

# Proposal to establish a new non-denominational Primary School and Nursery Classes at Builyeon Road and undertake primary school catchment changes in Queensferry

Affecting Echline Primary School, Queensferry Primary School and Queensferry High School

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## **1 Introduction**

- 1.1 We are proposing that a new non-denominational primary school and nursery classes be built in the 'Builyeon Road' housing development site in Queensferry. The new school will be aligned to Queensferry High School.
- 1.2 The new school will require a catchment area and we have developed two possible options for the new school's catchment. Both options are designed to take pressure off Queensferry Primary School. Under both the catchment options a change would be required to the catchment areas of Echline Primary School and Queensferry Primary School.
- 1.3 **This consultation provides you with an opportunity to share your views on the proposal for a new school and the options proposed for its catchment area.**
- 1.4 This consultation paper lets you know why we think a new school is required at Builyeon Road and the possible implications of the catchment change options proposed. It also sets out the consultation process and the means and timescales for submitting your views.
- 1.5 If the proposal to establish a new school is accepted, it could open in August 2027 at the earliest. This means that the catchment changes could be effective from November 2026 in time for the P1 registration process.
- 1.6 Neither of the catchment change options would affect pupils already attending a school. Appendices [2\(a\)](#) and [2\(b\)](#) include maps showing the proposed catchment change options.

### **Have Your Say**

- 1.7 Your views will help inform the final decisions about the delivery of a new school and its catchment areas. For more information and to give us your views please visit our website:

[www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad)

- 1.8 Our website includes an online questionnaire. A copy of the questionnaire is included in [Appendix 3](#). This can also be returned by email or by post to the addresses below:

Email: [builyeonroad@edinburgh.gov.uk](mailto:builyeonroad@edinburgh.gov.uk)

Or write to: Builyeon Road Consultation, 1.6 Waverley Court, 4 East Market Street, Edinburgh, EH8 8DG

**Get your views to us by 5pm on Tuesday 31 October 2023.**

- 1.9 We will also be holding a public meeting where you can come and find out more about the proposals and options and give us your views:

Date	Time	Venue
Tuesday, 3 October	18:00 – 20:00	Queensferry High School

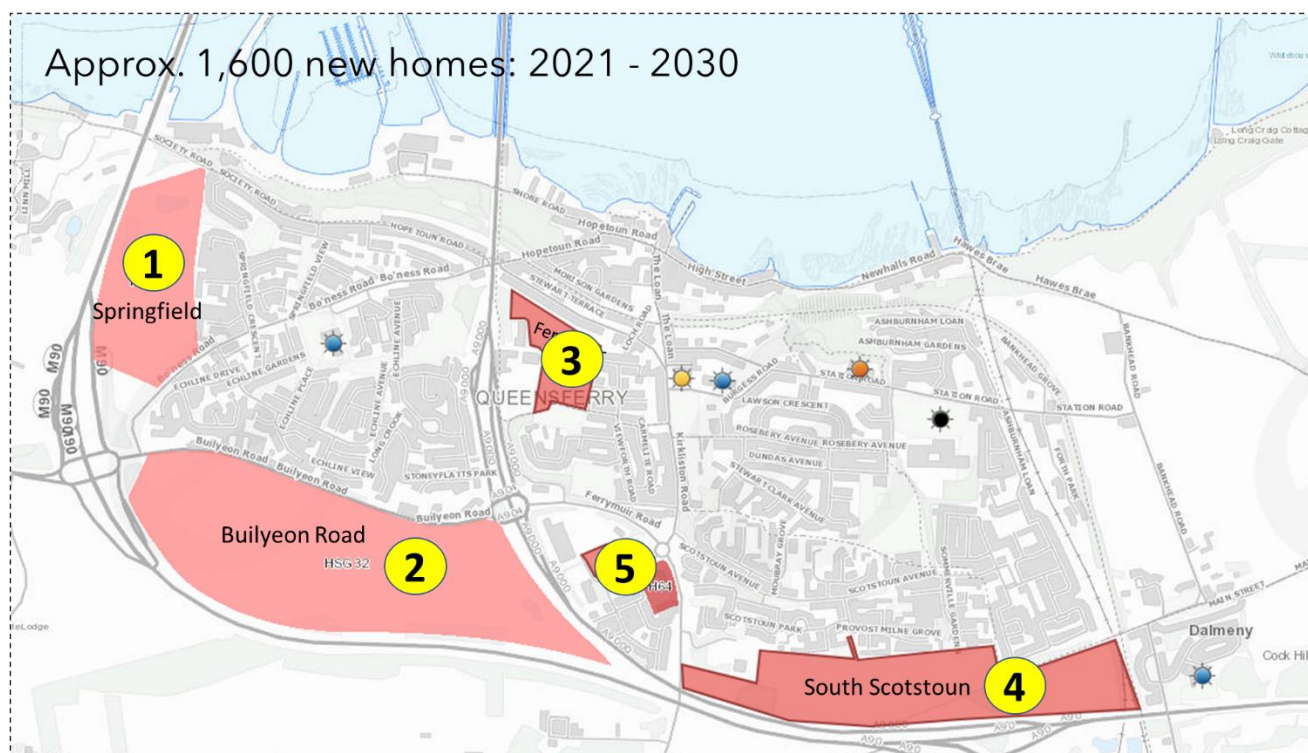
- 1.10 In addition, we will hold drop-in public information events at Echline Primary School and Queensferry Primary School where you can speak with a Council Officer, find out more about the proposals and share your views:

Date	Time	Venue
Tuesday, 26 September	15:00 – 19:00	Queensferry Primary School
Thursday, 28 September	15:00 – 19:00	Echline Primary School

## 2 Background and Context

- 2.1 In 2012 there were 767 (687 ND) primary school pupils living in the Queensferry, Echline and Dalmeny areas. In 2022 that had increased by 24% to 950 primary school pupils. The main reason for this increase has been new housing development.
- 2.2 More housing is being built in Queensferry and the existing primary schools will not have enough capacity for the new pupils from these houses. This is why we are proposing to build a new primary school at Builyeon Road.
- 2.3 The map in *Figure 1 (below)* shows the major new housing developments in Queensferry. These new homes are already occupied, currently under construction or are planned for construction by 2030. The table below *Figure 1* shows the number of new homes in each development and the number of pupils we estimate it could generate once it is complete.

