

## Appendix 2 Learning Estate Strategy 2017- 2047 Update

### Progress with Learning Estate 2017-2047 Strategy projects approved by Council

Proposed Project	2022 Update	Finance and Funding Gap
<b>Danderhall/Shawfair</b>  Build a three stream replacement Danderhall Primary School, as agreed by Council in February 2017, required for August 2020.	School delivered April 2021	Budget - £17.1m Expenditure to date - £15m
<b>Dalkeith</b>  Build a new two stream primary school in Dalkeith with the capacity to extend to three-stream, required for August 2019.	Revised proposal to extend Woodburn PS and extend and refurbish Kings Park PS. Woodburn PS extension - Anticipated completion August 2024. Kings Park PS – to be delivered by August 2025.	Woodburn PS £13.25m budget  £6.1m of Developer contributions gathered for Kings Park/Woodburn £11.9 m approved 'in principle'. LEIP 3 bid submitted to Scottish Government to extend and refurbish Kings Park PS.
<b>Mayfield</b> Build a new two-stream primary in Easthouses to be located on the old Newbattle High School site, required for August 2019.	Easthouses PS has agreed design, budget and planning permission has been submitted, expected delivery August 2024.	Budget in Capital Plan £21.474m, cost agreed approx. £22m. Developer Contributions of £6m.

<p><b>Gorebridge</b></p> <p>Identify and safeguard a potential site for a secondary school to serve the Gorebridge area.</p>	<p>Initial feasibility has been conducted, further work required.</p>	<p>Developer contributions of £30.8m allocated to Newbattle/Gorebridge Budget allocation required to establish project design and build team.</p>
<p><b>Newtongrange</b></p> <p>Bring the capacity of Newtongrange Primary School up to two-stream, required for August 2021.</p>	<p>Extension not required. Catchment review intending to alleviate capacity pressures. School still requires a full refurbishment and upgrade as Condition and Suitability rated C.</p>	<p>£2.581m shown in capital plan approved 'in principle'.</p>
<p><b>Bonnyrigg</b></p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Enhance core facilities, such as toilets and</li> </ol>	<p>Complete.</p> <p>Some works relating to changing facilities carried out,</p>	<p>£453k in Capital Plan</p>

<p>changing facilities, at Lasswade High School to provide capacity for 1,600 pupils, required immediately.</p> <p>3. Build a new primary school in Bonnyrigg on Hopefield Farm 2 housing development site (Hs12), required for 2022.</p> <p>4. Build a three stream replacement Lasswade Primary School on a new site, required for 2023.</p>	<p>moving Loanhead PS catchment to the new Beeslack will assist in alleviating capacity pressures</p> <p>Housing site not underway, fully developer funded school will be built.</p> <p>Land and roll projection feasibility assessment carried out 2021, 3-stream school now not required. Recommendation is a refurbishment and extension to core accommodation.</p>	<p>Anticipated £17m of developer contributions.</p> <p>Within the Capital Plan £18.2m shown below the line under 'pipeline projects'. Anticipated cost of circa £8m</p>
<p><b>Rosewell</b></p> <p>Extend Rosewell Primary School from single stream to a two-stream primary school, required for 2022.</p>	<p>LEIP 3 bid for a new 2 stream school submitted to Scottish Government.</p> <p>Site conditions problematic to undertake and deliver an extension. Overall Condition and Suitability rating of existing building will not be improved from a C rating.</p>	<p>Estimated Costs of new build £22m</p> <p>Estimated cost of extension £13m</p> <p>Budget in Capital plan £7.647m</p> <p>Developer Contributions of £5.64m</p>



4. Penicuik High School extension and adaptations, required for 2022.	LEIP 2 Project, delayed due to the synergies with the progress of the Beeslack HS replacement project. Penicuik HS will decant to the existing Beeslack building to allow works to begin.	Developer Contributions £3.5m LEIP Funding circa £19.4m Estimated cost unknown as scope not confirmed.
5. Extend Strathesk Primary School, one class extension, required for 2022.	Not required as approx. 150 spaces in school	£305k in Capital Plan in principle.

## **2022 Learning Estate Investment Plan Prioritisation Proposals**

### **1. Priority Projects – LEIP Funded Schools**

<b><u>Project</u></b>	<b><u>Council Approval/LES 2017</u></b>	<b><u>Finance</u></b>	<b><u>Risk</u></b>
<b>Beeslack HS Replacement</b>		Budget in Capital Plan £1.5m Estimated Cost circa £85-90m Developer Contributions - £20.5m LEIP Funding £19.7m	If school does not proceed as planned, then the existing Beeslack will breach and the Council will lose SG LEIP funding. Alternative accommodation will

		A figure of £86.1m is shown as a 'pipeline project' in capital plan	have to be sought and funded. Penicuik HS project won't be able to proceed. Lasswade HS would require to be extended and funded. Potential default costs.
<b>Mayfield Campus</b>		Budget in Capital Plan - £152k Estimated Cost £35-40m Developer Contributions - £6.2m LEIP Funding - £13.97m A figure of £35.8m is shown below the line as a 'pipeline project'	School campus would lapse in to Condition D rating which would mean the building would be life expired and all the risks to users that entails. There would be further costs to the Council as the building deteriorated further.
<b>Penicuik HS</b>		Developer Contributions £3.5m LEIP Funding – circa £19.4m Estimated cost unknown as scope not confirmed. A figure of £38m is shown below the line as a 'pipeline project' in Capital plan	School would lapse in Condition D rating which would mean the building would be life expired and all the risks to users that entails. There would be further costs to the Council as the building deteriorated further.

