

SCHOOLS CAPITAL REPAIRS & MAINTENANCE

Report of the Director of Education and Early Intervention

Author: Trevor Mose, Head of Building Management

Tel: 01992 556658

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:

- Updated progress of the 2018/19 programme (section 4)
- Draft programme for 2019/20 (section 5)
- Proposals for support for small schools (Section 5)
- Update on the Healthy Pupils Capital Grant (Section 7)

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).

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 and amendments agreed in July 2018. A detailed list of schemes was included in previous papers.

2018/19 Schools R&M programme	Current Value
Batch 40 – Mechanical	£3.3m
Batch 41 – Windows, doors and walls	£3.2m
Batch 42 – Roofing	£2.2m
Batch 43 – Window walling	£1.4m
Batch 44 – Roofing	£1.9m
Batch 45 – Mechanical	£1.2m
Secondary Programme	£1.34m
School Managed	£0.1m
Contingency (urgent and unforeseen works)	£3.7m
Sub-total	£18.34m
Total ESFA grant 2018/19	£17.579m
Uncommitted	£0

Update on batches

- 4.2. The Forum’s continued support for undertaking feasibility early has enabled work to progress well across all batches. 30 schemes are already in the construction phase and £7.5m of actual expenditure has been delivered as at the end of quarter 2. There is currently a minor risk of overspending the budget as a consequence of over-programming and delivery. The programme is currently carrying the unforeseen costs of the works at Highwood school which are subject to legal claim and may be recovered.
- 4.3. Despite an increased emphasis on heating systems within the programme a number of schools are already flagging concerns ahead of the winter which represents a further risk to the programme. Capital funding has been used to purchase temporary boilers that are being deployed on sites until it is possible to mobilise schemes. We are providing support wherever possible and urge schools to submit bids in plenty of time to address concerns.
- 4.4. Should significant unforeseen need arise some ‘work in progress’ may have to be delayed. A formal decision to delay or re-programme budget from 2019/20 will be made at the end of Quarter 3. Any unforeseen elements in excess of the planned 2018/19 programme will have first call on the 2019/20 allocation. It is suggested that the uncommitted contingency is left until the spring.

5. Draft 2019/20 programme

- 5.1. A further round of bid consideration was held in October 2018. This reviewed schemes worth an estimated £19m for potential inclusion in the 2019/20 programme. Whilst the exact amount of grant is unknown the County Council’s budget has included £17.579 for planning purposes. This figure is likely to be less, accounting for schools converting during the 2018/19 year and therefore a prudent approach to programming has been adopted.

- 5.2. New schemes with an estimated value of £13m are therefore being recommended for inclusion in the 2019/20 programme. These are summarised below and listed in full in Appendix 2. This approach provides sufficient contingency for unknown costs and unplanned urgent works that might arise in the interim period and allows for any reduction in grant.

2019/20 Schools Condition programme	Anticipated Value
Roofing 2019/20	£2.858m
Mechanical and electrical 2019/20	£4.782m
Windows 2019/20	£0.957m
Mobiles 2019/20	£0.66m
Drainage, external areas and hall floor 2019/20	£0.1m
Barnwell windows 2019/20	£1.5m
Fearnhill multi works 2019/20	£1m
Listed schools – window projects	£0.6m
Small schools fund	£0.6m
Sub-total	£13.057m
Budget - ESFA grant (anticipated)	£17.579m
Uncommitted contingency	£4.522m

- 5.3. The programme demonstrates continued focus on core fabric with a shift from roofing towards mechanical (heating and water distribution). Consistent with previous years we are taking a whole system approach to mechanical and electrical schemes. This is reflected in the above programme although this is not always the case in bids from schools.

Small schools

- 5.4. An allocation of £600k is being recommended to support bids from small schools for lower value capital works that traditionally would not be supported. This scheme is being promoted to provide financial support where required to works that fall between the £3k and £15k price band. The definition of small schools is being defined as those with fewer than 160 pupils. A list of eligible schools is attached (Appendix 3).
- 5.5. As the funding available through HCC is only accessible to community schools dialogue has taken place with the St Albans Diocese to ensure that small church schools are not disadvantaged. This has concluded that the diocese already has in place contingency to support these schools. Applications for funding will therefore be handled in the normal way. The fund is based on a nominal £15k per school although funding is not guaranteed and any unallocated will be rolled back in to the main programme.

Contingency

- 5.6. The contingency is currently held to account for cost increases on the 18/19 programme currently being quantified. An amount of up to £2m should remain protected should it be necessary to re-programme this

funding rather than defer work which needs to be done – this will include early works where required on schemes within the 19/20 programme.

- 5.7. A further £1m is held within contingency for works to the special school portfolio pending the outcomes of the SEN review. These works can no longer be deferred beyond 19/20 but have yet to be committed.

