

REPORT TO: East Lothian Council

MEETING DATE: 24 June 2025

BY: Executive Director for Education and Children's Services

SUBJECT: Learning Estate Paused Capital Projects

1 PURPOSE

- 1.1 To seek approval for an amendment to the 2025/26-2029/30 capital programme whereby projects previously paused are un-paused due to need.

2 RECOMMENDATIONS

Council is recommended to:

- 2.1 Agree that provision will be made in the capital programme for the following projects, which will be fully funded by developers' contributions:
- Alterations and refurbishment to Elphinstone Primary School to provide additional teaching and toilet provision.
 - Additional toilet and catering provision as an initial phase at Knox Academy with planning being undertaken on phase 2 to deliver additional teaching space.
 - Alteration and refurbishment of Macmerry Primary School to provide additional teaching and toilet provision
 - Extension of Longniddry Primary School to provide additional teaching and early years provision.
 - Masterplan works to be undertaken relating to the planned extension of Windygoul Primary School.
 - Feasibility works to commence on the future requirements for alteration and expansion of Preston Lodge High School.
- 2.2 Agree that provision will be made in the capital programme for the following projects which will require an element of council borrowing:

- Planned extension of Letham Mains Primary School to deliver additional teaching, toilet and circulation space. This project will be funded by a combination of developer's contributions and Council borrowing of £1.912M.
 - Increasing the playing pitch capacity to meet the planning requirement for Pinkie St Peter's School.
- 2.3 Note that several Learning Estate projects are recommended to remain paused and subject to further review once updated roll projections are available at the end of 2025. These projects relate to: Wallyford Primary School, Rosehill High School, North Berwick High School, Prestonpans Tower Upper and Lower Campus.

3 BACKGROUND

Capital Programme – Review of Paused Learning Estate Projects

- 3.1 The capital programme agreed by Council included several projects which have been paused, pending a review of requirements against the Council's statutory duties and key priorities. A review of all Learning Estate paused projects has now been undertaken which has considered projected capacity breaches as well as available developer contributions against the priority assessment tools from the Learning Estate Improvement Plan.
- 3.2 As a result of this review, it is recommended that several projects be reinstated on the capital programme and that a number are reviewed further at the end of 2025 once updated roll projections are available. A summary of the proposed expenditure relating to these projects is also included at Appendix 1.
- 3.3 It should be noted that further requirements may arise following updated roll projections and ongoing reviews of our Learning Estate, but consideration has been given to meet immediate priorities within existing contributions where possible and any further requirements will be included in future capital plan proposals.

Projects Recommended to be reinstated on the Capital Budget:

3.4 Elphinstone Primary School

As a result of a forecast breach in capacity, a need has been identified for capital investment in Elphinstone Primary School to provide alterations and refurbishment of the existing building to provide additional teaching and toilet provision. It is anticipated the cost of the proposed works will be met from developer contributions already held or due to be collected by the Council and consequently will not give rise to an increased borrowing requirement. We therefore recommend these works are reinstated in the

capital programme. This is phase 1 to deliver one additional classroom through incorporating the community centre into the school.

3.5 Letham Mains Primary School

As a result of a forecast breach in capacity, a need has been identified for capital investment in Letham Mains Primary School to extend the existing building to accommodate additional teaching and toilet provision. It is anticipated the cost of the proposed works will be met from a combination of developer contributions and a borrowing requirement of around £1.912M. We therefore recommend these works are reinstated in the capital programme.

The cost of this extension is expected to exceed the developer's contributions by around £1.912M for 3 classrooms including toilet and circulation space; this is in line with the figures reported in the previous capital plan. This extension was previously forecast as part of the planning of this development. However, the construction costs have increased considerably so can no longer be met within the existing contributions.

3.6 Knox Academy

As a result of a forecast breach in capacity, a need has been identified for capital investment in Knox Academy to alter and extend the existing building to accommodate additional teaching space, catering and toilet provision. It is anticipated the cost of the proposed works will be met from developer contributions already held by the Council and consequently will not give rise to an increased borrowing requirement. We therefore recommend these works are reinstated in the capital programme.

The exact scale and cost of these works are not finalised at this point but whilst the capacity breach isn't forecast until 2030 there are £452K of contributions that expire prior to 31/12/2027 and a further £2.17m that will expire if the Council does not have the project in the capital plan for spend between 2027 and 2030 to enable the continuing requirement to be invoked. Due to the complexity of the PPP contract and timescales for S75 contributions, works are required to progress imminently.

3.7 Macmerry Primary School

As a result of a forecast breach in capacity, a need has been identified for capital investment in Macmerry Primary School to provide alterations and refurbishment of the existing building to provide additional teaching and toilet provision. It is anticipated the cost of the proposed works will be met from developer contributions already held or due to be collected by the Council and consequently will not give rise to an increased borrowing requirement. We therefore recommend these works are reinstated in the capital programme.

3.8 Longniddry Primary School

As a result of a forecast breach in capacity, a need has been identified for capital investment in Longniddry Primary School to extend the existing

building to accommodate additional teaching and toilet provision. It is anticipated the cost of the proposed works will be met from developers' contributions already held or due to be collected by the Council. We therefore recommend these works are reinstated in the capital programme.

