

**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 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:

- Successful completion of the 2017/18 programme
- Progress of the 2018/19 programme and recommended alterations
- Proposals for delivery of the new Healthy Pupils Capital Grant
- Proposals for 2019/20 and beyond
- An update in respect to the Government's PSBP2 programme

**3. Background**

- 3.1. Over the past six years over 300 projects have been delivered in maintained schools using a capital grant provided by the Education & 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 2017/18 R&M programme is now complete and delivered over £18m of works across 67 sites.

**4. Update on delivery of 2018/19 R&M programme**

- 4.1. The updated table below provides a summary of the programme agreed by Forum in January 2018 with revised figures (rounded up) and provides further information regarding additional schemes to be included within the programme. A detailed list of schemes, together with estimated costs is included within Appendix 2.

2018/19 Schools R&M programme	Estimated Value
Batch 40 – Mechanical	£3.0m
Batch 41 – Windows, doors and walls	£3.1m
Batch 42 - Roofing	£2.3m
Batch 43	£1.4m
Batch 44	£1.9m
Batch 45	£1.2m
Secondary Programme	£1.0m
School Managed	£0.1m
Contribution for Westfield Community Provision	£1.6m
Contingency (urgent and unforeseen works, latent defects, uninsured losses, evaluation and option appraisals and further funding support of proposed high value schemes – detailed in 4.7).	£1.9m
<b>Sub-total</b>	<b>£18m</b>
<b>Total ESFA grant 2018/19 (anticipated)</b>	<b>£18m</b>
<b>Uncommitted</b>	<b>£0</b>

- 4.2. The actual level of grant funding was £17.579m, slightly below planned level although this will not affect current schemes and can be absorbed within wider contingencies.

#### Update on batches

- 4.3. The Forum's continued support for undertaking feasibility early has enabled work to progress well across all batches with 30 schemes already in the construction phase and a total £13.5m of schemes in development.
- 4.4. A new approach to procurement is being trialled on batches 40-45 in order to ensure consultancy fees are effectively targeted on the areas of greatest risk and benefit. This approach will be evaluated with a view to future application.
- 4.5. Overall the expectation is that the majority of these schemes will be completed by January 2019 to ensure a high degree of confidence of spend within the current year and greater flexibility for the future.

#### Changes to programme

- 4.6. As with previous years there are a number of cost variations within schemes and batches that are managed within the available grant. The remaining contingency is used to off-set increases in costs and to support schemes that it is necessary to bring forward for a range of reasons.

- 4.7. The Forum is asked to note the following significant changes to the programme which are considered necessary to meet urgent or unavoidable circumstances. Funding for part of these works will be underwritten by re-programmed funds which had been previously allocated to these projects. The balance will be underwritten by contingency funding.
- Little Heath Primary – feasibility has already been undertaken to address significant condition issues to a whole block which cannot be carried out as a single project. A phased approach is now being introduced and it is therefore prudent to begin works this year
  - Knebworth Primary – Unforeseen costs associated with alterations to a gas supply need to be undertaken in order to decommission an unsafe building containing significant asbestos containing materials
  - Stevenage ESC – Additional costs to support the co-location of KS3 and KS4 on the site of the former Collenswood school in Stevenage required for September 2018
  - Woodside school - Escalation of Mechanical & Electrical works to address lack of heating to two classrooms and low water pressure providing hand wash facilities to KS2
  - Roundwood Primary - Reinstatement of kitchen facilities and compensatory accommodation to provide catering facilities for school
  - Cavendish and Adeyfield secondary schools - Need to address condition issues affecting applications to both schools in Hemel Hempstead ahead of delayed PSBP2 schemes and academy transfer
- 4.8. The timetable for the new school at High Leigh remains to be confirmed. School Planning will be consulting formally on the proposals in the autumn and it is therefore likely that not all the money identified for this project will be required in 2018/19. Ongoing negotiations in respect of the land value of the existing site, the value of the additional land at the new site and any increase of s106 contributions may reduce the overall R&M contribution. Any underspend will be rolled back in to the programme and used to offset funding pressure.

## **5. Future years**

- 5.1. Work is progressing on the basis that some form of grant will continue to be made available for addressing school condition. Despite continuing emphasis on a commitment to quality school buildings the Government has not made any announcements beyond 2018/19.
- 5.2. The ESFA is conducting another round of school condition surveys (see section 7) which is expected to inform future funding beyond 2021. It is reasonable to expect the grant to continue but for it to be adjusted downward as more schools convert to academy status.
- 5.3. 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.

