

SCHOOLS REPAIRS & MAINTENANCE PROGRAMME

Report of the Director of Education and Early Intervention

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1. Purpose of the Report

- 1.1. To provide an overview of the County Council's current and planned future schools capital repairs and maintenance programme.

2. Recommendations

- 2.1. Schools Forum is asked to agree to support:
- The proposed 2015/16 programme in the light of recent funding announcements;
 - A representative to provide evidence at the forthcoming scrutiny review on the 9th June 2015.

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 also 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. Works completed in 2014/15 include:
- Astley Cooper (Window walling)
 - Barclay School (window walling and roofing)
 - Bishop's Stortford High School (roofing)

- Barnwell (window walling and roofing)
 - Chancellors (window walling)
 - Cavendish School (Window walling)
- 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 2014/15 programme delivered over £20m of works although there was a significant reduction in the number of new projects being initiated due to funding uncertainties. It also saw the introduction of financial contributions from all schools.

4. EFA funding 2015/16

- 4.1. The Government (DfE / EFA) made a number of new announcements relating to schools capital on 9th February 2015. This included the 2015/16 School Condition Allocation and the results of expressions of interest submitted for the Priority Schools Building Programme (PBSP2). A short report was brought to the Schools Forum on 15 February 2015.

Condition Funding Allocation

- 4.2. Hertfordshire has been allocated £18.759m for addressing School Condition. This is higher than anticipated and will enable the County Council to continue to support a significant programme of repairs across the community and voluntary controlled school estate.
- 4.3. The amount reflects a new funding formula based on the size of the school estate and its condition as determined by the government's 2013 Property Data Survey which was released to schools in September 2014.
- 4.4. The EFA made it clear that the figures are indicative of funding the County Council will receive in 2016/17 and 2017/18.

Priority Schools Building Programme

- 4.5. The EFA have contacted all successful schools requesting supplementary information and were contacting schools again before Easter to arrange site meetings in May. The County Council will continue to support schools and work with the EFA to secure the best possible outcomes for each school.

Condition Improvement Fund (Academies)

- 4.6. The EFA also announced support for 48 academy sponsored condition related projects for the 2015/16 financial year.

5. 2015/16 proposed programme

5.1. The rationale previously 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.

5.2. In order to add further clarity and focus it is suggested that the following additional principles are added:

- The programme will focus on renewing boilers and heating systems, roofing repairs or replacements and or replacement / refurbished window walling;
- Works for other condition related purposes will only be funded by exception, for example, adaptations to accommodate a pupil with acute needs, electrical re-wiring, mobile replacement, each will be dealt with on its own merits;

5.3. A number of schemes for 2015/16 have already been started on the basis of the anticipated budget. These were set out in Appendix 2 to the previous report (November 2014) and were described as Wave 6 or Batches 21, 22 and 23. They had an initial estimated value of £5.5m.

5.4. Following more detailed design work these are now valued at over £7m illustrating the continuing divergence between surveyed estimates, market prices and the actual requirements of each project. These figures are still subject to tender but provide greater confidence when planning the remaining programme.

5.5. Following publication of the government grant the remaining bids have been reviewed and a number of further batches put together which it is proposed to start during 2015/16 (Appendix 2):

2015/16 Schools R&M programme	Number of schools	Estimated Value
Primary Schemes in progress		
Batch 21 – Mixed works	5	£2.1m
Batch 22 – Window Walling	9	£2.0m
Batch 23 - Roofing	10	£3.0m
New Primary Schemes		
Batch 24 – Boilers (NEW)	34	£3.7m
Batches 25+ (TBC)	14	£2.0m
Secondary schemes in progress	4	£3.0m
Contingency	-	£2.9m
Total estimated	93	£18.7m

- 5.6. Batch 24 has already been tendered in an attempt to get some of the work undertaken before the heating season begins. Schools have been notified that their scheme will be funded in 2015/16.
- 5.7. Batches 25-7 would progress a range of priority roofing and window walling across 14 schools with an estimated value of £2.0m. It is proposed that these are tendered as soon as possible. Schools have been told that their schemes are not currently funded.
- 5.8. It is proposed to hold back £2.9m as contingency until greater cost certainty can be achieved on batches 21-27 and to accommodate essential cost variations and other essential works that are identified throughout the year. A reserve list of projects has been prepared that this money would be spent on where the calls on contingency do not materialise. Schools have been told that their schemes are not currently funded. It is proposed that consultants are appointed to progress these works part way through the year although delivery may ultimately be deferred to early 2016/17.
- 5.9. The secondary schemes being supported take into account the outcomes of the PSBP2 funding. This year we will be supporting:
- Boiler / heating system at Barnwell (lower school)
 - Boiler / heating system at Barclay school
 - Window walling at Hemel Hempstead school
 - Window walling at the Priory School
 - Window walling and roofing at Sheredes School

