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SCHOOLS CAPITAL REPAIRS & MAINTENANCE

Report of the Operations Director, Education

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1. Purpose of the Report

- 1.1. To provide an update on the County Council's schools capital repairs and maintenance programme and other relevant property matters.

2. Recommendations

- 2.1. Schools Forum is asked to note:

- 2.1.1. Successful completion of the 2016/17 programme
- 2.1.2. Progress of the 2017/18 R&M programme
- 2.1.3. Approval of proposed 2018/19 programme
- 2.1.4. HCC position in respect to the Government's PSBP2 programme

3. Background

- 3.1. Over the past five years over 300 projects have been delivered in maintained schools using a capital grant provided by the Education Funding Agency (now the Education and Skills Funding Agency - ESFA) for addressing condition. This has resulted in significant building fabric improvements across all types of maintained schools and is overseen by the County Council's Building Management Team.
- 3.2. The centrally managed programme has been tendered as discrete batches of work via the County Council's Property Frameworks (Appendix 1).
- 3.3. The 2016/17 programme is now complete and delivered over £23m of works across 76 sites.

4. The 2017/18 Programme

- 4.1. Following confirmation of the budget in February 2017 work continues to progress on the 2017/18 programme. To date the total budget of £18.75m has been committed allowing delivery of 84 projects ranging from batched R&M roofing, window and heating projects to mobile replacement and asbestos removal together with mechanical and electrical works at secondary school sites. The majority of these planned works are forecast for completion by March 2018 with the exception of one listed building and two roofing projects which will achieve completion by the end of April 2018.

5. Draft 2018/19 R&M programme

- 5.1. Recent national budget announcements indicated that the Government will continue to invest in school condition. Details of funding to local authorities for 2018/19 are to be confirmed by February 2018 but anticipated, for cost forecast purposes, to be in the region of £18m. The grant will continue to be adjusted downward as more schools convert to academy status.
- 5.2. No new funding will be awarded to schools who have indicated their intention to convert. Previous firm commitments made to schools who are converting will however continue to be honoured.
- 5.3. 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. Further rounds of bid consideration will be undertaken in the spring and summer terms. Only exceptional or emergency works will be funded in year.
- 5.4. Appendix Two identifies 37 projects, valued at £8.7m, which have been commissioned for the 2018/19 programme. Designs have been worked up for these four batches of work in order that these can be brought forward for delivery starting April 2018.
- 5.5. A further 21 bids, valued at £4.6m, identified in the second part of Appendix 2 contain elements that are considered to be in poor condition (D1 or C1) and require prompt attention to be considered for approval by Schools Forum.
- 5.6. Appendix Three identifies 15 schemes at an estimated cost of £8.198m which remain unfunded and deferred for future years programme.
- 5.7. The table below provides a high level indication of the 2018/19 programme. A detailed list of schemes forming the proposed 2018/19 programme is included at Appendix 2.

2018/19 Schools R&M programme	Estimated Value
Batch 40 – Mechanical	£3.5m
Batch 41 – Windows, doors and walls	£2.7m
Batch 42 - Roofing	£2.5m
Proposed Roofing, Mechanical and Window	£4.6m

2018/19 Schools R&M programme	Estimated Value
Walling	
Secondary Programme	£1.0m
School Managed	£0.2m
Contribution for Westfield Community Provision	£1.6m
Contingency (urgent and unforeseen works, latent defects, uninsured losses, evaluation and option appraisals of proposed high value schemes)	£1.9m
Sub-total	£18m
Total ESFA grant 2018/19 (anticipated)	£18m
Uncommitted	£0

- 5.8. Forum should note that the programme includes a significant contribution to the re-location and expansion of Westfield Community Primary. On 18th December 2017, Cabinet agreed to the proposal to pursue the option to deliver a 2fe primary school to meet the demand from the High Leigh Housing Development, Hoddesdon through the relocation and enlargement of Westfield Primary School, subject to the outcome of statutory consultation. Condition data has identified a requirement of £1.6m to be invested at Westfield Community Primary School (if it were to remain where it is) to address existing condition needs over the next 5 years. It is therefore proposed that this contribution is used to support the funding gap that exists in order to deliver the new school. It is anticipated that support funding will straddle 2018/19 and 2019/20 financial years.
- 5.9. 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.
- 5.10. 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. However, schools cannot rely on this route for funding and must continue to demonstrate that sufficient management and maintenance is in place to effectively avoid the emergency arising.
- 5.11. Continuation of the programme beyond 2018/19 will be subject to confirmation from the ESFA 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 ESFA continues to progress the PSBP2 programme which will meet the condition needs of 15 Hertfordshire schools. Two schemes are being managed locally by HCC (Hemel Hempstead School and Barclay School) and the rest are being managed directly by the ESFA.