## 2. Growth – additional capacity required

<b>School</b>	<b>Finance and Funding Gap</b>	<b>Risk</b>
<b>Kings Park PS</b>	£11.9 m in Capital Plan for refurb and extension. £6.1m in developer contributions combined with Woodburn	If LEIP bid unsuccessful proceed with planned extension and refurbishment

<b>Rosewell PS</b> – Breach 2024 site	£7.64m in Capital Plan 'approved in principle' for an extension LEIP 3 bid submitted for a new school	Due to site constraints, an extension will be extremely difficult to deliver and will not lift the school out of a C Condition rating and the building will deteriorate further without significant investment
<b>Roslin PS</b> – Breach 2024, Extension required to accommodate growth from housing developments	£2.45m in developer contributions.	If extension works do not proceed school will breach and catchment pupils won't be accommodated and the Council will not meet its statutory obligations.
<b>Woodburn PS</b> – Breach 2024, Extension project in final stages of development, council approval sought by end of year	£13.5m in Capital Plan.	If extension works do not proceed the school will breach, catchment pupils won't be accommodated and the Council will not meet its statutory obligations.
<b>Bilston PS</b> – Breach 2026, Extension Required	£4.9m in developer contributions.	If extension works do not proceed school will breach, catchment pupils won't be accommodated and the Council will not meet its statutory obligations.
<b>Mauricewood PS</b> – Breach 2027, Extension required Statutory consultation required for new catchment which will include pupil product from the Auchendinny site.	£9.9m in capital plan. £7.7m in developer contributions.	If extension works do not proceed school will breach, catchment pupils won't be accommodated and the Council will not meet its statutory obligations.

<b>New Auchendinny PS</b> (pupils from this site will attend extended Mauricewood PS)	Approx £3m in developer contributions	There will not be sufficient pupil product to support the creation of a new school and associated revenue costs.
------------------------------------------------------------------------------------------	---------------------------------------	------------------------------------------------------------------------------------------------------------------

### 3. Planned Future Projects

<b>Project</b>	<b>Finance and Funding Gap</b>	<b>Risk</b>
<b>HS12 PS</b> – Developer funded school, no housing units completed to date	Approved ‘in principle’, £17m in developer contributions.	If the new school build works do not proceed schools in the area will breach, catchment pupils won’t be accommodated and the Council will not meet its statutory obligations.
<b>Gorebridge HS</b> – Land and feasibility works to identify and safeguard potential site for High school.	£30.8m in contributions attributed to Gorebridge/Newbattle  Estimated cost unknown as scope not confirmed. A figure of £54m is shown below the line as a ‘pipeline project’ in capital plan	Insufficient capacity across the Newbattle/Gorebridge communities  A suitable site for a potential HS still to be identified based on current costs there would be an approx. £30-40m financial burden to the Council to deliver the school.
<b>Shawfair schools’ solution</b> – land negotiations ongoing to	£39m in developer contributions for Secondary and £29.8m for Primary.	There are approx. 650 houses already built, secondary pupils currently attend Dalkeith HS which



safeguard site for schools' solutions.	A figure of £122m is shown below the line as a 'pipeline project' in capital plan	is due to breach in 2024. This is a PPP school meaning any capacity works required will be costly and may take longer to deliver. Due to no site being as yet agreed it is anticipated any school solution will not be complete until 2027/28 at best. There is no cap to house building despite there being no educational solution.
<b>Dalkeith HS</b> – Breach 2024 PPP school, extension predicated on Shawfair progress.		See above.
<b>Hawthornden PS Extension and ASN works</b> – plan to develop dedicated ASN unit, and extension	£500k in Capital Plan. £9.1m in developer contributions.	There will be insufficient ASN capacity to meet demand, meaning that existing classrooms across the Learning estate will need to be used for ASN delivery placing further pressure on capacity.
<b>Newtongrange PS</b> –The school requires a full upgrade and refurbishment to move from a Condition C rating. Non-compliant to Disability accessibility legislation.	£2.5m in Capital plan.	If there is no investment in the existing building, school would lapse to Condition D rating, which would mean the building would be life expired and all the risks to users that entails. There would be further costs to the Council as the building deteriorated further.
<b>Redeugh PS</b> – New school required for pupil product from	£19.7m in developer contributions.	If the new school build is not delivered other catchment schools will breach, catchment pupils won't

large-scale development, no imminent start date		be accommodated and the Council will not meet its statutory obligations.
<b>Lasswade PS refurbishment and extension</b>	No budget in capital plan	If there is no investment in the existing building, school would lapse in Suitability D rating which would mean the building would be life expired and all the risks to users that entails. There would be further costs to the Council as the building deteriorated further.