

Trinity Academy Wave 4 Replacement Project

Update for Parents

Background

The focus of the Wave 4 Infrastructure Investment Programme is the replacement of seven secondary schools throughout the city which have not benefitted from any investment through the PPP1, PPP2 or Wave 3 investment programmes.

The schools are Balerno High School, Castlebrae High School, Currie High School, Leith Academy, Liberton High School, Trinity Academy and Wester Hailes Education Centre (WHEC).

In a [report](#) to the Education, Children and Families Committee on the 22 May 2018 the following criteria were noted as being those on which future infrastructure investment in secondary schools would be prioritised through the Wave 4 programme:

- Any existing building structure identified as having a short life expectancy would be top priority.
- Any existing building where core facilities do not support the necessary size of the expected future school roll would be a high priority.
- Priority for any remaining schools would be determined based on the combined condition and suitability scores.

A further [report](#) to the Education, Children and Families Committee on 21 June 2018 provided the results of the prioritisation process and the Committee approved the following recommendations to:

- Agree that the current wave 4 capital allocation of £25m is aligned to delivery of the Castlebrae High School replacement and Bangholm sports facility (Trinity Academy) projects.
- Agree that a report is submitted to the Finance and Resources Committee which will include details of the capital and revenue implications of proceeding with the delivery of the Castlebrae High School replacement and Bangholm sports facility (Trinity Academy) projects.
- Agree that the report to Finance and Resources Committee also includes detailed business cases for all of the other projects identified so that consideration can be given to how these projects could be funded in the future.

A detailed [business case](#) for the Wave 4 investment programme which includes the preferred investment priorities over the next 10 years and the capital and longer term

revenue financial implications was submitted to the Council's Finance and Resources Committee on 11 October 2018.

The cost benefit analysis included in the business case demonstrates that six of the seven schools - Balerno High School, Castlebrae High School, Currie High School, Liberton High School, Trinity Academy and WHEC – should be replaced as funding becomes available based on the prioritisation previously approved by the Education, Children and Families Committee on 21 June 2018. The analysis also concluded the seventh and newest school – Leith Academy – should be retained with the recommended asset management works completed over the next five years.

An update report on the [Revenue Budget Framework](#) 2018-2023 to the Finance and Resources Committee in June 2018 included details of prudential borrowing to allow a further £78m of capital investment in the Wave 4 programme from 2021. Further detail on this investment was provided in the [Council Change Strategy](#) report to the Committee on 27 September 2018. This funding is dependent on the Council setting a sustainable revenue budget in February 2019. This proposed allocation was based on an assumption that the full Wave 4 programme could be delivered if 50% Scottish Government match funding was achieved. The Government has recently announced that there will be a new funding programme of £1bn across Scotland with investment being available from 2021. New investment models to support the scheme will be developed in partnership with COSLA and councils, with decisions on which schools will benefit focussed on those in the poorest condition. It is expected that partnership design and development work will begin next year.

A report on the [Asset Management Strategy](#) to the Finance and Resources Committee on 27 September 2018 outlined that in order to further address the growing budget pressures of the size of the operational property estate, whilst also improving service outcomes for local communities, it is essential that the Council explores the delivery of multi-service community hubs, rather than single purpose delivery buildings. This means that rather than delivering a new school, for example, a multi service learning campus would be developed on each occasion. This would include activities such as library, community space, early years, GP practice and local office activities, co-located in a single site. This would be predicated on the re-provisioning of existing services via the new hub and the closure of the associated venues to ensure the efficiency of the estate is maximised. While the specific opportunities will vary with each project, it is proposed that the opportunity to adopt this type of approach must be explored at the outset of every new capital build project. The scope would include Council delivered services and those of our partner organisations, such as NHS Lothian, Police Scotland, and third sector partners. This approach fully conforms with the Scottish Government's estate planning aspirations.

Implications for Trinity Academy

The Education, Children and Families Committee on 21 June 2018 agreed that that the design process for the Bangholm sports facility project at Trinity Academy should

continue so that there would be no delay in final delivery of these projects. A first meeting of a stakeholder group was held on 20 June 2018 and a workshop with the same group was held on 7 September 2018. The outcome of these meetings was that the group wanted a masterplan for the whole school replacement project to be developed before the final mix of facilities to be delivered at Bangholm was decided.

As part of gathering information for the masterplan, further engagement sessions have been held with staff and pupils at the Academy.

The design team are currently preparing masterplan options which will be considered by the wider stakeholder group.

The masterplan is a strategic assessment of what requires to be delivered taking into account learning priorities in the first instance but also the opportunity for co-location of Council services as is now required by the Asset Management Strategy. It is not a detailed plan or design for the new facility.

The remaining stages of the process and the timing for this are as follows:

PLEASE NOTE ALL SUGGESTED TIMINGS ARE ESTIMATES AT THIS STAGE.

December 2018	Gather views on masterplan options from the stakeholder group.
December 2018 and January 2019	Carry out further analysis on options, complete site surveys and engage with planning colleagues to determine any constraints associated with masterplan options. Use feedback and results to determine preferred masterplan option.
February 2019	Council budget setting process. Confirmation of whether budget for the full replacement project is available.
February 2019 – July 2019	<p>Establishing the educational brief for the new facilities. This involves further sessions with the school community about the learning environments to be created, building on the workshops already held with pupils and staff at the Academy. Cluster primary schools will be involved in the process. This stage in the process is not a design of the building, it is engagement to set the educational priorities and develop a design brief which will suit the requirements of this specific learning community.</p> <p>The detailed design phase (see below) will follow the creation of the educational brief. If a smaller phase 1 project at Bangholm is going to progress before the whole project then the detailed design process for this element will proceed quicker than the detailed design for the remainder of the project. This will be possible because the educational brief for a smaller phase 1 will be able to be established more quickly than the brief for the larger project.</p>

February 2019 – February 2020	During this period, the detailed design process for facilities required at Bangholm or – if full budget is available – for the whole project will proceed once the educational brief is completed. This process will involve a series of workshops with the school community. The output will be the submission of detailed planning applications for the facilities to be delivered. If a Phase 1 project is being progressed the submission of the planning application will be in advance of February 2020.
February 2020 onwards.	<p>Procurement, contractor selection, statutory approvals and construction. During this period there will be less requirement for detailed engagement with the school community but updates will be provided as the project progresses.</p> <p>If a phase 1 project is being delivered then the earliest construction might be complete is the end of 2020.</p> <p>If the whole replacement project is being progressed it is not possible at present to estimate the completion date until the full extent of what is being constructed is known. This is because a decant and logistics plan cannot be finalised until the preferred masterplan is established.</p>

Ongoing engagement

Detailed updates, information sessions and workshops will be provided and arranged for staff, pupils and parents at the academy and cluster primary schools as necessary throughout the process.

Crawford McGhie
Senior Manager – Estates and Operational Support
Communities & Families
The City of Edinburgh Council
Waverley Court, Business Centre 1/2
4 East Market Street
Edinburgh
EH8 8BG

Tel 0131 469 3149
crawford.mcghie@edinburgh.gov.uk