- 5.4. The previous report to Forum (January 2018) identified 15 schemes which remain unfunded and deferred for future years programme. Since then further bids have been received. All bids were evaluated in May with urgent works absorbed into 2018/19 programme and the remainder held for future years. The total unfunded amount stands at £15.715. Details are included within Appendix 3.
- 5.5. 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 autumn and spring. Only exceptional or emergency works will be funded in year.
- 5.6. Schools whose schemes remain unfunded 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.
- 5.7. 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.
- 5.8. The overall distribution of funds to date has reflected need rather than any formal allocation to sector or geography. The majority has gone into the primary sector although a number of large schemes have been supported in maintained secondaries. As more of these schools convert it is likely that a greater proportion will return to the primary sector.

#### Support for small schools

- 5.9. Childrens Services continue to monitor the health and performance of schools with support from Herts for Learning. One issue emerging as a result of ever tightening budgets is a disproportionate impact on small schools. (Schools whose PAN is generally below 1FE).
- 5.10. It is recommended that for 2019/20 an allocation is made to proactively address condition issues in these schools. Forum is asked for a view.

## **6. Healthy Pupils Capital Grant**

- 6.1. 2018/19 sees the introduction of an additional stream of capital funding arising from the new Soft drinks Levy or Sugar Tax. The DFE has allocated money to academy schools and responsible bodies to spend on relevant activity for which they provide guidance.

- 6.2. Hertfordshire County Council has received £1.086m with a further £268k going to the Diocese.
- 6.3. Due to synergies with the Health & Wellbeing agenda, discussion has taken place with public health colleagues to inform our approach. This will ensure that the relatively limited funding is allocated to where it will make the biggest difference. Information currently being evaluated includes:
- Pupil health indicators
  - Childhood obesity levels
  - Wider evidence on the benefits of a range of interventions
- 6.4. Rather than invite schools to openly bid it is suggested that we solicit applications from schools in key target areas and potentially both primary and secondary. The guidance envisages a wide range of possible interventions including:
- Sports halls and pitches
  - Running tracks (daily mile etc), outdoor gyms
  - Dining and catering facilities
  - Works to deliver space for mental health support, counselling, mindfulness
  - Swimming pools, hydrotherapy etc
- 6.5. Forum is asked for comments on the approach and agreement to proceed as proposed. The EFSA will be expecting an account of how the money was spent during the year alongside the annual return in September / October 2019. Forum should note that the funding is ring-fenced for capital but is not time-bound. It is however our intention to utilise the funding within the year as far as is practically possible.

## **7. Other Property Matters**

- 7.1. Condition Data Collection survey – The ESFA is currently undertaking another round of schools property condition surveys. Three tranches have already been undertaken and a fourth has just been announced. Schools are 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 is available on the GRID. The outputs of the survey are expected to inform future ESFA capital programmes.
- 7.2. Asbestos Management Assurance Process – ESFA have also been asking schools to respond to a national data collection programme to provide assurance around asbestos management. As responsible body HCC has had to administer the collection across the maintained estate. Academies have been asked to respond directly. The deadline for responses was the end of May. Although this was a significant and unexpected burden on the team (many authorities have struggled to meet this date and asked for extensions) over 85% of schools provided a response which has been validated and submitted.

## **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 £18m of improvements was 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 complete although many still in their retention period.

Phase 10: HCC Batches 33-39 (40 schools) are being managed by Ingleton Wood, NPS and Pellings. Two thirds are complete, and the remaining schemes are finishing off on site.

Phase 11: HCC Batches 40-42 (37 schools) are being managed directly by BMT with support from consultants providing cost and quality assurance. Some schemes currently under construction the remainder still in the design phase.

Phase 12: HCC Batches 43-45 (21 schools) currently under design and early stage feasibility.