6. Future years

- 6.1. Work is progressing on the basis that some form of grant will continue to be made available for addressing school condition beyond 2020. Despite continuing emphasis on a commitment to quality school buildings the Government has however not made any announcements beyond 2018/19.
- 6.2. The ESFA is conducting another round of school condition surveys 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.
- 6.3. 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.
- 6.4. Currently schemes valued at £7.8m remain unfunded and have been deferred for a future years programme. Details are included within Appendix 4.
- 6.5. 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.
- 6.6. 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.
- 6.7. 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.
- 6.8. 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.

7. Healthy Pupils Capital Grant

- 7.1. The window for submitting applications for the c. £1m Healthy Pupils funding remains open until the end of November. The panel will meet in December to make recommendations about funding.
- 7.2. As at 1st November 16 bids had been received amounting to £980k ranging from £5k to £500k. These are included in Appendix 5. A number of additional schemes have already been rejected as not suitable for capital funding however the majority satisfied the criteria and are to be taken forward to the panel for consideration. Applications have been received from schools in target areas where the data identifies greatest health inequality.
- 7.3. At the current level of interest it should be possible to support nearly all the schemes that have been put forward.

8. Other Property Matters

- 8.1. Advice and support for schools – The information available to schools on the GRID has been refreshed and enhanced with new FAQs and Top 10 Tips to support self-help. The Property team continues to manage over 50 enquiries per month from schools about property related matters.
- 8.2. Condition Data Collection survey – The ESFA is continuing to undertake schools property condition surveys. They are hoping to have completed this programme by September 2019 along with the provision of dashboards to enable responsible bodies to analyse the data. Individual reports are being sent to schools when they become available. The ESFA currently has a significant backlog.
- 8.3. Asbestos Management Assurance Process – The ESFA has convened a national working group to respond to the asbestos survey they undertook and in response to renewed ministerial pressure to address the issue of asbestos in schools. HCC is currently responding to a request from the ESFA to provide assurances in relation to asbestos management for all schools that did not respond to the survey.
- 8.4. Programme Performance – the Property team are working on a revised set of performance measures, feedback and systems to further improve the rigour applied to the programme which should enable improved quality of reporting for 2019/20.

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. A further £18m of improvements was delivered during 2017/18 and is on

track for delivery in 2018/19.

- 9.2. The future of the programme is dependent on ESFA funding being available beyond 2018/19. This is currently not known.
- 9.3. 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.
- 9.4. Further support will now be given to support small schools through the programme.

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.

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.

Phase 10: HCC Batches 33-39 (40 schools) are being managed by Ingleton Wood, NPS and Pellings. The majority are now in retention.

Phase 11: HCC Batches 40-42 (37 schools) are being managed directly by BMT with support from consultants providing cost and quality assurance. Contractors have been appointed and most schemes are under construction.

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

Appendix 2 – Proposed 2019/20 schemes

Establishment	School Number	Work Type	Surveyors Classification	Total
Rivers ESC (Hoddesdon)	667	Roofing	D1	£365,288
Edwinstree C of E Middle School	225	Mechanical Services	D2	£92,400
Benington C of E Primary School	194	Mechanical Services	C	£286,853
Burleigh Primary School	360	Window Walling	C2	£407,000
Coates Way JMI and Nursery School	713	Mechanical Services	(blank)	£15,300
Dundale Primary & Nursery School	940	Mechanical Services	C	£801,304
Eastbury Farm Primary School	703	Window Walling	D1	£167,310
Fairfields Primary School & Nursery	377	Roofing	(blank)	£254,100
Gade Valley JMI & Nursery School	855	Mobile	(blank)	£275,000
Greenfields Primary School	773	Mechanical Services	D2	£321,090
		Window Walling	(blank)	£337,700
High Wych C of E Primary School	234	Mechanical Services	(blank)	£240,000
Little Munden CE Voluntary Controlled Primary School	319	Roofing	C1	£262,200
Moss Bury Primary School & Nursery	150	Asbestos	(blank)	£93,500
		Mechanical Services	D	£600,000
Oakmere Primary School	657	Mechanical Services	D1	£284,900
		Window Walling	C1	£13,200
Oughton Primary and Nursery School	043	Window Walling	C1 & C2	£308,000
Parkside Community Primary School	621	Roofing	C1/2	£616,000
Rickmansworth Park JMI School	708	Mechanical Services	D1	£37,500
Skyswood Primary School	462	Mechanical Services	C2	£284,900
St Mary`s (VC) C of E Junior School	306	Roofing	D1	£905,007
The Reddings Primary & Nursery School	846	Mobile	C2	£385,000
Two Waters Primary School	828	Mechanical Services	D1	£262,500
Woodside Primary School	374	Window Walling	C2	£159,500
Woolenwick JM School	161	Repairs to hall floor	(blank)	£24,805
Northfields Infant & Nursery School	022	Mechanical Services	D1	£406,492
Roman Fields PRU	649	Roofing	D1	£301,500
Barnwell School	108	Window Walling	D1	£1,500,000
Fearnhill School Maths and Computing College	010	Window Walling	D1	£1,000,000
		Replacement of fire doors	(blank)	£0
		Ceiling and Lighting	(blank)	£0
The Astley Cooper School	804	Electrical	C1-B4	£200,000
		External Areas	(blank)	£30,000
Batchwood School & Staff Houses 3 and 5	643	Mechanical Services	(blank)	£60,860
			D	£472,500
				£11,771,508

Appendix 3 Small schools list

Schools listed by governance type. Funding would be available to maintained community and voluntary controlled schools. Academies and VA schools would need to seek support via CIF or the relevant responsible body.

