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SCHOOLS REPAIRS & MAINTENANCE PROGRAMME

Report of the Director of Children's Services

Author: Trevor Mose, Maintenance & Minor Works Manager (Schools),
Building Management Team, Property & Technology

Contact: 01992 556658

1. Purpose of the Report

- 1.1. To provide an overview of the current and planned future schools repairs and maintenance programme.

2. Recommendations

- 2.1. Schools Forum is asked to agree to support:
 - 2.1.1. The proposed approach to 2015/16 in the light of market changes and reductions in capital funding.
 - 2.1.2. The retention of £0.847m DSG CERA funding to pay for projects which were committed prior to April 2013 and have yet to be delivered.
 - 2.1.3. Continued greater transparency of bids received, still pending and reasons for supporting those projects being taken forward.
 - 2.1.4. Development of training materials for governing bodies and schools

3. Background

- 3.1. Over the past three years the County Council has significantly increased schools maintenance activity across all sectors but particularly the centrally procured primary school programme being delivered by the Building Management Team.

3.2. A significant secondary school programme continues, with schemes being funded centrally but managed by schools using their own consultants and contractors. Advice and support is being provided by the Building Management Team at County Hall. Recent works include:

- Barclay (window replacement and roofing)
- Chancellors (window walling);
- Bishop's Stortford High School (roofing)
- Astley Cooper (Window walling)
- Barnwell (window walling and roofing)

3.3. In the primary sector over 200 projects have been progressed since 2012/13. A small number of these are 'school managed' (due mainly to scale or timing) but the majority (190+) have been tendered and managed by the building management team at county hall in five distinct phases (Appendix 1). Three different consultants had been appointed to ensure schemes were appropriately designed and managed.

3.4. The focus for 2014/15 has been on concluding projects that were initiated in previous years. The number of new projects started has therefore been fewer as the impact of funding reductions and the results of early over-programming begins to take effect. 2014/15 also sees the introduction of financial contributions from the primary sector.

4. Planning future programmes

4.1. There continues to be very high demand for projects with over £18m of bids in the system. New bids continue to be received although no formal dates for consideration have been set. The rationale agreed with the Schools Forum continues to be applied:

- Bids will be reviewed principally on the basis of condition;
- Funding will be directed towards repairing core teaching assets (accommodating basic need) where failure is impacting directly on the ability of a school to function effectively;
- Works will be batched up and released to the market in waves to secure better value for money and ease of managing volume;
- Funding will not be committed more than a year ahead and acceptance of a bid does not equate to funding.

4.2. Experience from the last year suggests that the market recovery is leading to rising prices in some sectors. We are also seeing a growing difference between the surveyed estimates and the designed costs for projects which is making planning more challenging.

- 4.3. It remains the case that funding for schemes can never be guaranteed until the tendered prices are known. This is a difficult and unpalatable message for schools whose project has been shortlisted, and even designed, but it is becoming more likely that the implementation of some projects may get deferred as a result.
- 4.4. Government capital funding continues to be awarded on an annual basis. It is therefore not possible to confirm funding more than a year ahead. For planning purposes however we continue to forecast a similar amount each year. For 2015/16 it is estimated to be £14m. A formal decision is expected in December 2014.
- 4.5. It is also important to note that £4.224m of DSG CERA revenue funding was committed to capital expenditure in 2014/15. This has supported two areas of expenditure:
- (a) Work on school kitchen improvements in order to introduce universal infant free school meals: £2.677m
 - (b) Previously committed capital maintenance schemes which were being carried out in 2014/15: £1.547m
- 4.6. The regulations prevent the Authority from continuing to retain this budget centrally and it will be delegated in budget shares in 2015/16. However, due to continuing difficulty with their implementation three of the schemes at (b) above have still be completed and the Forum is asked to support the continued retention of this money (£0.847) to enable these schemes to be delivered in 2015/16.

5. 2015/16 proposed programme

- 5.1. Subject to the confirmation of the amount of funding (see above) the proposed programme will be as follows:

R&M programme	Number of schools	Approximate Value (£14m)
Reprogramming from previous years and deferred schemes	5	£2.5m ¹
DSG funded schemes still to be delivered	3	£0.847
New schemes (Primary)	24	£5.5m
New schemes (Secondary)	tbc	£3m
Unallocated contingency		£2m
Total estimated		£13.847m

- 5.2. The planned new primary schemes will be tendered for consultancy before the end of the calendar year, in order that the scheme costs

¹ Final amount of reprogramming will depend on continued successful delivery of planned schemes. The schemes identified are those that have been formally deferred, costs remain estimates.

can be better quantified and contractors can be procured to start early in the new financial year. These are known as Wave 6 (Batches 21, 22 and 23) and are set out in Appendix 2.