**Figure 1: New Housing Development in Queensferry**



		Flats	Houses	Estimated Total Primary Pupils*	Pupils Already Generated	Pupils Still to Come
1	Springfield (LDP HSG 1)	60	89	41	0	41
2	Builyeon Road (LDP HSG 32)	558	360	210	0	210
3	Ferrymuir Gait (RWELP HSG)	30	83	35	0	35
4	South Scotstoun (LDP HSG 33)	80	263	104	21	83
5	Land at Ferrymuir	49	27	17	0	17
	<b>TOTAL</b>	<b>777</b>	<b>822</b>	<b>407</b>	<b>21</b>	<b>386</b>

\*Shows only Non-denominational pupils. It is estimated a further 53 Roman Catholic pupils will be generated.

### Existing Primary School Provision in Queensferry

2.4 There are currently three non-denominational primary schools in the Queensferry area:

- Dalmeny Primary School
- Echline Primary School
- Queensferry Primary School.

- 2.5 The map in [Appendix 1](#) shows the current catchment areas for these schools. Pupils living in a school's catchment area may attend that school or can make a placing request to another school if it has places available.
- 2.6 St Margaret's RC Primary School's also serves the Queensferry area. It has capacity for 210 pupils and has an estimated roll of 99 pupils in 2023/24. Accordingly, it has sufficient spare capacity to accommodate the 53 Roman Catholic pupils estimated to be generated by new housing in Queensferry. For this reason, we do not propose any changes to St Margaret's RC Primary School or its catchment area.
- 2.7 *Table 1* below lists the estimated total roll of Queensferry's three non-denominational primary schools in 2023/24. It also shows the number of classrooms each school has and its notional capacity.

***Table 1: Non-denominational Primary Schools in Queensferry, Rolls, Number of Classrooms and Capacity***

School	Estimated Roll (2023/24)	Classrooms	Notional Capacity
Dalmeny Primary School	81	5	112
Echline Primary School	286	14	420
Queensferry Primary School	542	21	630
<b>Total</b>	<b>909</b>	<b>40</b>	<b>1,162</b>

- 2.8 *Table 1* shows that 253 places are estimated to be available at schools in Queensferry in August 2023. However, three of Queensferry Primary School's classrooms are a temporary arrangement utilising space in the Queensferry Early Learning and Childcare Centre. We are working on a permanent solution which we will progress once this consultation has been completed. This is so that we have confirmation of the number of classrooms the school will require in the long-term.
- 2.9 Echline Primary School's capacity also includes three temporary classrooms. Its capacity without these classrooms would be 315 pupils. We plan to replace these temporary classrooms with a permanent solution after the new school opens.

#### *Previous Engagement*

- 2.10 A new school in Queensferry was included as an action in the Local Development Plan in 2016. At that time, we estimated that the new school would be built by August 2023. However, the Builyeon Road site in which the school was to be built was delayed due to Covid and a longer than anticipated Planning process.

- 2.11 The South Scotstoun housing development was not delayed to the same extent and has generated pupils before a new school is ready. This has placed pressure on Queensferry Primary School.
- 2.12 In 2020 we undertook a statutory consultation to change the catchment areas of Echline and Queensferry Primary Schools. This was to take some of the pressure off Queensferry Primary School. The areas around Cluffet, Cluffet Brae, Farquhar Terrace, Forth Place, Inchgarvie Park, Society Road, Walker Drive, Port Edgar and the western end of Stewart Terrace become part of the catchment area of Echline Primary School rather than Queensferry Primary School. This change was implemented in November 2020.
- 2.13 The 2020 consultation also highlighted that some people had concerns about pupils from South Scotstoun area travelling to a school at Builyeon Road.
- 2.14 A stakeholder group with parent representatives from all the primary schools in Queensferry and other community members was formed in March 2022. This group considered the best way of engaging with people to discuss the risks and opportunities a new primary school may present. A focus of the discussions was on the catchment area for the new school. Many people thought that extending Queensferry Primary School would be better than changing its catchment area. However, we now know that Queensferry Primary School could not be extended sufficiently, and that some catchment change will be necessary.

### 3 Proposal Summary

#### Summary of Proposal

- 3.1 The previous section of this paper illustrated why there is a requirement for additional primary school capacity in Queensferry. Existing schools cannot accommodate the number of additional pupils that will be generated from new housing.
- 3.2 Accordingly, we propose the following:
- 1) That a new non-denominational primary school and nursery classes be established within the 'Builyeon Road' housing development by August 2027 at the earliest;
  - 2) That a catchment area for the new school be drawn to include the entirety of the Builyeon Road housing development, the properties on the north side of Builyeon Road facing the new development (1- 50 Echline) **and** one of the following changes to existing catchment areas:

#### **Option 1** ([see map in Appendix 2a](#))

- Realign the Ferrymuir area of Queensferry Primary School's catchment with the new school at Builyeon Road; **and**



- Realign the **west** side of the South Scotstoun housing development in Queensferry Primary School's catchment area with the new school at Builyeon Road.

