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SCHOOLS CAPITAL REPAIRS & MAINTENANCE

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 planned future schools capital repairs and maintenance programme.
- 1.2. To advise the Forum on a number of related property issues.

2. Recommendations

- 2.1. Schools Forum is asked to note:
 - Progress of the R&M programme and proposals for future years
 - Current status of the Government's PSBP2 programme
 - Proposals for revisions to the school contributions process

3. Background

- 3.1. Over the past five years the County Council's Building Management Team has delivered over 300 projects in maintained schools using a capital grant provided by the Department for Education for addressing the condition needs of the County's schools. This has resulted in significant building fabric improvements across all types of maintained schools and is overseen by the Building Management Team.
- 3.2. The centrally managed programme has been tendered as batches of work via the County Council's Property Frameworks in nine distinct phases (Appendix 1). The 2016/17 programme is valued at £23m.

- 3.3. The rationale previously agreed with the Schools Forum continues to be applied to all new bids for funding. The process and timetable is published on the GRID.
- 3.4. The Forum agreed to support the principle of using some condition funding to support one or two specific projects that could deliver significant improvements to schools outside of traditional condition or capacity parameters. Specific proposals will be introduced as they arise.
- 3.5. The Education Funding Agency (EFA) has indicated that the County Council will receive £18.759m again in 2017/18 for continuing to address the condition needs of maintained schools. The budget being proposed by the County Council fully reflects this assumption and will endorse the continuation of the programme should the grant be received as expected. The County Council will not be able to fund any shortfall should the grant be less when it is confirmed early in 2017.
- 3.6. The uncertainty relating to the speed of conversion of schools to academies suggests that the centrally funded programme may continue for longer than previously thought. It is expected that the grant is likely to be adjusted downward as more schools convert. No funding will be awarded to schools who have indicated their intention to convert. Previous firm commitments made to converting schools will continue to be honoured.

4. The 2016/17 planned programme

- 4.1. Based on the anticipated budget, Forum endorsed the following provisional programme for 2016/17 at its meeting in November 2015:

2016/17 Schools R&M programme	Estimated Value
Reprogramming from previous year	£1.7m
Primary Programme	£9m
Secondary Programme	£3.5m
Mobile replacement programme	£1m
DDA contingency	£0.25m
Children Centres Maintenance	£0.25m
Schools Meals Equipment (fixed equipment, canopies and ventilation)	£0.25m
Uncommitted (retain for unforeseen costs and high priority works identified mid-year)	£2.8m
Total EFA grant	£18.75m

- 4.2. Unforeseen increases on previously planned work and significant unplanned urgent works have resulted in the need to delay the implementation of some schemes planned for 2016/17. This was shared with Forum in April 2016.
- 4.3. Spend at the end of quarter 2 was approximately 50% of the total budget reflecting good progress towards delivering the programme.

5. Future years R&M programme

- 5.1. £12.9m of schemes remained unfunded at the end of 2015/16 (taking into account the 2016/17 planned programme). A further 30 schemes (£4.5m) were received between April and November 2016 and prior to the last deadline for consideration. 50% of these schemes (estimated £2.5m) have elements that were considered to be in poor condition (D1 or C1) and required prompt attention.
- 5.2. The following broad programme is therefore proposed:

2017/18 Schools R&M programme	Estimated Value
Reprogramming from previous year	£5m
Primary Programme	£9m
Secondary Programme	£2m
Mobile replacement programme	£1m
DDA contingency	£0.125m
Schools Meals Equipment (fixed equipment, canopies and ventilation)	£0.125m
Uncommitted (retain for unforeseen costs and high priority works identified mid-year)	£3m
Total anticipated budget	£20.25m
Anticipated EFA grant	£18.75m
Unspent grant from previous years	£1.5m

- 5.3. All unfunded bids were reviewed at half term and priority schemes for the primary and secondary programme have already been identified within the funding envelope above (Appendix 2). Schools have been notified and we are in the process of appointing consultants to manage these schemes in order to prepare for delivery in 2017/18.
- 5.4. Schools whose schemes remain unfunded (Appendix 3) will continue to have to manage the day-to-day problems arising from the poor condition of their buildings. A number of these schools have already been deferred from previous years. Once greater cost certainty on the priority schemes emerges then further schemes may be released within the overall budget.
- 5.5. Schools have been advised to report any significant deterioration in condition so that this can be considered alongside the original bid. Support will be offered to support emergency works wherever funding is available to do so. Schools however cannot rely on this route to funding and must continue to demonstrate that sufficient management and maintenance is in place to effectively avoid the emergency arising.
- 5.6. Continuation of the programme will be subject to confirmation from the EFA about future funding. Any significant reduction in Government funding will result in schemes being cancelled where necessary. .