## Appendix 2

<b>Programme Ref / Batch Number</b>	<b>Site Name</b>	<b>School number</b>	<b>Total Project Cost</b>
<b>CRPM Batch 40 - Mechanical services (inc boilers and heating systems)</b>			
	<b>Burleigh Primary School</b>	<b>360</b>	<b>£365,400</b>
	<b>Cassiobury Infant &amp; Nursery School</b>	<b>742</b>	<b>£158,783</b>
	<b>Commonswood School</b>	<b>529</b>	<b>£400,400</b>
	<b>Longmeadow Primary School</b>	<b>137</b>	<b>£142,800</b>
	<b>Margaret Wix Primary School</b>	<b>431</b>	<b>£77,289</b>
	<b>Parkgate Junior School</b>	<b>737</b>	<b>£245,710</b>
	<b>Priors Wood Primary School</b>	<b>310</b>	<b>£126,000</b>
	<b>Redbourn Primary School</b>	<b>451</b>	<b>£285,221</b>
	<b>Sheredes Primary School &amp; Nursery</b>	<b>290</b>	<b>£200,000</b>
	<b>St Andrew`s C of E (V C) Primary School</b>	<b>323</b>	<b>£126,000</b>
	<b>St Luke`s School</b>	<b>635</b>	<b>£356,180</b>
	<b>Studlands Rise School</b>	<b>85</b>	<b>£66,710</b>
	<b>Whitehill Junior School</b>	<b>46</b>	<b>£298,200</b>
	<b>Total</b>		<b>£2,848,693</b>
<b>CRPM Batch 41 External windows, doors &amp; walls (inc window walling)</b>			
	<b>Andrews Lane Primary School</b>	<b>372</b>	<b>£368,895</b>
	<b>Bernards Heath Infant School</b>	<b>417</b>	<b>£159,207</b>
	<b>Bernards Heath Junior School</b>	<b>416</b>	<b>£265,922</b>
	<b>Chater Junior School</b>	<b>728</b>	<b>£91,112</b>
	<b>Micklem Primary School</b>	<b>844</b>	<b>£188,700</b>
	<b>Morgans Primary School</b>	<b>256</b>	<b>£275,000</b>
	<b>Moss Bury Primary School &amp; Nursery</b>	<b>150</b>	<b>£350,000</b>
	<b>Oak View Primary &amp; Nursery School</b>	<b>585</b>	<b>£375,860</b>
	<b>Park Educational Support Centre KS3 Outreach</b>	<b>591</b>	<b>£48,449</b>
	<b>Priors Wood Primary School</b>	<b>310</b>	<b>£174,870</b>



	Rivers Extended ESC, Key Stage 4 Centre (Hoddesdon)	667	£211,520
	Strathmore Infant and Nursery School	40	£62,000
	The Collett School	631	£160,066
	The Grove Infant & Nursery School	492	£78,702
	The Grove Junior School	491	£90,330
	Weston Primary School	71	£150,000
	<b>Total</b>		<b>£3,050,633</b>
<b>CRPM Batch 42 Roofing</b>			
	Bernards Heath Infant School	417	£232,866
	Bonneygrove Primary School	363	£215,610
	Camp Primary and Nursery School	418	£159,122
	Heath Lane Nursery School	899	£84,000
	Heathlands School	626	£604,322
	Layston Church of England First School	232	£198,810
	Longlands Primary School and Nursery	375	£181,668
	Moss Bury Primary School & Nursery	150	£386,296
	Purwell Primary School	42	£57,410
	Watchlytes School	543	£204,767
	<b>Total</b>		<b>£2,324,871</b>
<b>CRPM Batch 43 External windows, doors &amp; walls (inc window walling)</b>			
	Aycliffe Drive Primary School	867	£155,000
	Bushey Heath Primary School	678	£110,200
	Cassiobury Infant & Nursery School	742	£105,000
	Colnbrook School	632	£130,000
	Dewhurst St Mary C of E Primary School	359	£82,000
	Goffs Oak (new post May bid meeting)	374	£85,000
	Pixies Hill Primary School	857	£150,000
	Prae Wood Primary School	440	£69,300
	Redbourn JM School	450	£276,683
	Shepherd Primary School	699	£155,000
	Swing Gate Infant School and Nursery	919	£82,000
	<b>Total</b>		<b>£1,400,183</b>