**Option 2** ([see map in Appendix 2b](#))

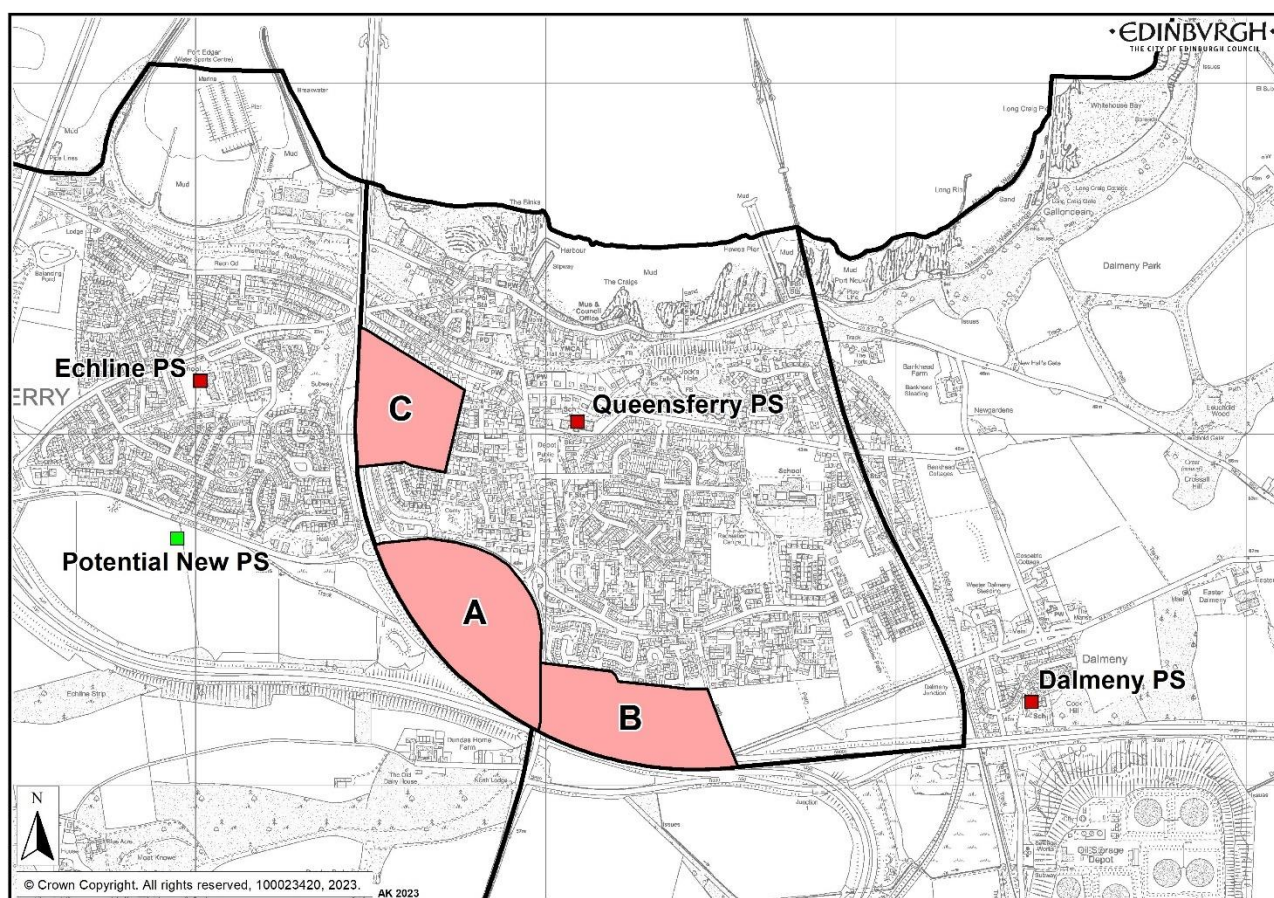
- Realign Ferrymuir Gait area of Queensferry Primary School's catchment with Echline Primary School; and
- Realign the Ferrymuir area of Queensferry Primary School's catchment with the new school at Builyeon Road.

## Implications of Different Catchment Options

3.3 The map below shows the areas of Queensferry Primary School's catchment identified in this paper (labelled as A-C).

3.4 The table below the map shows how these areas have been combined to give two solutions that we believe sufficiently reduce the pressure on Queensferry Primary School. It also shows the impact of the changes on the estimated peak rolls and capacity requirements of each school.

**Figure 2: Areas affected by catchment change proposals**



OPTION	Summary	Dalmeny PS	Echline PS	New Primary	Queensferry PS
1	Ferrymuir (A) to New School + West South Scotstoun (B) to New School	No change. Capacity for 112 pupils (5 classes), peak roll 84 pupils.	Permanently increase capacity to 420 pupils (14 classes). Peak roll projected 356 pupils.	Built initially with capacity for 315 pupils (12 classes). Peak roll 312 pupils.	Permanently increase capacity to 630 pupils (21 classes). Peak roll projected 614 pupils.
2	Ferrymuir (A) to New School + Ferrymuir Gait (C) to Echline PS	No change. Capacity for 112 pupils (5 classes), peak roll 84 pupils.	Permanently increase capacity to 420 pupils (14 classes). Peak roll projected 391 pupils.	Built with capacity for 294 pupils (11 classes). Peak roll 262 pupils.	Permanently increase capacity to 630 pupils (21 classes). Peak roll projected 629 pupils.

## 4 Proposal Details and Objectives

### A New Primary School at Builyeon Road

#### *New School Site and Design*

- 4.1 The map below (Figure 3) shows where the new school would be built in the Builyeon Road housing development. The new school would be opposite the current Echline Park bus stop on Builyeon Road.

**Figure 3: New Primary School Site at Builyeon Road**



- 4.2 The proposed school site is 2 hectares. This site size meets the requirements of the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. It includes an area for school playing fields.
- 4.3 The new school would be built to Passivhaus or equivalent standard. This means that it would have very efficient energy use and contribute to the Council's ambitions to be a net-zero city.



- 4.4 If the proposals in this consultation paper are approved the new school would open in August 2027 at the earliest.
- 4.5 The new school's name would be decided at a later date as part of a separate consultation.

#### *Staffing for the New School*

- 4.6 In addition to teaching and support staff, there would be a requirement to create and fill all the management and non-teaching staff positions associated with running a primary school. These positions would include a Head Teacher, a Business Manager, admin/clerical staff, dining room staff and janitorial staff.
- 4.7 The Head Teacher for the new school would be appointed at least six months before the new school opens. This would allow the Head Teacher to take time to appoint staff, oversee the completion and occupation of the building and establish relationships within the new school community. This would include forming a parent body and promoting the school to its potential users and community.

#### *Early Years*

- 4.8 In addition to primary classes, the school would include nursery classes in a purpose-built Early Learning and Childcare Centre (ELCC) offering pre-school spaces for children from 0-5 years old.

#### *Capacity*

- 4.9 The new school would be future-proofed by designing it so that it can be extended at a future time if that becomes necessary. This is necessary as the number of pupils that we think will be generated from new housing developments is only an estimate.
- 4.10 The initial size of the new school would be dependent on the size of its catchment area. We would like your views on what the catchment area for the new school should be. The sections that follow explain the possible catchment options and their impact on existing schools.

#### *Populating the New School*

- 4.11 If the proposals in this paper are approved, then the catchment area for the new primary school would apply from the start of the P1 registration process in November 2026 prior to the opening of the new school in August 2027.
- 4.12 Pupils eligible to start school in August 2027 and living within the catchment area of the new school when registrations opened in November 2026 would be expected to make a non-catchment placing request if they wished to attend a school other than their new catchment school.
- 4.13 If pupils in the new school's catchment have a sibling in the school they make a non-catchment placing request to then they will be given priority over other non-catchment placing requests.

- 4.14 All P1 to P6 pupils living in the catchment area of the new school in November 2026 could also apply for a place at the new school for the start of the school year in August 2027. However, classes in upper year groups will only be created where there is sufficient demand. There would be no mandatory transfer for pupils already attending another primary school.
- 4.15 Standard processes for the placement of non-catchment pupils making a placing request to the new school for August 2027 would apply, however, places for catchment pupils would be reserved at each stage through the school year. The number of places to be reserved would be determined by a Working Group according to predicted housing completions for that year.