- 5.3. A final list of new secondary schemes has yet to be finalised but is recommended to be in the region of £3m.
- 5.4. The requirement for all schools to make a financial contribution to schemes will continue to be applied. 2015/16 will be the second year for primary schools and contributions will be in the region of £17k per school. All schools will be notified of exactly how much their contribution will be and how it will be levied. Secondary schools will continue to pay a 1% budget share (c. £50k).

6. Unfunded schemes

- 6.1. £18m of unfunded schemes remain in the system and will have to be deferred to a future year (83 schools). A significant proportion of these schemes (estimated £8.5m) are considered to be in poor condition (D1 or C1) and require prompt attention. The list of unfunded schemes is shown in Appendix 3. It should be noted that the volume of bids being received does appear to have slowed.
- 6.2. It may be possible to release further schemes later in the year although this will depend on the final costs of the current commitments and any other unplanned projects requiring immediate action.
- 6.3. Many schools continue to have to manage the day-to-day problems arising from the poor condition of their buildings with limited revenue resource. This is made worse by the uncertainty that exists as to when their bids might be supported. All unfunded bids will be reconsidered whenever further funding becomes available. Schools have been advised to report any significant deterioration in condition so that this can be considered alongside the original bid. Support will continue to be offered for genuine emergencies.

7. National changes

Capital Maintenance funding

- 7.1. The Education Funding Agency has advised that it will be introducing a new funding model for 2015/16. The new model will take into account the results of the national Property Data Survey and there is a risk that it will result in a significant change in the amount of funding available. The changes will affect both local authority and academies capital (Academies Capital Maintenance Fund).

Property Data Survey Programme

- 7.2. The results of the national Property Data Survey were released to academies and responsible bodies (local authorities and diocese) between July and September. Due to a number of reasons the majority of reports for community schools were not actually available until mid-September.
- 7.3. The EFA asked for reports to be distributed to all schools, and for any errors to be compiled and reported by the end of September. Every effort was made to supply the reports to schools as soon as they were available and a large number responded promptly.
- 7.4. There were a number of simple factual inaccuracies in the reports and a high proportion of schools reported that they felt that the condition had been played down reporting many aspects as good when there was substantial evidence to the contrary.
- 7.5. An interim report was submitted by the deadline on the 30th September. An extension was also agreed with the survey team and a further report was submitted on 6th October.

Priority Schools Building Programme

- 7.6. A number of clarifications have been dealt with relating to the expressions of interest submitted to the scheme. It is still hoped that the County will have some success as a result. Results are anticipated by Christmas.
- 7.7. Given that the bids represent the schools in the worst condition consideration is also being given to arrangements should the bids be unsuccessful.

8. Programme evaluation

- 8.1. The results of a small scale evaluation were presented to the Schools Forum in April 2013 and a more comprehensive survey was initiated just before Easter 2014 of all completed projects in the first three waves of work. This was reported to the Forum in June 2014.
- 8.2. A further survey was issued in early October to another 43 schools. Only limited responses were available at the time of writing. The survey has been extended and schools are being encouraged to respond.
- 8.3. A one day training course is being put together for school business managers to help support the ongoing repairs and maintenance of schools in the light of changes to capital funding. The first course is planned to run in January 2015.

9. Summary

- 9.1. The schools repairs and maintenance programme continues to be successful at delivering a large volume of work across the schools estate. It has delivered over £25m of work during 2013/14, in addition to £12m in 2012/13 and is well into a £25m programme again in 2014/15.
- 9.2. The programme has benefited a large number of schools and whilst not every scheme has gone smoothly it represents a step change in quality and volume. It has had a tangible impact on the quality of the schools estate and touched upon a high proportion of schools countywide.
- 9.3. The changes to funding however have resulted in a similar reduction in the value and volume of new projects being started. The net effect of this is a growing list of unfunded works.
- 9.4. Funding constraints are such that the volume of work will necessarily have to be reduced in future years and therefore the speed at which work can be put through will also reduce. The current programme reflects this slowing down and there remain a large number of schools who have submitted satisfactory bids but whom we are unable to fund. This situation is likely to continue for the next few years.

Appendix 1: Summary of schools R&M Batches

Wave 1: HCC batches 1-4 (57 schools), managed by consultants Artelia (formerly Appleyards) and Ingleton Wood, are now considered complete having ended the 12 month retention period.

Wave 2: HCC batches 5-8 (66 schools). All projects managed by Atkins are in the 12 month retention period. A number of projects, being managed by Artelia, were carried forward in to the current financial year. These remain close to completion and HCC is undertaking increased scrutiny of these in order to bring them to a satisfactory conclusion. 4 projects will be deferred to the 2015/16 financial year due to unforeseen complications.