6. Financial contributions from schools

- 6.1. The requirement for all schools to make a financial contribution to schemes will continue to be applied. Schools with projects in Batches 21+ will be required to make their contribution which will be in the region of £17k per school. All schools will be notified 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).

7. Unfunded schemes

- 7.1. There continues to be a high demand for projects with over 89 new projects submitted during the financial year amounting to £11.8m. The volume of bids being received does however appear to have slowed. (284 bids valued at £43m in 2013/14; 139 bids at £15m in 2012/13)
- 7.2. A total value of £15.8m remains unfunded at the end of 2014/15 (66 projects at 55 schools). This is £3m less than at the end of last year demonstrating the positive impact the programme is having. A significant proportion of these schemes (estimated £8m) have elements that are considered to be in poor condition (D1 or C1) and require prompt attention. The list of unfunded schemes is shown in Appendix 3.

- 7.3. Many schools therefore 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.
- 7.4. All unfunded bids are 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.

8. Evaluation and scrutiny

- 8.1. The 2014/2015 programme evaluation was carried out between October 2014 and January 2015. Results represent a 40% return (22 responses) from the 55 schools surveyed.
- 8.2. Results show a 78% overall satisfaction (excellent or good) however 11% reported their overall experience as very poor, although this was a significant improvement from previous survey (20% reported poor or very poor experience).
- 8.3. The detailed aspects of the survey asked questions about the performance of the consultants, contractors and HCC respectively. A summary of these figures is below, comparing results to the 2013/2014 programme evaluation:

	Excellent/Good	Change	Average	Change	Poor/Very Poor	Change
Consultant	57%	+13	14%	+2	29%	-11
Contractor	77%	+33	5%	-17	18%	-16
HCC	64%	+5	23%	-12	13%	+7
Overall	66%		14%		20%	

- 8.4. Contractor performance is showing the most significant improvement, with excellent and good scores received for consideration towards site users, site health and safety and quality of workmanship.
- 8.5. Schools have scored more favourably this year for the amount of time it has taken consultants to organise works however communication continues to be reported as one of the main issues. This appears to be due to a lack of school meetings, changes in consultancy representatives and slow responses at resolving issues.
- 8.6. Further issues have been noted for HCC liaisons with schools; some respondents were unclear on the capital bid process, were unsure of their HCC point of contact and felt that there was a lack of support when issues had been raised.
- 8.7. A one day training course has been put together and is being run through HFL for school representatives. It was delivered in January 2015 following a successful pilot in December 2014. Further courses will be run each term, the next take place in June 2015.

- 8.8. A one day scrutiny by County Councillors will be undertaken on 9th June examining the various roles and responsibilities and resources available for addressing school capital repairs and maintenance. There will be the opportunity for schools representatives and or representative of the Forum to give evidence. Forum is asked for any views on this.

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 £23m of work in 2014/15 in addition to £25m in 2013/14 and £12m in 2012/13.
- 9.2. A positive grant settlement will enable the programme to continue at a similar level for the next three years. The level of funding will at least keep pace with meeting the condition related repairs to the core fabric of Hertfordshire schools.
- 9.3. There remain a large number of schools whose schemes continue to be unfunded and schools will continue to have to manage the interim difficulties within difficult financial circumstances.
- 9.4. The forthcoming scrutiny provides an opportunity to evidence the significant impact of this programme overall and the way in which it continues to be managed.

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 complete having ended the 12 month retention period.

Wave 2: HCC batches 5-8 (66 schools). All projects managed by Atkins are now complete bar one which is being taken forward without them due to unacceptable delays. Four projects managed by Artelia were deferred to 2015/16 including Window Walling at The Giles (due to expansion project), Templewood (listed building issues), High Wych (ecological issues with bats), Chessbrook (contractor Health & Safety issues). Each will be retendered shortly.

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

Wave 4: HCC Batches 12-16 (31 schools) were 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.) The majority of these schemes are now complete.