- 6.2. The ESFA is continuing to ask local authorities to sign a Memorandum of Understanding to underwrite costs associated with highways and other planning conditions associated with any schemes. HCC is continuing to hold the position that it will only sign these in respect of maintained schools or non-maintained schools where it is providing funding for expansion.
- 6.3. The ESFA has begun feasibility or the initial data gathering in respect of all schemes. HCC is supporting where required or requested by the schools. This is proving to be more onerous than was originally envisaged but is currently being managed within existing resources.

7. Other Property Matters

- 7.1. Condition Data Collection survey – The ESFA is currently undertaking another round of schools property condition surveys. Two tranches of schools have been identified and Aecom have been appointed to take this work forward. Schools in Tranche 2 are now being contacted and asked to complete a significant amount of pre-survey information. A short guide has been put together to help schools with this which will be made available on the GRID. The outputs of the survey are expected to inform future ESFA capital programmes.

8. Summary

- 8.1. The schools repairs and maintenance programme continues to be successful at delivering a large volume of work across the schools estate. A further £19m of improvements are being delivered during 2017/18 and planned again for 2018/19..
- 8.2. The future of the programme is dependent on ESFA funding being available beyond 2018/19. This is currently not known.
- 8.3. Although reduced, there remain a large number of schools in need of condition related improvements whose proposed schemes are unfunded. They will continue to have to manage the interim challenges within increasingly difficult financial circumstances.

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.

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

Phase 6: HCC Batches 21-23 (24 schools) were tendered in the autumn of 2014 and awarded to consultants Artelia and NPS. All schemes are complete.

Phase 7: HCC Batch 24 (34 schools) is being managed by Ingleton Wood. All works are now complete.

Phase 8: HCC Batches 25-29 (16 schools) are being managed by Mouchel (Kier), Capital, Mouchel (Kier), Artelia and Pellings respectively. All schemes are complete.

Phase 9: HCC Batches 30-32 (28 schools) are being managed by consultants Artelia, Capital and Ingleton Wood respectively. All schemes are complete or in final snagging stages.

Phase 10: HCC Batches 33-39 (40 schools) are being managed by Ingleton Wood, NPS and Pellings. Contractors have been appointed and the majority of the works is forecast for completion by March 2018.

Phase 11: HCC Batches 40-42 (37 schools) are being managed directly by BMT with support from consultants providing cost and quality assurance. Two projects have been escalated with completion forecast within financial year 2017/18. The remaining 33 are forecast for completion 2018/19.

Phase 12: HCC to be batched (21 schools) to be approved by Schools Forum with completion forecast 2018/19.

Appendix 2 Proposed 2018/19 R&M Programme

2018/19 Commissioned Schemes

Schemes below have been deemed high priority and design and commissioning has commenced to enable roll out immediately into the new financial year.

Commissioned schemes Programme Ref / Batch Number	Site Name	School number	Total Project Cost
CRPM Batch 40 - Mechanical services (inc boilers and heating systems)	Burleigh Primary School	360	£401,940
	Cassiobury Infant & Nursery School	742	£113,837
	Commonswood School	529	£400,400
	Longmeadow Primary School	137	£157,080
	Margaret Wix Primary School	431	£268,261
	Parkgate Junior School	737	£569,800
	Priors Wood Primary School	310	£138,600
	Redbourn Infant & Nursery School	451	£312,620
	St Andrew's C of E (V C) Primary School	323	£138,600
	St Luke's School	635	£385,000
	Studlands Rise School	85	£73,340
	Whitehill Junior School	46	£328,020
	Sheredes	290	£200,000
			£3,487,498
CRPM Batch 41 External windows, doors & walls (inc window walling)	Andrews Lane Primary School	372	£413,045
	Bernards Heath Infant School	417	£85,800
	Bernards Heath Junior School	416	£249,700
	Chater Junior School	728	£89,100
	Micklem Primary School	844	£188,700
	Morgans Primary School	256	£302,500
	Oak View Primary & Nursery School	585	£157,250
	Park Educational Support Centre KS3 Outreach	591	£80,300
	Priors Wood Primary School	310	£221,628
	Rivers Extended ESC, Key Stage 4 Centre (Hoddesdon)	667	£319,000
	The Collett School	631	£205,681
	The Grove Infant & Nursery School	492	£81,628
	The Grove Junior School	491	£125,400
Weston Primary School	71	£165,000	
			£2,684,732
CRPM Batch 42- Roofing	Bernards Heath Infant School	417	£254,100
	Bonneygrove Primary School	363	£235,620
	Camp Primary and Nursery School	418	£172,480
	Heath Lane Nursery School	899	£92,400