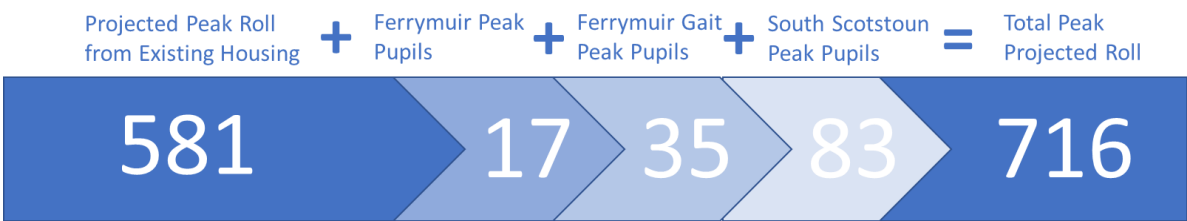
**Options for the New School’s Catchment Area**

- 4.16 The new school’s catchment area would include the full extent of the Builyeon Road housing development in which it would be located. The development’s boundary is shown in *Figure 3* (above) by the red line. This development is estimated to generate 210 pupils which means that the new school will accommodate at least 7 primary classes.
- 4.17 However, we also need the new school to reduce pressure on Queensferry Primary School.

**Queensferry Primary School**

- 4.18 Queensferry Primary School’s estimated roll in August 2023 is 540 primary pupils. The school’s capacity will increase in 2023/24 to 630 pupils. If the Ferrymuir, South Scotstoun and Ferrymuir Gait housing developments are excluded we estimate that the school roll could grow as high as 581 pupils.
- 4.19 *Figure 4*, below, shows the potential impact of including new housing in Queensferry’s peak roll projection. The additional housing planned at Ferrymuir is currently estimated to generate 17 additional pupils for Queensferry Primary School. The additional housing planned at Ferrymuir Gait is estimated to generate 35 additional pupils for Queensferry Primary School. The housing at the South Scotstoun development has already generated 21 pupils for Queensferry Primary School. We estimate that it will generate a further 83 pupils. This gives a total projected roll of up to 716 pupils at Queensferry Primary School requiring up to 26 classes.

**Figure 4: Projected peak roll at Queensferry Primary School**



- 4.20 We do not think that Queensferry Primary School’s supporting spaces, such as the dining hall are sufficient to support more than a 21-class capacity.

- 4.21 This means that we need to reduce Queensferry Primary School's catchment area population by around 86 pupils to fit within a capacity of 630 pupils. We can do this by realigning some areas of Queensferry Primary School's catchment with other schools.
- 4.22 The sections below describe two catchment change options we think sufficiently reduce pressure on Queensferry Primary School and make best use of the capacity available at the new primary school at Builyeon Road:

## 5 Option 1 – Realign Ferrymuir and West South Scotstoun

### Summary

- Realign the Ferrymuir area of Queensferry Primary School's catchment with the new school at Builyeon Road; and
- Realign the **west** side of the South Scotstoun housing development in Queensferry Primary School's catchment area with the new school at Builyeon Road.

- 5.1 The map in [Appendix 2\(a\)](#) shows the proposed catchment areas if Option 1 were to be implemented. This section describes these changes in more detail.

### Ferrymuir

- 5.2 The area of Queensferry Primary School's catchment that is closest to the new school at Builyeon Road is Ferrymuir (shown as Area 'A' in *Figure 5* below):

***Figure 5: Ferrymuir area of Queensferry Primary School's catchment that could be realigned with the new primary school at Builyeon Road***



- 5.3 There are 35 Queensferry Primary School pupils currently living in the Ferrymuir area. A further 17 pupils are projected from the additional housing proposed for this area.

- 5.4 When added to the peak number of pupils generated by the Builyeon Road development, this would mean a peak roll for the new school of 262 pupils (11 classes).
- 5.5 Realigning the 52 pupils estimated to be generated by the Ferrymuir area would not alone be sufficient to resolve the accommodation pressures at Queensferry Primary School. It must be combined with realignment of other areas to reduce Queensferry Primary School's catchment by the required 86 pupils.

#### **South Scotstoun (West)**

- 5.6 The South Scotstoun housing development could be split by school catchment boundaries into east and west sections. The site plan in *Figure 6* shows the west section (outlined in blue) and the east section (outlined in yellow).

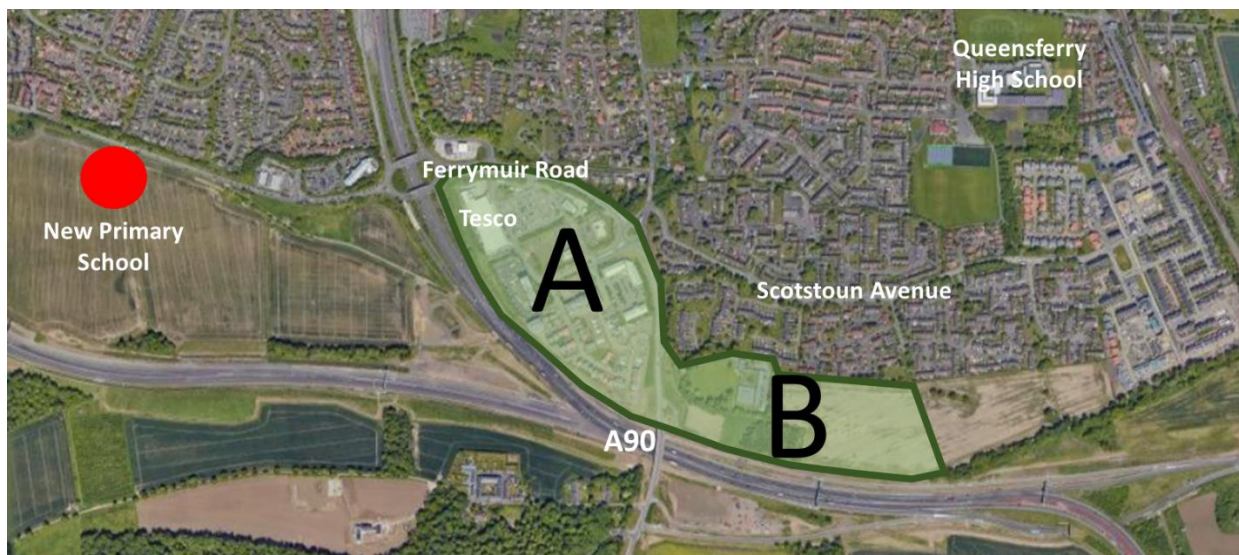
***Figure 6: West South Scotstoun (blue outline) in Queensferry Primary School's catchment could be realigned with the new primary school at Builyeon Road***



- 5.7 The west section (blue) of the south Scotstoun development is estimated to generate 50 primary school pupils. When added to the 52 pupils estimated from the Ferrymuir area, this would address accommodation pressures at Queensferry Primary School and create a peak roll of 312 pupils (12 classes) at the new school on Builyeon Road.
- 5.8 The map in *Figure 7* (below) shows the Ferrymuir area (A) and the west section of south Scotstoun (B).