Wave 3: HCC Batches 9-11 (35 schools) are now all practically complete and within their 12 month retention period. (These were managed by consultants Atkins, Artelia and Ingleton Wood respectively).

Wave 4: HCC Batches 12-16 (31 schools) was tendered in the Autumn of 2013 and awarded to consultants Ingleton Wood and Artelia, with one batch (Batch 15) being managed through the SmarteEast framework and now deferred to 2015/16. NB: Two additional R&M roofing projects were added to this batch for expediency (Abbots Langley to facilitate delivery of universal free infant school meals and Round Diamond to address an uninsured defect in the building.)

Wave 5: HCC Batches 17-20 (31 schools) was tendered in the spring of 2014 and Ingleton Wood were appointed as a consultant on all of these. Batch 19 (23 boiler projects) are currently on site. The remaining projects are in the final stages of the design process. It is planned to deliver all these projects in the current financial year depending on the final tendered values.

Appendix 2: Proposed Primary schemes for 2015/16 delivery (Wave 6)

Schools Repairs & Maintenance programme 2015/16	Estimated Budget (£)
Batch 21 - Mixed works	2,158,300
Chaulden Infants` & Nursery School (Roofing and window walling)	656,000
Goldfield Infants` and Nursery School (Roofing and window walling)	480,300
Little Green Junior School (Roofing and window walling)	501,000
London Colney JMI School (Windows)	100,000
Thorn Grove Primary School (Roofing and window walling)	421,000
Batch 22 – Window walling design and build	1,388,150
Abbots Langley School	318,000
Batford Nursery School	93,000
Chambersbury Primary School	225,250
Cunningham Hill Junior School	270,000
How Wood Primary School	198,000
Manland Primary School	47,000
Redbourn Infant & Nursery School	50,000
St John`s C of E Infant and Nursery School	130,000
The Orchard Primary School	56,900
Batch 23 – Roofing design and build	1,719,550
Bengeo Primary School	331,000
Cranbourne Primary School	200,000
Downfield Primary School	178,000
Essendon C of E VC Primary School	120,000
Greenway First & Nursery School	48,000
Harwood Hill JMI & Nursery School	106,000
Mount Pleasant Lane JMI School	286,500
St Catherine`s (C of E) Primary School	40,000
Wheatcroft Primary School	231,050
Woolenwick JM School	179,000
Grand Total	5,266,000

Appendix 3: Unfunded schemes

BMT Decision	School	Establishment	Work Type	Condition	Total
Future Years	863	Yewtree Primary School	Window Walling	C2	195,160
	035	Samuel Lucas JMI School	Boiler	C2	82,250
			Window Walling	C1	130,000
	038	Higlover JMI & Nursery School	Roofing	C2	322,500
	040	Strathmore Infant and Nursery School	Window Walling	C1	62,000
	047	The William Ransom Primary School	Roofing	(blank)	
			Window Walling	C2	24,000
	060	Kimpton Primary School	Boiler	C2	65,000
	066	Preston Primary (VC) School	Window Walling	C1	51,300
	123	Fairlands Primary School and Nursery	Boiler	C1	141,000
	138	Camps Hill Community Primary School	Mechanical	C1	49,500
	198	Walkern Primary School	Roofing	D1 / C2	59,500
			Window Walling	C1	25,600
	219	The Richard Whittington Primary School	Boiler	C1	55,500
	224	Reedings Junior School	Window Walling	C1	32,300
	232	Layston Church of England First School	Roofing	B3	141,000
	249	Abel Smith School	Window Walling	D1	70,000
	256	Morgans Primary School	Roofing	C2	185,000
	285	St Catherine's Hoddesdon VC CE Primary School	Boiler	C2	136,050
	307	St Catherine's (C of E) Primary School	Window Walling	C2 / C3	264,000
	310	Priors Wood Primary School	Boiler	C1	65,700
			Roofing	C1	181,500
			Window Walling	C2	25,000
	319	Little Munden CE Voluntary Controlled Primary School	Window Walling	C2	57,000
	325	Wareside C of E Primary School	Roofing	(blank)	45,000
	359	Dewhurst St Mary C of E Primary School	Window Walling	C2	82,000
	363	Bonneygrove Primary School	Roofing	C1 / B3	153,000
	365	Brookland Junior School	Boiler	(blank)	60,000
	366	Brookland Infant And Nursery School	Window Walling	C2	145,000
	372	Andrews Lane Primary School	Window Walling	C1	285,000
	399	Greenfield Nursery School	Roofing	C1	93,600
			Window Walling	C1	55,200
	416	Bernards Heath Junior School	Window Walling	C2	227,000
	423	Aboyne Lodge School	Roofing	C1	260,687
			Window Walling	C1	432,750
	438	Maple School	Window Walling	C2	101,000
	440	Prae Wood Primary School	Minor Works	C1	26,000
	455	Killigrew Primary & Nursery School	Window Walling	C2	153,800
	457	Mount Pleasant Lane JMI School	Mechanical	C2	37,000
	463	Wheatfields JM School	Roofing	C2	297,000
	479	London Colney Nursery School	Window Walling	C1	44,000
	488	Sauncey Wood Primary School	Boiler	C3	75,850
	491	The Grove Junior School	Window Walling	C1	114,000
	493	Wood End School	Roofing	C1 / C2	124,300
	543	Watchlytes School	Boiler	D1 / C1	127,000
			Roofing	C2	143,000
	577	The Ryde School	Window Walling	C1	80,000
	591	Park Educational Support Centre	Window Walling	C1	71,000
	599	Birchwood Nursery School	Roofing	C1	88,000
	619	The Valley School	Roofing	D1	590,000
	620	Saffron Green Primary School	Roofing	(blank)	212,000
			Window Walling	C2 / C3	161,000
	631	The Collett School	Window Walling	C1	37,000
	634	Pinewood School and Staff Flats	Window Walling	C2 / C3	348,550