6. Priority Schools Building Programme (PSBP2)

- 6.1. The EFA continues to progress the PSBP2 programme which will meet the condition needs of 15 Hertfordshire schools. Those which remain under local authority control have been removed from the HCC programme so that funding can be allocated to other schools.
- 6.2. Four schemes have now commenced feasibility with two being managed locally by HCC (Hemel Hempstead School and Barclay school) and two being managed by the EFA (St Mary's and St Joseph's RC schools, Bishops Stortford). The remaining schemes are due to commence during late 2017.

7. Financial contributions from schools

- 7.1. The requirement for all schools to make a financial contribution to schemes has been reviewed and as a result of the increasing pressure on schools it is proposed to withdraw this from 2017/18.
- 7.2. The impact of this decision on the programme will mean that one or two fewer schemes will be funded as a result. It is felt that the removal of this pressure on a wide group of schools outweighs impact on the programme. Contributions from current approved schemes will be taken as planned in December 2016.

8. Project Evaluation and Training

- 8.1. Evaluation of schemes continues to be undertaken post project completion to capture schools' perceptions of consultants, contractors and HCC's performance. Response rates continue to be relatively low but overall the numbers are building up to enable meaningful analysis.
- 8.2. Overall performance is showing improvements from year to year across all areas with contractors receiving the most positive response overall. Less than 10% of responses are below average. Projects where negative feedback is received result in a post project review in order to learn lessons for future use.
- 8.3. The team has discontinued its programme of face-to-face training due to staffing capacity and transferred all the resources online on the GRID. Ad hoc advice continues to be sought and is provided by phone and by email [schoolsmt@hertfordshire.gov.uk](mailto:schoolsbmt@hertfordshire.gov.uk).
- 8.4. A range of further opportunities to maintain awareness of the programme and how to manage property are used including the PHF bulletin, attendance at the termly Business managers Forum and via the twice yearly reports to Schools Forum and Members.

9. Corporate Property Database update

- 9.1. The Forum's attention is drawn to the work being carried out on the Corporate Property Database (hosted by TechForge). This will impact on the ways in which schools access information about their buildings. Schools will be notified ahead of the migration with details of how to access the new system. Schools will continue to have access to net capacity assessments, asbestos information, building plans and also in future terrier records and other relevant documents.

10. Summary

- 10.1. 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 £77m of work since 2012/13.
- 10.2. The programme will continue at a similar level assuming no significant reduction in funding is announced in the settlement. The 2017/18 year is being planned on this basis.
- 10.3. There remain a large number of schools whose proposed schemes are unfunded and who will continue to have to manage the interim challenges within difficult financial circumstances.
- 10.4. Awareness of the programme is still high although turnover in school leadership remains a challenge to ensure this continues.

Appendix 1: Summary of schools R&M Batches

Phase 1 - 3: HCC batches 1-11 (158 schools), managed by consultants Artelia, Atkins and Ingleton Wood are all now complete.

Phase 4: HCC Batches 12-16 (31 schools) managed by consultants Ingleton Wood, Pick Everard and Artelia are complete subject to 12 month defects period.

Phase 5: HCC Batches 17-20 (31 schools) managed by Ingleton Wood. The majority of schemes are now complete.

Phase 6: HCC Batches 21-23 (24 schools) were tendered in the autumn of 2014 and awarded to consultants Artelia and NPS. Batch 21 and 22 are substantially complete and Batch 23 (roofing) is in progress.

Phase 7: HCC Batch 24 (34 schools) is being managed by Ingleton Wood. All except three schemes deferred to 2017/18 have completed.

Phase 8: HCC Batches 25-29 (16 schools) are being managed by Mouchel (Kier), Capital, Mouchel (Kier), Artelia and Pellings respectively. Many of the schemes have completed or are in the final phase of construction.

Phase 9: HCC Batches 30-32 (28 schools) are being managed by consultants Artelia, Capital and Ingleton Wood respectively. Batch 32 has been deferred to 2017/18. Batch 30 and 31 are under construction.

Appendix 2: 2017/18 Proposed Primary / Secondary Programme

These schemes represent the main 2017/18 programme and schools have been given a commitment that their schemes will be going ahead. Consultants are due to be appointed before the end of the year.

