision			Aug 2020
Council implementation			Aug 2021

This consultation will include all the neighbouring primary schools from which the new school's catchment area will be drawn, Lawfield, Mayfield and Newtongrange Primary Schools. There may also be adjustments to the catchment areas of Gore Glen, Gorebridge and Stobhill Primary Schools which would be included in the consultation.

4 Report Implications

4.1 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 £343 million. Developer contributions will be available to fund a significant proportion of this expenditure, this is currently estimated to be in the region of £219 million. The capital grant for Early Years Expansion can fund a further £9 million. Scottish Government funding as described in section 3.8 would contribute in the region of £24 million.

The net of these figures gives a £90 million funding gap which would need to be funded by borrowing and/or by generating capital. We have been advised that the Council cannot support additional borrowing of £90 million to deliver the scope of the LES as presented. Further work will therefore be undertaken in the first place by the Education Service to review and prioritise the LES projects and identify the compromises that can be made in order to arrive at a more affordable position. This will be progressed as quickly as possible and a further report will be brought to Council later in the year in order that the LES can be reflected in the Council's Capital Investment Strategy and General Service Capital Plan.

4.2 Risk

If the Council does not have a funding strategy for the delivery of the learning estate there is a risk that the Council will not have a place for every pupil at their catchment school.

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

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 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.

4.5 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

4.6 Involving Communities and Other Stakeholders

This report presents an update on the Learning Estate Strategy and identifies a number of proposals which would be subject to statutory consultation.

4.7 Ensuring Equalities

This paper presents an update on the Learning Estate Strategy for which an Equality Impact Assessment was carried out and made available in the Members' Library along with the Learning Estate Strategy in September 2017.

4.8 Supporting Sustainable Development

The 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.

4.9 IT Issues

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

5 Recommendations

It is recommended that Council notes the content of the report and endorses the work that officers are undertaking to develop a strategic solution to funding the Learning Estate Strategy.

April 2019

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Appendix 1 – Learning Estate Strategy Capital Funding Gap

Appendix 2 – Pupil Census 2018

Background Papers

Learning Estate Strategy 2017-2047, September 2017

Learning Estate Strategy Capital Funding Gap

Learning Estate Strategy	Year	New Build	Refurb/ Replace	Total Cost	Develop Funding	Early Years Funding	SG Funding	Total Funding	Funding Gap
Woodburn Primary	2019	1,477	-	1,477	-	-	-	-	1,477
Lasswade High	2019	1,913	-	1,913	1,913	-	-	1,913	-
Lawfield Primary	2019	610	-	610	610	-	-	610	-
St Davids Primary	2020	352	1,906	2,258	149	352	-	501	1,756
Rosewell EY expansion	2020	1,006	-	1,006	-	1,006	-	1,006	-
Kings Park PS	2020	6,849	6,426	13,275	3,962	1,508	-	5,469	7,806
Mount Esk Nursery School	2020	-	786	786	-	612	-	612	174
Gorebridge EY expansion	2020	1,371	-	1,371	-	1,371	-	1,371	-
Mauricewood	2020	-	3,093	3,093	523	-	-	523	2,570
Burnbrae PS	2021	-	62	62	-	-	-	-	62
New Dalkeith primary school	2022	12,880	-	12,880	3,516	1,508	-	5,024	7,856
New Easthouses primary school	2021	13,206	-	13,206	10,602	1,563	-	12,164	1,042
Newtongrange Primary	2021	4,950	849	5,799	3,970	1,131	-	5,100	699
		44,615	13,121	57,736	25,245	9,050	-	34,295	23,442
Mayfield School Campus	2022	-	16,005	16,005	-	-	8,003	8,003	8,003
A701 Secondary	2022	14,089	23,301	37,390	24,571	-	6,410	30,980	6,410
A701 special needs provision	2022	3,251	-	3,251	-	-	-	-	3,251
Penicuik High	2023	8,166	19,560	27,726	8,166	-	9,780	17,946	9,780
Strathesk Primary	2023	305	-	305	82	-	-	82	223
Hopefield Farm 2 Primary	2023	14,933	-	14,933	14,933	-	-	14,933	-
Hawthornden Primary	2024	1,914	-	1,914	79	-	-	79	1,836
Gorebridge secondary school	2024	35,764	-	35,764	31,703	-	-	31,703	4,061
Redheugh new Primary	2024	11,742	-	11,742	11,742	-	-	11,742	-
Rosewell Primary	2025	4,996	1,200	6,196	5,659	-	-	5,659	536
		95,161	60,066	155,227	96,935	-	24,192	121,127	34,100
Shawfair Town Centre Primary	2029	15,567	-	15,567	15,567	-	-	15,567	-
Shawfair Secondary	2026	43,351	-	43,351	37,752	-	-	37,752	5,598
Shawfair special needs provision	2026	3,251	-	3,251	-	-	-	-	3,251
Bilston Primary School	2026	6,056	-	6,056	6,056	-	-	6,056	-
Glencorse Primary	2027	3,262	2,174	5,436	3,000	-	-	3,000	2,436
Lasswade Primary	2028	6,795	8,772	15,567	7,933	-	-	7,933	7,634
Lasswade High extension to 1800	2027	5,419	-	5,419	5,419	-	-	5,419	-
St Andrews Primary	2030	690	-	690	435	-	-	435	255
Roslin Primary	2030	2,802	-	2,802	2,801	-	-	2,801	2
Dalkeith High	2029	9,483	-	9,483	5,537	-	-	5,537	3,946
Shawfair Newton Village Primary	2034	15,567	-	15,567	12,728	-	-	12,728	2,839
Expansion to Shawfair Primary	2042	5,189	-	5,189	-	-	-	-	5,189
Pathhead ASN refurbishment		-	1,008	1,008	-	-	-	-	1,008
St Matthew's Primary		-	743	743	-	-	-	-	743
		117,432	12,696	130,128	97,227	-	-	97,227	32,901
Total		257,207	85,884	343,091	219,407	9,050	24,192	252,649	90,442
Provisional Sums in Capital Plan		34,021	1,888	35,909	19,659	9,050		28,709	7,200
have been provided for the projects shaded in the table above									