Commissioned schemes Programme Ref / Batch Number	Site Name	School number	Total Project Cost
	Heathlands School	626	£662,200
	Layston Church of England First School	232	£217,140
	Longlands Primary School and Nursery	375	£198,660
	Moss Bury Primary School & Nursery	150	£423,500
	Purwell Primary School	42	£61,600
	Watchlytes School	543	£220,220
			£2,537,920
Grand total			£8,710,150

2018/19 Proposed Schemes

Schemes below require approval for inclusion within 2018/19 R&M Programme

School Category 2018/19	Establishment	School Number	Work Type	Surveyors Classification	Total
ESC	North Education Support Centre	666	Roofing	(blank)	£112,420
Primary	Aycliffe Drive Primary School	867	Window Walling	D1	£170,500
	Bushey Heath Primary School	678	Window Walling	C1	£121,220
	Cassiobury Infant & Nursery School	742	Roofing	D1	£154,000
	Cassiobury Infant & Nursery School	742	Window Walling	D1	£115,500
	Dewhurst St Mary C of E Primary School	359	Window Walling	C2	£90,200
	Greenfields Primary School	773	Window Walling	D1	£20,000
	Holwell Primary School	520	Roofing	D2	£238,700
	Kingsway Infant School	755	Roofing	D1	£381,997
	Knebworth Primary School	197	Mobile	D1	£352,000
	Little Heath Primary School	567	Window Walling	C1	£294,800
	Margaret Wix Primary School	431	Roofing	D1 to C3	£573,199
	Moss Bury Primary School & Nursery	150	Window Walling	C2 & C3	£385,000

School Category 2018/19	Establishment	School Number	Work Type	Surveyors Classification	Total
	Pixies Hill Primary School	857	Window Walling	D1	£165,000
	Prae Wood Primary School	440	Roofing	C1	£69,300
	Redbourn JM School	450	Window Walling	D1	£304,351
	Strathmore Infant and Nursery School	040	Window Walling	C1	£68,200
	Studlands Rise School	085	Roofing	D1	£334,950
	Watton-at-Stone Primary and Nursery School	270	Mechanical Services	D1	£106,260
	Wheatcroft Primary School	261	Mechanical Services	D1	£405,682
Special	Colnbrook School	632	Fire Alarm	(blank)	£10,000
			Window Walling	D1	£143,000
Total					£4,616,279

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.

School Category	Establishment	School Number	Work Type	Surveyors Classification	Total
Primary	Burleigh Primary School	360	Window Walling	C2	£407,000
	Gade Valley JMI & Nursery School	855	Mobile	(blank)	£275,000
	Goffs Oak Primary School	355	Window Walling	C1	£93,500
	Greenfields Primary School	773	Mechanical Services	D2	£321,090
	Malvern Way Infant & Nursery School	697	Roofing	C2	£423,500

School Category	Establishment	School Number	Work Type	Surveyors Classification	Total
	Markyate Village School & Nursery	907	Window Walling	C2	£319,000
	Oughton Primary and Nursery School	043	Window Walling	C1 & C2	£308,000
	Parkside Community Primary School	621	Mechanical Services	C1/2	£762,300
	Swing Gate First and Nursery School	919	Window Walling	C1	£90,200
	The Lea Primary School & Nursery	484	Roofing	C1	£272,195
	The Reddings Primary & Nursery School	846	Mobile	C2	£385,000
	The William Ransom Primary School	047	Window Walling	C1	£214,500
Secondary	Barnwell School	108	Window Walling	D1	£3,800,500
	The Priory School	033	Window Walling	D1	£309,100
Special	Batchwood School & Staff Houses 3 and 5	643	Window Walling	D2	£217,160
Total					£8,198,045