<b>CRPM Batch 44 Roof</b>			
	<b>Cassiobury Infant &amp; Nursery School</b>	<b>742</b>	<b>£154,000</b>
	<b>Holwell Primary School</b>	<b>520</b>	<b>£238,700</b>
	<b>Kingsway Infant School</b>	<b>755</b>	<b>£381,997</b>
	<b>Margaret Wix Primary School</b>	<b>431</b>	<b>£573,199</b>
	<b>Mill Mead School</b>	<b>259</b>	<b>£269,562</b>
	<b>North Education Support Centre (Letchworth)</b>	<b>666</b>	<b>£112,420</b>
	<b>Studlands Rise School</b>	<b>85</b>	<b>£155,000</b>
	<b>Total</b>		<b>£1,884,878</b>
<b>CRPM Batch 45 Mechanical</b>			
	<b>Holdbrook Primary School</b>	<b>358</b>	<b>£106,260</b>
	<b>Roman Fields Pupil Referral Unit</b>	<b>640</b>	<b>£405,682</b>
	<b>Watton-at-Stone Primary and Nursery School</b>	<b>270</b>	<b>£92,400</b>
	<b>Wheatcroft Primary School</b>	<b>261</b>	<b>£282,548</b>
	<b>Woodside (new post May bid meeting)</b>	<b>374</b>	<b>£247,000</b>
	<b>Shenley (new post May bid meeting)</b>	<b>611</b>	<b>£60,000</b>
	<b>Total</b>		<b>£1,193,890</b>

### 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.

Current Status	School Category	School	School Number	Work Type	Surveyors Classification	Total
4. Bid Accepted (Future Years)	ESC	Rivers ESC (Hoddesdon)	667	Roofing	D1	£365,288
	Middle	Edwinstree C of E Middle School	225	Mechanical Services	D2	£92,400
	Primary	Andrews Lane Primary School	372	Roofing	C2	£540,000
		Brookland Junior School	365	Window Walling	C2	£434,000
		Burleigh Primary School	360	Window Walling	C2	£407,000
		Dundale Primary & Nursery School	940	Mechanical Services	C	£800,800
		Fairfields Primary School & Nursery	377	Roofing	(blank)	£254,100
		Forres Primary School	292	Roofing	D1	£585,200
		Gade Valley JMI & Nursery School	855	Mobile	(blank)	£275,000
		Garden Fields JMI School	422	Roofing	D	£386,514
		Greenfields Primary School	773	Mechanical Services	D2	£321,090
		Greenfields Primary School		Window Walling	(blank)	£337,700
		Malvern Way Infant & Nursery School	697	Roofing	C2	£423,500
		Markyate Village School & Nursery	907	Window Walling	C2	£319,000
		Oakmere Primary School	657	Window Walling	C1	£138,600
		Oughton Primary and Nursery School	043	Window Walling	C1 & C2	£308,000
		Parkside Community	621	Roofing	C1/2	£762,300

<b>Current Status</b>	<b>School Category</b>	<b>School</b>	<b>School Number</b>	<b>Work Type</b>	<b>Surveyors Classification</b>	<b>Total</b>
		<b>Primary School</b>				
		<b>Rickmansworth Park JMI School</b>	<b>708</b>	<b>Mechanical Services</b>	<b>D1</b>	<b>£48,750</b>
		<b>Shepherd Primary School</b>	<b>699</b>	<b>Roofing</b>	<b>D1</b>	<b>£729,000</b>
		<b>Skyswood Primary School</b>	<b>462</b>	<b>Boiler</b>	<b>C2</b>	<b>£284,900</b>
		<b>The Lea Primary School &amp; Nursery</b>	<b>484</b>	<b>Roofing</b>	<b>C1</b>	<b>£272,195</b>
		<b>The Reddings Primary &amp; Nursery School</b>	<b>846</b>	<b>Mobile</b>	<b>C2</b>	<b>£385,000</b>
		<b>The William Ransom Primary School</b>	<b>047</b>	<b>Window Walling</b>	<b>C1</b>	<b>£214,500</b>
		<b>Two Waters Primary School</b>	<b>828</b>	<b>Boiler</b>	<b>D1</b>	<b>£262,500</b>
		<b>Woodside Primary School</b>	<b>374</b>	<b>Roofing</b>	<b>C2</b>	<b>£510,000</b>
		<b>Woodside Primary School</b>		<b>Window Walling</b>	<b>C2</b>	<b>£159,500</b>
	<b>Secondary</b>	<b>Barnwell School</b>	<b>108</b>	<b>Window Walling</b>	<b>D1</b>	<b>£3,800,500</b>
		<b>Fearnhill School Maths and Computing College</b>	<b>010</b>	<b>Window Walling</b>	<b>D1</b>	<b>£1,080,453</b>
		<b>The Priory School</b>	<b>033</b>	<b>Window Walling</b>	<b>D1</b>	<b>£309,100</b>
	<b>Special</b>	<b>The Valley School</b>	<b>619</b>	<b>Roofing</b>	<b>D1</b>	<b>£908,600</b>
<b>Grand Total</b>						<b>£15,715,489</b>