**1. The Hamilton Buildings**

The former Royal High School buildings, situated below Calton Hill in Edinburgh, were designed by Thomas Hamilton and completed in 1829. For almost 200 years since, these buildings have proudly served their original purpose as a physical link between the city’s Old and New Towns. Today they are an exceptional example of the neo-classical architecture for which Edinburgh is famous and a testament to the importance that Scotland has long placed on access to excellence in education. Indeed, both of these aspects of Greek-revival architecture and excellence in education contributed to Edinburgh’s reputation as ‘The Athens of the North’.

Since the Royal High School closed its doors there in 1968, and after years of under-use and little or no maintenance, the Hamilton buildings have become increasingly dilapidated and are now in need of substantial investment to protect and preserve them.

In 2021, the City of Edinburgh Council (‘Council’) ran a competition to identify a suitable long-term occupier of the buildings, stipulating that their use must offer public access and benefit. The winner of the competition was the Royal High School Preservation Trust (‘RHSPT’), which was formed in 2015 specifically to conserve the history and heritage of the Hamilton buildings and to preserve them for appropriate uses commensurate with their history, and their Category A-listed and UNESCO World Heritage status.

RHSPT is to convert the buildings into a centre for performance and education, for the benefit of the people of Scotland.

There are three distinct elements to the proposal, involving each of RHSPT, the National Centre for Music (‘NCM’) and St. Mary’s Music School (‘SMMS’), the overview of which is:



**2. Royal High School Preservation Trust**

RHSPT is a Scottish charity, which is wholly controlled by Dunard Fund (also a Scottish charity), as Dunard Fund has the power to appoint a majority of RHSPT’s Trustees.

**2.1 RHSPT Purposes**

RHSPT’s charitable purposes are, in effect:

* to conserve the history and heritage of the Hamilton buildings
* to preserve these buildings for appropriate uses commensurate with their history, and both Category A-listed and UNESCO World Heritage status
* to identify a culturally suitable and economically sustainable use or uses for the campus, and
* to facilitate and oversee public access to and use of the campus.

RHSPT’s proposal is to repurpose the Hamilton buildings as a National Centre for Music which will:

* preserve, promote, and sustain the architectural integrity of this Edinburgh World Heritage site
* return the buildings to their original use as a school, but significantly expanded into a campus for all to enjoy
* align with the Council’s planning and educational aspirations now and into the future
* provide SMMS with a home befitting its talents and aspirations, and
* put culture and music at the heart of Edinburgh’s cultural offering to citizens and visitors alike.

**2.2 RHSPT’s Role**

RHSPT’s role is as formal tenant of a 125-year lease granted by the Council in 2022.

As such, RHSPT is responsible for:

2.2.1 the capital redevelopment of the Hamilton buildings and the entire campus, to create suitable homes for each of the NCM and SMMS, as a campus where people of all ages, abilities, backgrounds and experiences can come together and flourish through music, as a place which will encompass the widest diversity of musical genres and interests, and embrace the widest diversity of teachers, students, pupils and audiences, all under one roof, and as a centre with excellence at the heart of its teaching and accessibility at the heart of its engagement

2.2.2 fundraising for the redevelopment of the campus (working with the NCM)

2.2.3 ensuring the public functions of the campus, to be managed by the NCM, will be contained within the principal Hamilton building, with three new public performance spaces, including the refurbished Assembly Hall, whilst a new multi-functional hub in the West Pavilion will offer restaurant/café, gallery and visitor centre and new public green spaces to the west will significantly increase public access and greatly improve the visual setting of the Hamilton buildings and their link with the surrounding built and natural environment, and

2.2.4 enabling a modern and flexible educational site for SMMS, at the heart of campus, in its own sensitively designed buildings, situated to the north and east of the site, comprising teaching rooms and residential spaces for boarders.

**2.3 RHSPT’s Outcomes**

RHSPT will achieve its charitable purposes by:

2.3.1 carrying out the capital redevelopment of the campus

2.3.2 overseeing the successful maintenance of the campus, achieved by commissioning an annual maintenance and repair report and engaging subsequently with each of the NCM and SMMS to ensure that the report’s findings are appropriately fulfilled, and

2.3.3 ensuring that the terms of the sub-lease to the NCM (and the terms of the sub-sub-lease by the NCM to SMMS) are observed.

**3. National Centre for Music**

The NCM is to be a Scottish charity which will be wholly-controlled by both Dunard Fund and RHSPT which, between them, will have the power to appoint a majority of NCM’s Trustees.

NCM is expected to be a ‘holding name’ meantime.

**3.1 NCM’s Purposes**

The NCM’s purposes are, in effect:

* to develop and manage a world-class centre for music education and public performance at the campus, and
* to provide cultural, community and public benefit to and for the people of Scotland and beyond.

**3.2 NCM’s Role**

*[\* working with SMMS]*

The NCM will be the formal sub-tenant of RHSPT.