School Category	Establishment	Work Type	Surveyors Classification	Total
ESC	Park Educational Support Centre	Roofing	D1	138,380
Nursery	Birchwood Nursery School	Boiler Works	Boiler D1 Radiators C1	99,000
Primary	Ashwell Primary School	Roofing	D1	198,000
		Window Walling	D1	82,500
	Aycliffe Drive Primary School	Boiler Works	D1	125,400
		Roofing	D1	249,700
	Bedwell Primary School & Nursery	Window Walling	C1 & C2	280,500
	Coates Way JMI and Nursery School	Roofing	C1	38,500
	Field Junior School	Boiler Works	D1	76,138
	Furneux Pelham Church of England School	Roofing	D1	99,000
	Goldfield Infants` and Nursery School	Boiler Works	(blank)	88,000
	Hobletts Manor Infants` & Nursery School	Window Walling	C3	261,800
	Hobletts Manor Junior School	Roofing	C1	308,000
	How Wood Primary School	Roofing	D1	390,092
	Hurst Drive Primary School	Roofing	D1	198,000
	Little Heath Primary School	Boiler Works	(blank)	99,000
	Manland Primary School	Asbestos Removal	(blank)	160,540
	Morgans Primary School	Roofing	C2	203,500
	Redbourn JM School	Boiler Works	C1	84,150
	Rickmansworth Park JMI School	Asbestos Removal/Fire Alarm	(blank)	55,000
	Roundwood Primary School	Roofing	D1 - C1	211,750
	Springmead Primary School	Mobile	(blank)	138,380
	St Paul`s Walden Primary School	Refurb	(blank)	64,567
	Templewood Primary School	Boiler Works	(blank)	165,000
	The Orchard Primary School	Roofing	D1 & C2	245,812
	The William Ransom Primary School	Roofing	C1	233,200
	Therfield First School	Roofing	D1	66,000
	Thundridge Primary School	Boiler Works	(blank)	171,600
	Watford Field School (Infant & Nursery)	Roofing	C1 & C3	180,000
Wilbury Junior School	Roofing	(blank)	300,000	
Secondary	Adeyfield School	Electrical	(blank)	385,000
	Fearnhill School Maths and Computing College	Boiler Works	(blank)	715,000
		Roofing	D1	309,100
Special	Breakspeare School	Gas Interlock canopy	D1	27,243
	Greenside School	Boiler Works	D1	302,500
				6,750,350

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

Bids considered and accepted in principle but currently unfunded. Decisions on whether or not they will be funded are held over to future years and are therefore subject to future budgets and priorities. For schools converting to Academy Status, appearance on this list does not imply a commitment to funding by HCC post conversion. It may be possible to bring forward schemes on this list should sufficient resource be available later in the year.

School Category	Establishment	Work Type	Surveyors Classification	Total
ESC	Park Educational Support Centre	Window Walling	C1	78,100
	Rivers ESC (Hoddesdon)	Window Walling	C1 & C2	290,000
Primary	Andrews Lane Primary School	Window Walling	C1	313,500
	Aycliffe Drive Primary School	Windows	D1	170,500
	Bedmond Village Primary School	Boiler Works	C1	106,700
		Window Walling	C2 & C3	132,000
	Bernards Heath Infant School	Roofing	C1	181,500
		Window Walling	C2	85,800
	Bernards Heath Junior School	Window Walling	C1	249,700
	Bonneygrove Primary School	Roofing	C1 - B3	168,300
	Bromet Primary School	Window Walling	C1	186,340
	Bushey Heath Primary School	Window Walling	C1	110,220
	Camp Primary and Nursery School	Roofing	C1	123,200
	Camps Hill Community Primary	Boiler Works	C1	99,000
	Chater Junior School	Window Walling	C2	89,100
	Dewhurst St Mary CoE Primary	Window Walling	C2	90,200
	Gade Valley JMI & Nursery School	Replacement of nursery building	(blank)	275,000
	Layston CofE First School	Roofing	B3	155,100
	Little Heath Primary School	Window Walling	C1	294,800
	Longlands Primary School and Nursery	Roofing	C1	141,900
	Mickleham Primary School	Window Walling	C1	147,070
	Morgans Primary School	Window Walling	(blank)	302,500
	Moss Bury Primary & Nursery	Roofing	C3	302,500
		Window Walling	C2 & C3	385,000
	Oak View Primary & Nursery	Window Walling	C1	90,475
	Prae Wood Primary School	Cladding	C1	69,300
	Priors Wood Primary School	Window Walling	C2	134,891
	Purwell Primary School	Roofing	C1	44,000
	Strathmore Infant and Nursery	Window Walling	C1	68,200
	Swing Gate First and Nursery Sch	Window Walling	C1	90,200
	The Grove Infant & Nursery School	Timber Cladding	D1	78,678
	The William Ransom Primary	Window Walling	C1	214,500
Watchlytes School	Roofing	C2	157,300	
Special	Heathlands School	Roofing	D1	418,000
	The Collett School	Minor Works	(blank)	23,221
		Window Walling	C1	40,700
	The Valley School	Roofing	D1	649,000
				6,556,494