Wave 5: HCC Batches 17-20 (31 schools) were tendered in the spring of 2014 and Ingleton Wood were appointed as a consultant on all of these. Batch 19 (23 boiler projects) are complete with two exceptions completing in April. The remaining batches are on site or awaiting appointment of the contractor following delayed tendering.

Wave 6: HCC Batches 21-23 (24 schools) were tendered in the autumn of 2014 and awarded to consultants Artelia and NPS. These works are currently being designed and will be tendered for contractors in May for delivery over the summer and autumn.

Appendix 2: Proposed Primary schemes for 2015/16 delivery (Wave 7)

Batch 24 – Boilers and Heating systems (Currently out to tender for consultant)

	Establishment	Work Type	Estimated value (£)
Batch 24 – Boilers and Heating Systems	Ashfield Junior School	Boiler	47,500
	Barnwell School	Boiler	428,000
	Beechfield School	Boiler	82,900
	Belswains Primary School	Boiler	70,000
	Bernards Heath Junior School	Boiler	88,440
	Brookland Junior School	Boiler	60,000
	Camp Primary and Nursery School	Mechanical	44,500
	Camps Hill Community Primary School	Mechanical	49,500
	Central Primary School	Boiler	82,000
	Fairlands Primary School and Nursery	Boiler	141,000
	Flamstead Village School	Mechanical	50,000
	Furneux Pelham Church of England School	Mechanical	26,000
	Giles Junior School	Boiler & Pipework	100,000
	High Wych C of E Primary School	Boiler	78,400
	Kimpton Primary School	Boiler	65,000
	Laurance Haines School	Boiler	89,800
	Little Heath Primary School	Boiler and heating	200,000
	Middleton School	Boiler	50,000
	Mount Pleasant Lane JMI School	Mechanical	37,000
	Nascot Wood Infant & Nursery School	Boiler	25,000
		Mechanical	52,300
		Mechanical	52,300
	Parkgate Infants & Nursery School	Boiler and heating	74,500
	Pixies Hill Primary School	Boiler	136,000
	Priors Wood Primary School	Boiler	65,700
	Roger de Clare C of E (V C) First and Nursery School	Boiler	57,700
	Samuel Lucas JMI School	Boiler	82,250
	Sauncey Wood Primary School	Boiler	75,850
	St Catherine`s Hoddesdon VC CE Primary School	Boiler	136,050
	St Mary`s (VC) C of E Junior School	Calorifier Replacement	19,000
	The Barclay School	Boiler	372,980
	The Richard Whittington Primary School	Boiler	55,500
	The Ryde School	Boiler	64,000
	Trotts Hill Primary and Nursery School	Pipework	91,260
	Watchlytes School	Boiler	127,000
	Watford Field School (Infant & Nursery)	Boiler	111,600
			3,389,030

Batches 25+ to be drawn from the following priority schemes depending upon budget.

Batch 25 – Priority Roofing (proposed)

School	Project	Est. Value
Birchwood Nursery School	Roofing	88,000
Four Swannes Primary School	Roofing	157,000
Homerswood Primary & Nursery School	Roofing	158,000
Potten End C of E First School	Roofing	125,000
Two Waters Primary School	Roofing	168,000
Wareside C of E Primary School	Roofing	45,000
		741,000

Batch 26 – Priority Window walling (proposed)

School	Project	Est. Value
Larwood School	Window Walling	181,000
Little Munden CE Voluntary Controlled Primary School	Window Walling	57,000
Preston Primary (VC) School	Window Walling	51,300
Reedings Junior School	Window Walling	32,300
The Ryde School	Window Walling	80,000
		401,600

Batch 27 – Priority Multi works (proposed)

Maple School	Window Walling	101,000
Maple School	Roofing	12,000
Priors Wood Primary School	Window Walling	25,000
Priors Wood Primary School	Roofing	181,500
Saffron Green Primary School	Window Walling	161,000
Saffron Green Primary School	Roofing	212,000
Walkern Primary School	Window Walling	25,600
Walkern Primary School	Roofing	59,500
		836,000

Reserve list

Abel Smith School	Window Walling	70,000
Brandles School	Window Walling	231,600
Dundale Primary & Nursery School	Roofing	512,000
Oakmere Primary School	Roofing	322,000
St Catherine`s (C of E) Primary School	Window Walling	264,000
Swallow Dell Primary School	Roofing	497,600
Thorley Hill Primary School	Window Walling	147,000
Tudor Primary School	Window Walling	143,500
Yewtree Primary School	Window Walling	195,160
		2,324,460