Pupil Census 2018

School	P1	P2	P3	P4	P5	P6	P7	Total
Bilston Primary School	11	16	14	12	5	10	9	77
Bonnyrigg Primary School	57	59	57	61	65	54	60	413
Burnbrae Primary School	80	70	66	58	65	55	45	439
Cornbank Primary School	33	41	37	35	25	32	43	246
Cuiken Primary School	36	35	37	29	28	36	32	233
Danderhall Primary School	44	52	41	39	40	42	25	283
Glencorse Primary School	--	2	2	3	3	2	3	15
Gore Glen Primary School	40	40	27	12	12	14	12	157
Gorebridge Primary School	38	32	40	57	52	37	40	296
Hawthornden Primary School	41	56	48	58	38	46	52	339
King's Park Primary School	68	69	69	71	68	62	58	465
Lasswade Primary School	53	56	51	62	52	57	49	380
Lawfield Primary School	49	54	54	56	47	22	46	328
Loanhead Primary School	29	22	28	24	32	29	32	196
Mauricewood Primary School	38	43	51	43	49	54	49	327
Mayfield Primary School	44	40	43	39	41	25	43	275
Moorfoot Primary School	8	10	13	15	9	12	14	81
Newtongrange Primary School	59	48	45	52	52	51	47	354
Paradykes Primary School	37	38	42	40	31	47	32	267
Rosewell Primary School	15	13	15	21	22	14	19	119
Roslin Primary School	40	26	27	25	25	26	21	190
Sacred Heart Primary School	16	22	22	20	19	15	13	127
St Andrew's Primary School	18	26	24	20	26	24	25	163
St David's Primary School	24	30	27	27	32	29	26	195
St Luke's Primary School	28	32	33	23	25	24	28	193
St Margaret's Primary School	10	4	9	8	8	6	10	55
St Mary's Primary School	20	14	13	26	24	15	27	139
St Matthew's Primary School	4	11	6	8	10	5	1	45
Stobhill Primary School	32	30	28	29	30	33	25	207
Strathesk Primary School	38	47	52	53	45	52	49	336
Tynewater Primary School	29	30	27	31	22	24	28	191
Woodburn Primary School	91	79	82	73	67	59	56	507
Total	1,130	1,147	1,130	1,130	1,069	1,013	1,019	7,638

School	S1	S2	S3	S4	S5	S6	Total
Beeslack High School	141	107	114	128	81	81	652
Dalkeith High School	164	187	158	116	132	74	831
Lasswade High School	277	281	284	296	253	141	1532
Newbattle High School	183	170	189	146	130	81	899
Penicuik High School	119	101	100	113	97	56	586
St David's RC High School	145	106	114	106	76	66	613
Total	1,029	952	959	905	769	499	5,113

	Total
Saltersgate	103