The immediate priority is a breach in early years provision in 2026 with the school roll due to breach in 2031. A review of requirements with early years is progressing to determine timing and development of the brief. This expansion can be carried out within the developers' contributions.

3.9 Windygoul Primary School

As a result of a forecast breach in capacity, a need has been identified for capital investment in Windygoul Primary School to extend the existing building to accommodate additional teaching space, changing facilities for the community spaces and toilet provision. It is anticipated the cost of the proposed works will be met from developers' contributions already held or due to be collected by the Council. We therefore recommend these works are reinstated in the capital programme to allow masterplan works to be undertaken in the first instance.

The breach in capacity is projected in 2031 but S75 contributions are linked into changing facilities for the community spaces which requires to progress sooner.

3.10 Preston Lodge High School

As a result of a forecast breach in capacity a need has been identified for capital investment in Preston Lodge High School to alter and extend the existing building to accommodate additional teaching space and toilet provision. It is anticipated the cost of the proposed works will be met from developers' contributions already held or due to be collected by the Council and consequently will not give rise to an increased borrowing requirement. We therefore recommend these works are reinstated in the capital programme to allow feasibility works only currently.

The breach in capacity is currently projected in 2034 but has been previously pushed back with house building on sites elongated in timescales and forecast pupil roll projections reducing. Therefore, we recommend planning works commence given the timescales involved in the PPP Contract to reconfigure school internally and potentially have a small extension to increase capacity.

3.11 Pinkie St Peters Primary School

As a result of a planning requirement, a need has been identified for capital investment in Pinkie St Peters Primary School to deliver an additional pitch. We therefore recommend these works are reinstated in the capital programme.

Whilst the works to expand the school are complete the remaining works will replace the pitch capacity lost under the expansion of the school to meet the planning requirement for the project. There are no developer

contributions remaining so this will result in a borrowing requirement for the Council.

Projects recommended remain paused on the Capital Budget pending a further review at the end of 2025.

3.12 Wallyford Primary School

There is a capacity breach forecast for 2030. Options to increase capacity will need to be considered, taking into account the current roll and future projections. Review again once roll projections are updated at the end of 2025.

There are £8m secured developers' contributions for phase 2 mainly relating to Dolphingstone development; however, these may not cover the total cost of the extension due to significant construction cost increases.

3.13 Rosehill High School

There is a capacity breach forecast for 2032. This should be reviewed once roll projections are updated at the end of 2025.

3.14 North Berwick High School

There is no imminent breach forecast but there are contributions remaining. This should be reviewed once roll projections are updated at the end of 2025.

3.15 Preston Tower Lower Campus

Upgrades are required to improve condition. This should be reviewed in a year.

3.16 Prestonpans Upper Campus

Upgrades are required to improve condition. This should be reviewed in a year.

4 POLICY IMPLICATIONS

- 4.1 The Council has a statutory responsibility to provide Education and associated infrastructure. The requirements recommended in most cases are proposed to meet an increase in capacity through use of developer contributions.

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 An Equality Impact Assessment has not been conducted prior to the drafting of this report.

6 RESOURCE IMPLICATIONS

- 6.1 Financial –the delivery of these projects will require the use of education S75 contributions received along with an element of capital borrowing. There are several projects which will be fully funded by developer contributions but the estimated timing of receipt of these means that the Council will initially need to partly fund via borrowing which will be offset completely in future years once all contributions are received. The projects would require to be reinstated in the Capital Plan.
- 6.2 Personnel – Considerations required on resourcing and contractor availability to deliver these projects along with other capital works.
- 6.3 Other – None

7 BACKGROUND PAPERS

- 7.1 Appendix 1 – Summary of proposed expenditure relating to project recommended to be reinstated on the capital plan.

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DATE	09/06/25

	Proposed Capital Plan								
	Year 1	Year 2	Year 3	Year 4	Year 5	5 Year Total	External Funding	GCG funding Borrowing Requirement	Comment
	2025-26	2026-27	2027-28	2028-29	2029-30				
Pause Project for review									
Elphinstone Primary - extension	626	1,469				2,095	-2,095	-	Additional teaching and toilet provision to be developed within existing contributions
Knox Academy Extension	342	110	120	2,050		2,622	-2622	-	Stage 1 works for design and additional toilets and catering capacity only at this time. Breach in 2030 further expenditure required but within contributions
Letham Primary - Extension	55	318	3,336	963		4,672	-2760	1,912	Extension for additional teaching, GP and toilets
Longniddry Primary - extension	507	1500	1500	500		4,007	-4,007		Additional early years, teaching and toilet provision to be developed within existing contributions
Macmerry Primary - extension		521	502			1,023	-1,023		Additional teaching, toilet provision
North Berwick High School - Extension (phase 2)									Remain paused - review end of 2025
Pinkie St Peter's Primary - sports hall extension		484				484		484	Pitch to meet planning requirement
Preston Lodge High School - extension (phase 1)		1000				1,000	-1,000		Breach 2034 feasibilty works only at this time
Prestonpans Primary - upgrades								-	Remain paused - review end of 2025
Wallyford Primary - New School - Phase 2								-	Remain paused - review end of 2025
Wallyford Learning Campus- Phase 2								-	Remain paused - review end of 2025
Windygoul Primary - extension		104	540			644	-644	-	Masterplan works and pavilion
Total	1530	5,506	5,998	3513	54	16,547	-14,151	2396	