***Figure 7: Ferrymuir area (A) and West South Scotstoun (B) are in Queensferry Primary School's catchment and could both be realigned with the new primary school at Builyeon Road.***





## Access and Travel Routes

5.9 Both area A and area B in *Figure 7 (above)* are closer to Queensferry Primary School than they are to the new primary school on Builyeon Road.

- Area A is approximately 0.51 miles from Queensferry Primary School and 0.64 miles from the new primary school on Builyeon Road.
- Area B is approximately 0.76 miles from Queensferry Primary School and 1.03 miles from the new primary school on Builyeon Road.

5.10 The routes from Ferrymuir and from West South Scotstoun to the new primary school at Builyeon Road both require that pupils travel along Ferrymuir Road and cross the Echline Junction (A9000) roundabout. This is currently not a desirable school route as there are a number of potential hazards. Travel within the Queensferry area is focused on journeys from north to south rather than east to west.

5.11 However, the Council's [Local Development Plan](#) identifies a number of actions to improve travel by walking, wheeling and cycling in the Queensferry area. A consultation undertaken in 2022 sought people's views on what changes to existing infrastructure should be made to provide safer routes in Queensferry. The full report can be found here:

<https://consultationhub.edinburgh.gov.uk/sfc/southqueensferry/>

5.12 In summary, a final concept design developed following feedback from the consultation includes:

- changing the north side of the Echline Junction into a dedicated walking, wheeling and cycle route;
- segregated walking and cycling routes and pedestrian improvements along Ferrymuir Road;
- a new pedestrian crossing around the area of the Shell garage and Tesco.

An extract of the full details, showing detailed plans of the proposed improvements to this area can be found [here](#).

- 5.13 Sustrans funding has been secured to allow this concept design work to progress to the next stage. If, through this consultation, approval is given to realign the Ferrymuir or Ferrymuir and West South Scotstoun areas with a new school in Builyeon Road then this work will be accelerated to ensure as many of these improvements are in place as possible before the new school opens.

## **6 Option 2 – Realign Ferrymuir and Ferrymuir Gait**

### **Summary**

- Realign Ferrymuir Gait area of Queensferry Primary School's catchment with Echline Primary School; and
- Realign the Ferrymuir area of Queensferry Primary School's catchment with the new school at Builyeon Road.

- 6.1 The map in [Appendix 2\(b\)](#) shows the proposed catchment areas if Option 2 were to be implemented. This section describes these changes in more detail.

### **Echline Primary School**

- 6.2 Echline Primary School's current roll is 303 primary pupils. The school has a notional capacity of 420 pupils (14 classes). This includes temporary classrooms.
- 6.3 Echline Primary School's catchment area includes the Builyeon Road and Springfield housing developments. Pupils from the Builyeon Road development will attend the new primary school being built as part of this development.
- 6.4 We estimate that without the Builyeon Road or Springfield developments Echline Primary School's peak roll would be 314 pupils requiring 12 classes.
- 6.5 The Springfield development is estimated to generate 42 pupils. This means an estimated peak roll of 356 pupils at Echline Primary School. This would require 14 classes. We propose replacing the temporary classrooms with permanent classrooms to accommodate the Springfield development at Echline Primary School. We think that geographically, the Springfield development is a better fit with Echline Primary School than the new primary school on Builyeon Road.
- 6.6 There are 47 existing residential properties on Builyeon Road (1- 50 Echline) with a southern aspect, facing the new development and adjacent to the site of the proposed school location. We recommend the realignment of these properties to the new school catchment area to benefit any future pupils living in this immediate proximity.

### ***Ferrymuir Gait***

- 6.7 The new housing development at Ferrymuir Gait (shown as area 'C' in *Figure 8* below) is estimated to generate 35 primary school pupils.

***Figure 8: Ferrymuir Gait (C) in Queensferry Primary School's catchment could be realigned with Echline Primary School***



- 6.8 Queensferry Primary School is the closest school to the Ferrymuir Gait development. However, it would be possible to realign this development with Echline Primary School.
- 6.9 Echline Primary School has an estimated peak roll (including the Springfield development) of 356 pupils. With capacity for 420 pupils the additional 35 pupils estimated to be generated by the Ferrymuir Gait development could also be accommodated.
- 6.10 Realigning the 35 pupils we estimate could be generated by the Ferrymuir Gait development would not be enough on its own to resolve the accommodation pressures at Queensferry Primary School.

### **Ferrymuir**

- 6.11 The Ferrymuir area (shown as Area 'A' in *Figure 4* above) is estimated to generate 52 pupils at its peak. When combined with the 35 pupil reduction achieved by realigning the Ferrymuir Gait area (shown as Area 'D' in *Figure 8* above) with Echline Primary School this could reduce Queensferry Primary School's catchment population by up to 87 pupils. This would give an estimated peak roll of 629 pupils at Queensferry Primary School.

### **Access and Travel Routes from Ferrymuir Gait (Area C) to Echline Primary School**

- 6.12 Area 'C' in *Figure 8* is considerably closer to Queensferry Primary School than to Echline Primary School. It is approximately 500m from Queensferry Primary School and 1,000m from Echline Primary School.
- 6.13 To access Echline Primary School pupils from the Ferrymuir Gait area are required to pass under the Forth Road Bridge via the footpath to Bo'ness Road. A lit footpath into the Echline estate can then be followed, requiring very few road crossings.
- 6.14 While it is a shorter route, accessing Queensferry Primary School requires pupils from Ferrymuir Gait to cross the busy Kirkliston Road.

## **7 Educational Benefits**

- 7.1 The principal educational advantage of the proposal is that it addresses future sufficiency issues at Echline Primary School and Queensferry Primary School and will enable the Council to continue to provide catchment school places for catchment children.
- 7.2 The catchment options available will mean that Queensferry Primary School will have less pupils once the new school is operational than they otherwise would have. This will reduce pressure on school facilities and allow more flexible lesson timetabling.
- 7.3 The catchment options provide the opportunity to distribute the pressure arising from new housing development more evenly across primary schools in Queensferry. They will ensure that all schools in the area have a viable and sustainable school roll with flexibility to support a variety of learning and teaching approaches aligned to the Curriculum for Excellence.
- 7.4 The proposed catchments will allow teacher staffing levels and pupil numbers to be more sustainable and efficient in their distribution. Children will be able to learn within a variety of peer group opportunities.
- 7.5 The delivery of a solution to the accommodation pressures these new housing developments represent will also provide those moving into the new developments with some certainty about the schooling options available to them.
- 7.6 The educational benefit to pupils attending the proposed new school will be that they will experience a modern, state-of-the-art learning environment designed to be accessible to all, creating a sense of pride in the learners and staff alike and helping to build a positive ethos in the new school. The new environment will promote creative and engaging teaching approaches and offer facilities that will encourage health and wellbeing, participation in sport, and outdoor learning. The provision of nursery accommodation on the site would allow for a seamless progression in learning from nursery to P1.
- 7.7 The principal educational disadvantage of the proposal is that it includes within the options significant catchment changes to Queensferry Primary School which has received positive assessments when evaluated against Quality Indicators. However, until the new school at Builyeon Road is operational a comparison of its Quality Indicators against those of Queensferry Primary School is not possible.