	637	Brandles School	Roofing	C1	23,500
			Window Walling	D2	231,600
	639	Middleton School	Boiler	C2	50,000
	657	Oakmere Primary School	Roofing	C1 - B3	322,000
	667	Rivers ESC (Hoddesdon)	Window Walling	C1 Front C2 Rear	290,000
	675	Ashfield Junior School	Boiler	C1	47,500
	678	Bushey Heath Primary School	Window Walling	C1	100,200
	697	Malvern Way Infant & Nursery School	Window Walling	C2	250,000
	703	Eastbury Farm Primary School	affron	C1	246,000
	721	Bromet Primary School	Window Walling	C2	160,000
	722	Laurance Haines School	Boiler	C1	89,800
	725	Central Primary School	Boiler	C2	82,000
	728	Chater Junior School	Window Walling	C2	81,000
	740	Leavesden Green Primary School	Roofing	C2	340,000
	761	Nascot Wood Infant & Nursery School	Boiler	D1	25,000
			Mechanical	C1	52,300
	768	Woodhall School	Window Walling	C2	295,000
	777	Bedmond Village Primary School	Window Walling	C2 / C3	120,000
	803	The Cavendish School	Window Walling	C2 / C3	1,350,000
	804	The Astley Cooper School	Mechanical	C1	245,000
	828	Two Waters Primary School	Roofing	C2	168,000
	835	Hobletts Manor Infants' & Nursery School	Window Walling	C3	238,000
	844	Micklem Primary School	Window Walling	C1	133,700
	853	Leverstock Green Church of England Primary School	Roofing	C2 / C3	225,000
	855	Gade Valley JMI & Nursery School	Roofing	C2	290,000
			Window Walling	C2 / C3	252,000
	857	Pixies Hill Primary School	Boiler	C1	136,000
	907	Markyate Village School & Nursery	Mechanical	N/A	11,859
	919	Swing Gate First and Nursery School	Window Walling	C1	82,000
	926	Potten End C of E First School	Roofing	From D1	125,000
	940	Dundale Primary & Nursery School	Roofing	C1 / C2	512,000
			Window Walling	C1 / C2	346,000
Future Years Total					14,011,056
To Be Considered	106	The Barclay School	Boiler	C1 - B4	372,980
			Window Walling	C1	434,800
			Drainage works	(blank)	
	108	Barnwell School	Boiler	D1 / D2	428,000
			Window Walling	D1 / C1	616,000
	237	Furneux Pelham Church of England School	Mechanical	C1 & C2	26,000
	276	Sheredes School	Window Walling	C1 / C2 / B2	983,125
	322	Roger de Clare C of E (V C) First and Nursery School	Boiler	C1	57,700
	417	Bernards Heath Infant School	Window Walling	C2	78,000
	423	Aboyne Lodge School	DDA	(blank)	8,000
	731	Watford Field School (Infant & Nursery)	Boiler	C1	111,600
			Roofing	C1 - B11 C3 - B12	180,000
	801	The Hemel Hempstead School	DDA	C1	15,000
			Roofing	(blank)	308,000
			Window Walling	(blank)	1,170,000
	804	The Astley Cooper School	Minor Works	C1	245,000
	908	Flamstead Village School	Mechanical	C1	50,000
To Be Considered Total					5,084,205
Grand Total					19,095,261