As such, the NCM will be responsible for:

3.2.1 employing a Development Director to lead on funding applications to do with the creation of, and the revenue funding needed in the long-term for ,all public-facing elements (including the Assembly Hall, restaurant/café and green spaces) and social outreach, whilst also overseeing and co-ordinating all fundraising undertaken by each of RHSPT and SMMS

3.2.2 holding a £10m permanent endowment fund for the maintenance and insurance of the campus (excluding the parts for which SMMS is responsible)

3.2.3 ensuring adequate insurance cover for the whole campus (excluding the parts for which SMMS is responsible), either directly or through the Council

3.2.4 undertaking all pro-active and reactive maintenance at the campus (excluding the parts for which SMMS is responsible)

3.2.5 undertaking and overseeing the capital and revenue fundraising required for all aspects of the creation and running of the campus\*

3.2.6 engaging directly with an Artistic Director (or contracting out to a third party) to manage, programme and provide public access on a regular basis to the Assembly Hall and other public venues and reception spaces on the campus, principally for excellence in music but also for cultural purposes more generally

3.2.7 ensuring adequate use of the Assembly Hall and other public venues and reception spaces on the campus by SMMS for its educational and presentational needs\*

3.2.8 managing and running the recording studio\*

3.2.9 managing and running a public restaurant/café

3.2.10 managing, maintaining, and providing public green spaces

3.2.11 leasing out the SMMS residential accommodation outwith term times

3.2.12 employing an Executive Director (unless this function is carried out by the Artistic Director or contracted out to a third party) and such other staff, employed or self-employed, as required from time to time in relation to the successful running of all these activities, and

3.2.13 acting as immediate landlord to SMMS and ensuring that the terms of the sub-sub-lease to SMMS are observed.

**3.3 NCM’s Outcomes**

*[\* working with SMMS]*

The NCM will achieve the following outcomes:

3.3.1 being a catalyst for Scotland to fulfil its potential as a world leader in music education, with the creation and delivery of a world class programme of engagement through collaboration and partnership with organisations which have the highest of standards of creativity and excellence in music-making\*

3.3.2 using the Assembly Hall and other public venues and reception spaces on the campus as a new vibrant cultural venue which will:

* + - fulfil Scotland’s potential to be a world leader in music education\*
    - bringing together key stakeholders to create a sustainable and joined-up plan of action for music education in Scotland\*
    - providing opportunities for Continued Professional Development (CPD) and training of Scotland’s music teachers
    - delivering a sequential musical learning programme (both pre- and post-SMMS pupil age ranges)\*
    - delivering community engagement programmes\*
    - using the potential for lectures, art exhibitions, showing the history of the Hamilton buildings (and their former uses)
    - focussing on giving young people the skillset to manage a 21st century music career in areas such as leadership, production, promotion, management, and technology\*
    - hosting development projects to bring together music organisations, non-music organisations and academics, to contribute towards fostering innovation in education, and
    - fostering core partnerships and create both national and international links for musicians, music organisation and teachers\*, and

3.3.3 ensuring public benefit by ensuring regular access for all to and use and enjoyment of:

* + - the Assembly Hall and other public venues and reception spaces on the campus
    - the restaurant/café, and
    - the green spaces.

**4. St. Mary’s Music School**

SMMS is an existing charity and the only specialist music school in Scotland, funded by the Government and providing the finest training in Britain. It is a co-educational, non-denominational school, offering a world class standard of music and academic education to musically gifted children aged between 9 – 19 years. It is also the Choir School of St Mary’s Episcopal Cathedral in Edinburgh. It attracts day and boarding pupils from across Scotland, England, Wales, Northern Ireland and internationally.

**4.1 SMMS’ Purposes**

SMMS purpose is to provide a specialist music, singing and general education for pupils aged between 9 – 19 years through the engagement of specialist music teachers and general teachers at the highest standard.

**4.2 SMMS’ Role**

*[\*working with the NCM]*

SMMS will be a direct tenant of the NCM and, thereby the sub-tenant of RHSPT and sub-sub-tenant of the Council.

As such, SMMS will be responsible for:

4.2.1 leading on applications to do with classical music education and performance (working with the NCM)

4.2.2 fitting out and maintenance of its discrete parts of the campus (excluding the shell of the Hamilton buildings)

4.2.3 providing musical education to the highest standard

4.2.4 ensuring the physical and emotional safety of pupils throughout the campus

4.2.5 actively using the Assembly Hall and other public venues and reception spaces on the campus by SMMS for its educational and presentational needs\*

4.2.6 using the recording studio for educational needs\*

4.2.7 being a catalyst for Scotland to fulfil its potential as a world leader in music education, with the creation and delivery of a world class programme of engagement through collaboration and partnership with organisations which have the highest of standards of creativity and excellence in music-making\*

4.2.8 bringing together key stakeholders to create a sustainable and joined-up plan of action for music education in Scotland\*

4.2.9 being an advocate for resources and access for all into music education\*

4.2.10 delivering a sequential musical learning programme (both pre- and post-SMMS pupil age ranges)\*

4.2.11 delivering community musical engagement programmes\*

4.2.12 giving young people the skillset to manage a 21st century music career in areas, and

4.2.13 fostering core partnerships and create both national and international links for musicians, music organisation and teachers\*

**4.3 SMMS’ Outcomes**

SMMS will achieve the following outcomes:

4.3.1 being a world class specialist music school

4.3.2 playing a significant role in achieving fulfilment of Scotland’s potential as a world leader in music education

4.3.3 working in partnership with many other organisations to achieve regional and national impacts, and

4.3.3 assisting the NCM in achieving its outcomes.

**5. Co-ordination**

Working in their respective roles, and combining where possible and appropriate, RHSPT, the NCM and SMMS intend to create a special, accessible and world class centre of classical music at the Hamilton buildings.

They do not intend to achieve this outcome alone, as they will create partnerships across Edinburgh and throughout Scotland to develop and underpin their educational ambitions, performance, outreach and impact, and in providing encouragement, opportunity and access to all.

This is a unique moment in the history of the Hamilton buildings to reclaim their original purpose and to add strength and depth both to Edinburgh culture and in Scotland’s inspirational cultural leadership internationally.