## 8 Financial Considerations

### Capital Works Required

- 8.1 The cost of constructing the new school at Builyeon Road will depend on what capacity it is built too initially. The proposed size of the new school would be 12 classes under Option 1 or 11 classes under Option 2. Table 2, below, provides a cost estimate for both options. These costs are based on the Council's recent experience with new school designs at Maybury and Newcraighall.

**Table 2: Cost Summary**

	Option 1	Option 2
<b>New School at Builyeon Rd</b>		
Number of Classes	12	11
Estimated Capital Construction (based on Q4 2021 prices)	£19.6m	£18.6
Site Acquisition and Remediation	£5.4m	£5.4m
<b>Estimated Total Capital Costs of New School</b>	<b>£25.0m</b>	<b>£24.0m</b>

- 8.2 A new school would lead to an increase in revenue costs. This is because, in addition to the additional teaching and support staff, there would be a requirement to create and fill all the management and non-teaching staff positions associated with running a separate primary school. These positions would include a Head Teacher, a Business Manager, admin/clerical staff, dining room staff and janitorial staff.
- 8.3 The creation of a new school building would also result in additional building running, maintenance and repair costs for the school estate.
- 8.4 The estimated additional revenue costs are set out in Table 3. These figures include an estimated average annual repair spend based on BCIS standard rates. The maintenance burden for the new building is likely to be low in the short to medium term but would increase over time.

**Table 3: Annual Revenue Cost Summary**

Estimated Additional Staffing Costs (based on 2016 salary levels)	Teaching Staff	£1,156,605
	Non-teaching staff	£1,122,217
	Non-staffing	£27,407
	<b>Staffing Total</b>	<b>£2,306,229</b>
Estimated Additional Premises Costs (based on BCIS standard rates)	<i>Includes: Rates &amp; Services; Utilities; Repairs &amp; Maintenance</i> <b>Premises Cost Total</b>	<b>£327,050</b>
<b>Estimated Additional Revenue Costs</b>	<b>£2,633,279</b>	

## Funding

- 8.5 The financial implications on future capital and revenue budgets of the adopted LDP Action Programme, which includes the proposed new school, were reported to the Finance and Resources Committee on [1 February 2019](#). This report identifies the risks associated with securing developer's contributions for LDP education infrastructure and requested that the initial budgets required to progress this new school project are established in the Capital Investment Programme through the Council's budget setting process.
- 8.6 Should this consultation ultimately lead to a commitment to a new school on the site proposed, a Business Case would be developed for this project. The Business Case would be presented to the appropriate Council Committees once finalised to seek approval for any additional capital funding necessary to be identified in the Council's the Capital Investment Programme.

## 9 Indicative Construction Timescales

- 9.1 The timescales for the delivery of the new school at Builyeon Road are dependent on the necessary funding being approved and provided to deliver the project.
- 9.2 Table 4 sets out the indicative design and construction timescale, based on an assumed date of initiation after Council approval in March 2024. This timescale is subject to the site being available prior to the start of construction.

**Table 4: Indicative Construction Timescales**

Conclusion of consultation and approval of solution to be progressed	March 2024
Design Team appointments and Early Engagement	+3 months
Feasibility	+4 months
Design Development to RIBA Stage 2	+3 months
Design Development to RIBA Stage 3 (submit for Planning)	+3 months
Design Development to RIBA Stage 4 and completion of planning	+4 months
Enabling Works on site	Concurrent
Complete construction contract tender process and award contract	+5 months
Construction Completion of New Build	+14 months
<b>Estimated Opening Date</b>	<b>August 2027</b>

## **10 Consultation Process**

10.1 The Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014, sets out the statutory consultation requirements for:

- The establishment of a new school;
- The relocation of a stage of education;
- Changes to existing admission arrangements (such as catchment change); and
- The closure of a stage of education.

10.2 The prescribed consultees vary for each of the above. Although a closure is not proposed, the requirements for a closure encompasses all the necessary consultees and it is this process that will be followed to ensure full compliance with all the requirements of the Act. Accordingly, consultees will be as follows (where relevant):

- the Parent Council of any affected school;
- the parents of the pupils at any affected school;
- the parents of any children expected to attend any affected school within two years of the date of publication of the proposal paper;
- the pupils at any affected school (in so far as the education authority considers them to be of a suitable age and maturity);
- the staff (teaching and other) at any affected school;
- any trade union which appears to the education authority to be representative of the staff (teaching and other) at any affected school;
- the community councils (if any);
- the Roman Catholic Church;
- any other education authority that the education authority considers relevant;
- any other users of any affected school that the education authority considers relevant.

10.3 The extent of the consultation with pupils at the affected schools and the appropriate means of engaging with those pupils will be discussed in detail with each school's management team.

10.4 The consultation period will run for a 6-week period from Monday 11 September 2023 to Tuesday 31 October 2023 and the paper will be made available

electronically and in paper format and copies will be available for inspection at the Council Offices at Waverley Court, at Queensferry Library and at the schools affected by the proposals.

- 10.5 A public meeting will be held in respect of the proposal which will give interested parties a more formal opportunity to express their views. Representatives of the Council will be present at the meeting to outline the proposals, assist discussions and answer questions. A record of each public meeting will be taken by the Council.

Date	Time	Venue
<b>Tuesday, 3 October</b>	18:00 – 20:00	Queensferry High School

- 10.6 In addition, we will hold drop-in public information events at Echline Primary School and Queensferry Primary School where you can speak with a Council Officer, find out more about the proposals and share your views:

Date	Time	Venue
<b>Wednesday, 27 September</b>	15:00 – 19:00	Echline Primary School
<b>Tuesday, 26 September</b>	15:00 – 19:00	Queensferry Primary School

- 10.7 All comments received will be recorded and represented in the final report regarding the outcomes of the consultation, along with the Council's response to those comments. Individual responses will not be provided to submissions made during the consultation.