Appendix 3: Unfunded schemes (Approved but held for future years)

School Type	Name	Work Type	Condition	Estimated Value (000s)
ESC	Park Educational Support Centre	Window Walling	C1	71,000
	Rivers ESC (Hoddesdon)	Window Walling	C1/2	290,000
Nursery	Greenfield Nursery School	Roofing	C1	93,600
		Window Walling	C1	55,200
Primary	Aboyne Lodge School	Roofing	C1	260,687
		Window Walling	C1	432,750
	Andrews Lane Primary School	Window Walling	C1	285,000
	Bedmond Village Primary School	Window Walling	C2/3	120,000
	Bedwell Primary School & Nursery	Window Walling	C1/2	255,000
	Bernards Heath Infant School	Roofing	C1	165,000
		Window Walling	C2	78,000
	Bernards Heath Junior School	Window Walling	C2	227,000
	Bonneygrove Primary School	Roofing	C1/B3	153,000
	Bromet Primary School	Window Walling	C1	169,400
	Brookland Infant And Nursery School	Window Walling	C2	145,000
	Bushey Heath Primary School	Window Walling	C1	100,200
	Chater Junior School	Window Walling	C2	81,000
	Dewhurst St Mary C of E Primary School	Window Walling	C2	82,000
	Dundale Primary & Nursery School	Window Walling	C1/C2	346,000
	Eastbury Farm Primary School	Roofing	C1	246,000
	Gade Valley JMI & Nursery School	Roofing	C2	290,000
		Window Walling	C2/3	252,000
	Highover JMI & Nursery School	Roofing	C2	322,500
	Hobletts Manor Infants` & Nursery School	Window Walling	C3	238,000
	Holdbrook Primary School	Roofing	C1	169,000
		Window Walling	C2	138,000
	Killigrew Primary & Nursery School	Window Walling	C2	153,800
	Layston Church of England First School	Roofing	B3	141,000
	Leavesden Green Primary School	Roofing	C2	340,000
	Leverstock Green C of E Primary School	Roofing	C2/3	225,000
	Longlands Primary School and Nursery	Roofing	C1	129,000
	Malvern Way Infant & Nursery School	Window Walling	C2	250,000
	Markyate Village School & Nursery	Mechanical	N/A	11,859
	Micklem Primary School	Window Walling	C1	133,700
	Morgans Primary School	Roofing	C2	185,000
	Oughton Primary and Nursery School	Window Walling	C1/2	280,000
	Prae Wood Primary School	Minor Works	C1	26,000
	Samuel Lucas JMI School	Window Walling	C1	130,000
	St Meryl School	Window Walling	C2/3	252,000
	Strathmore Infant and Nursery School	Window Walling	C1	62,000
	Swing Gate First and Nursery School	Window Walling	C1	82,000
	The Grove Junior School	Window Walling	C1	114,000
	The William Ransom School	Window Walling	C2	24,000
	The William Ransom School	Roofing	(blank)	50,000
	Watchlytes School	Roofing	C2	143,000
	Watford Field School (Infant & Nursery)	Roofing	C1/B1	180,000
	Wheatfields JM School	Roofing	C2	297,000
	Wood End School	Roofing	C12	124,300
	Woodhall School	Window Walling	C2	295,000
Secondary	Adeyfield School	Window Walling	D1/2	324,000
	Barnwell School	Window Walling	D1/C1	616,000

School Type	Name	Work Type	Condition	Estimated Value (000s)
	Sheredes School	Window Walling	C1/2/B2	983,125
	The Astley Cooper School	Mechanical	C1	335,000
		Minor Works	C1	155,000
	The Barclay School	Drainage works	(blank)	
		Electrical	C1	475,500
		Window Walling	C1	434,800
	The Bishop`s Stortford High School	Roofing	(blank)	35,000
	The Cavendish School	Window Walling	C2/3	1,350,000
	The Hemel Hempstead School	DDA	C1	15,000
		Roofing	(blank)	308,000
		Window Walling	(blank)	1,170,000
Special	Brandles School	Roofing	C1	23,500
	Pinewood School and Staff Flats	Window Walling	C2/3	348,550
	The Collett School	Window Walling	C1	37,000
	The Valley	Roofing	D1	590,000
				15,894,471