- 10.8 The Council website will contain information on the consultation and this will be updated as necessary  
[www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad)



- 10.9 Respondents are encouraged to use the response questionnaire which has been produced and is provided in [Appendix 3](#). The response questionnaire can be completed online at [www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad). Responses can also be e-mailed directly to [builyeonroad@edinburgh.gov.uk](mailto:builyeonroad@edinburgh.gov.uk) or posted to the following address:

Alex Kerridge  
City of Edinburgh Council  
Council Headquarters  
Waverley Court  
Level 1:6  
4 East Market Street  
Edinburgh EH8 8BG

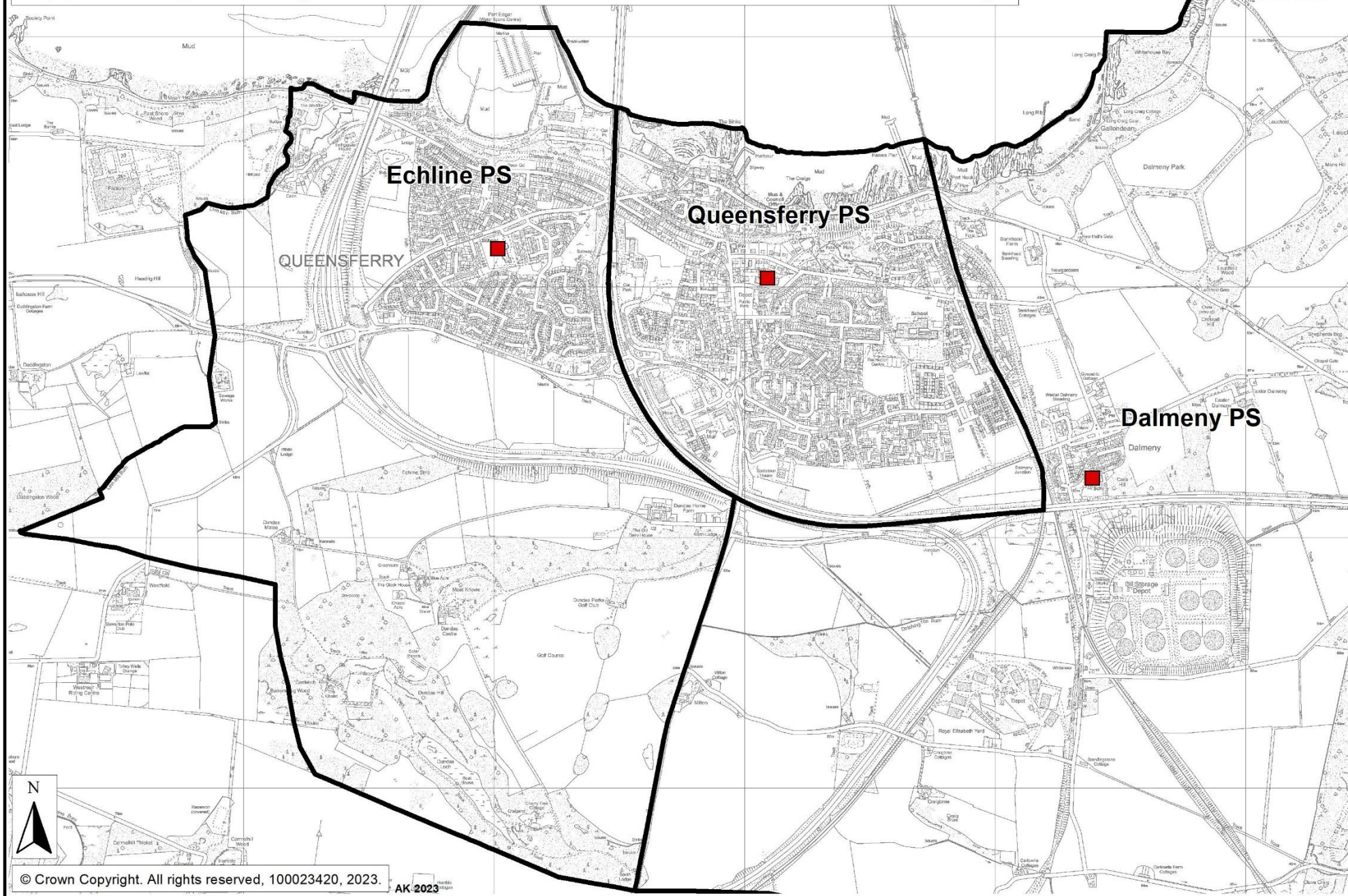
- 10.10 All responses, whether by letter, e-mail or using the online questionnaire should be received by **no later than close of business on Tuesday 31 October 2023**.
- 10.11 Once the public consultation phase finishes, details of the representations received will be issued to Education Scotland for their consideration of the



educational effects of the proposals. Education Scotland will issue a report on their findings which will be included in the final Council report on the consultation.

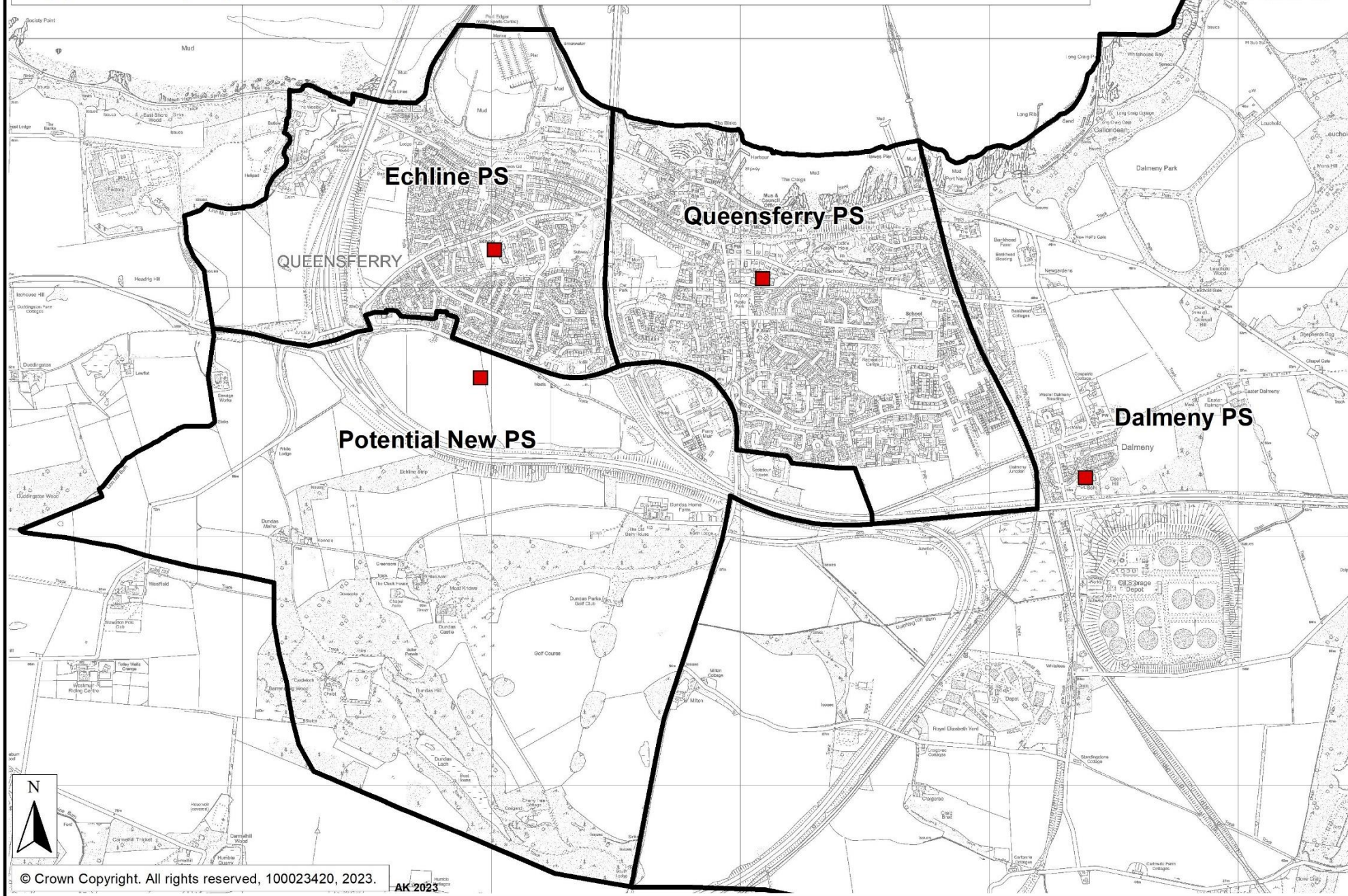
- 10.12 Following the conclusion of the consultation period and after consideration of the representations received and the views of Education Scotland on the educational benefits of the proposal, a report on the Outcomes of the Consultation will be presented to the Council for consideration. The report will be made publicly available and notification will be given to those individuals or groups that have made representations during the consultation period. The report will include a summary of written representations received during the consultation period and representations made at the public meeting along with the Council response to representations made and to any issues raised by Education Scotland.
- 10.13 It is anticipated that the consultation report, setting out recommendations, will be presented to a Meeting of the Council in January 2024. The report will be published three weeks in advance of the Council meeting.

## Appendix 1) Existing Primary School Catchment Areas in Queensferry





## Appendix 2) Option 1: Ferrymuir and west South Scotstoun to New School





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### **APPENDIX 3 – Response Questionnaire**

#### **Statutory Consultation proposing to establish a new non-denominational Primary School and Nursery Classes at Builyeon Road and undertake primary school catchment changes in Queensferry**

##### Introduction

Significant housing development has taken place in the Queensferry area and more development is expected by 2030. As school roll projections show that the additional pupils from the new housing will lead to school accommodation pressures, it is necessary to progress a statutory consultation in order that a new primary school in the area can be delivered. A site within the Builyeon Road housing development has been identified. Options have been formulated which would lead to the formation of a new catchment area for the school and potential changes to the catchment areas of Queensferry Primary School and Echline Primary School.

The full details of the proposal are available in the statutory consultation paper which you should read before completing this questionnaire. The statutory consultation paper is available online at [www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad) and copies are available at the affected schools and local libraries.

##### Why we are consulting?

The Council has a legal obligation to carry out a statutory consultation under the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014. The proposal put forward will have implications for families and we want to hear the views of anyone affected. All comments made during the statutory consultation period will be recorded and represented in a final report anticipated to be considered by Council in January 2024.

This questionnaire should be completed and returned by **no later than 5pm on Tuesday 31 October 2023**. All personal information in the questionnaire is for internal use only and will not be made public however the responses to questions 6 and 7 may be reflected either in whole, or in part, in the report to Council but on an anonymised basis. The questionnaire can be completed online at the following link [www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad) or can be completed in the following pages and returned to the following address:

Alex Kerridge  
City of Edinburgh Council  
Council Headquarters  
Waverley Court  
Level 1:6, 4 East Market Street  
Edinburgh EH8 8BG



Responses can also be made in writing to the address above or by e-mail to the following address [builyeonroad@edinburgh.gov.uk](mailto:builyeonroad@edinburgh.gov.uk).

### Question 1

What is your name?

Name

### Question 2

What is your email address?

Email

### Question 3

What is your postcode?

Postcode

### Question 4

What is your main interest in the consultation?

*Please select (tick) all items that apply:*

- ☐ Parent/Carer of school child
- ☐ Parent/Carer of school child with younger sibling/s
- ☐ Parent/Carer of pre-school child
- ☐ School Staff
- ☐ Pupil
- ☐ Local resident
- ☐ Local organisation
- ☐ Other

If you are answering on behalf of an organisation, or for other reasons, please explain below.

### Question 5

Do you have a child or children in a nursery or school at the moment?

*Please select (tick) only one item.*

Yes ☐

No ☐

If yes, please tell us the name(s) of their school or nursery classes.

☐ Dalmeny Primary School

☐ Dalmeny Primary School Nursery Class

☐ Echline Primary School

☐ Echline Primary School Nursery Class

☐ Queensferry Primary School

☐ Queensferry Primary School Nursery Class

☐ Queensferry High School

☐ Other (please specify below)

☐ St Margaret's RC Primary School

### Question 6

Do you support the proposal as detailed in the statutory consultation paper?

*Please select (tick) only one item.*

Yes (Option 1) ☐

Yes (Option 2) ☐

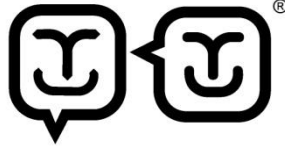
No ☐

If you do not support the proposal, please give your reasons below:

### Question 7

Do you have any other comments or suggestions?

Comments or suggestions can also be emailed to [builyeonroad@edinburgh.gov.uk](mailto:builyeonroad@edinburgh.gov.uk).



HAPPY TO TRANSLATE

আনন্দের সঙ্গে অনুবাদ করব ترجمہ کے لئے حاضر  
يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

You can get this document on tape, in Braille, large print and various computer formats if you ask us. We can also give information on community language translations. Please contact the Interpretation and Translation Service at **its@edinburgh.gov.uk** quoting the unique reference 23-9034.

Paper copies of the survey are also available on request.