Name	pupil numbers	Type	Governance
Bedmond Academy	108	Primary	ACADEMY
Chaulden Junior School	156	Junior	ACADEMY
Watford St John's Church of England Primary School	56	Primary	ACADEMY
Yavneh Primary	119	Primary	ACADEMY
Anstey First School	47	First	COMMUNITY
Breachwood Green JMI School	107	Primary	COMMUNITY
Chaulden Infant School and Nursery School	151	Infant	COMMUNITY
Flamstead Village School	111	Primary	COMMUNITY
Gaddesden Row JMI School	45	Primary	COMMUNITY
Hexton JMI School	60	Primary	COMMUNITY
Hunsdon JMI School	111	Primary	COMMUNITY
JENYNS FIRST SCHOOL	82	First	COMMUNITY
Kingsway Infant School	174	Infant	COMMUNITY
KINGSWOOD NURSERY SCHOOL	98	Nursery	COMMUNITY
LITTLE HADHAM PRIMARY SCHOOL	133	Primary	COMMUNITY
London Colney Primary & Nursery School	135	Primary	COMMUNITY
PIRTON SCHOOL	142	Primary	COMMUNITY
REED FIRST SCHOOL	41	First	COMMUNITY
Sandon JMI School	98	Primary	COMMUNITY
St.Paul's Walden School	105	Primary	COMMUNITY
Studlands Rise First School	175	First	COMMUNITY
Therfield First School	57	First	COMMUNITY
Walkern Primary School	146	Primary	COMMUNITY
Widford School	57	Primary	COMMUNITY
WYMONDLEY JMI SCHOOL	102	Primary	COMMUNITY
Albury C of E Primary School	54	Primary	VA
Ardeley St Lawrence Primary School	82	Primary	VA
ASTON ST MARY'S PRIMARY SCHOOL	130	Primary	VA
BARKWAY V.A. FIRST SCHOOL	31	First	VA
Cockernhoe CE Primary School	98	Primary	VA
Great Gaddesden Primary School	89	Primary	VA
Hormead CofE First & Nursery School	73	First	VA
Little Gaddesden CE Pri School	101	Primary	VA
Long Marston VA C of E Primary School	137	Primary	VA
Northaw CE Primary School	113	Primary	VA
Offley Endowed Primary School	115	Primary	VA
Puller Memorial CofE VA Primary School	68	Primary	VA
St Bartholomews C of E School	101	Primary	VA
St Giles Primary School	97	Primary	VA

St Ippolyts CE Primary School	165	Primary	VA
ST JOHN'S CE JMI SCHOOL	101	Primary	VA
St Marys CofE Primary School	134	Primary	VA
St Michaels Primary School	150	Primary	VA
St Nicholas CE VA Prim School	155	Primary	VA
St Thomas of Canterbury School	121	Primary	VA
Stapleford Primary School	78	Primary	VA
Tewin Cowper Primary School	164	Primary	VA
Victoria C of E Infant and Nursery School	171	Infant	VA
Aldbury School	83	Primary	VC
Barley V.C. First School	45	First	VC
Bayford C of E Primary School	103	Primary	VC
BENINGTON CofE PRIMARY SCHOOL	103	Primary	VC
Essendon C of E (VC) Primary School	93	Primary	VC
Furneux Pelham C of E School	126	Primary	VC
Graveley Primary School	100	Primary	VC
HertfordStAndrewCEPrimSchool	124	Primary	VC
Layston First School	151	First	VC
Little Munden Primary School	70	Primary	VC
Ponsbourne St Mary's Primary	96	Primary	VC
Preston Primary School	86	Primary	VC
Sarratt School	156	Primary	VC
SPELLBROOK PRIMARY SCHOOL	109	Primary	VC
Thundridge Primary School	89	Primary	VC
Tonwell St Mary's School	41	Primary	VC
WARESIDE C OF E PRIMARY SCHOOL	52	Primary	VC
WESTON PRIMARY SCHOOL	134	Primary	VC

Appendix 4: 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.

Establishment	School Number	Work Type	Surveyors Classification	Total
Andrews Lane Primary School	372	Roofing	C2	£540,000
Brookland Junior School	365	Window Walling	C2	£434,000
Forres Primary School	292	Roofing	D1	£585,200
Garden Fields JMI School	422	Roofing	D	£386,514
Malvern Way Infant & Nursery School	697	Roofing	C2	£423,500
Markyate Village School & Nursery	907	Window Walling	C2	£346,500
Micklem Primary School	844	Boiler	D2	£510,000
Oakmere Primary School	657	Window Walling	C1	£214,500
Parkside Community Primary School	621	Roofing	C1/2	£492,800
Shephalbury Park Primary School	146	Mechanical Services	Various	£150,000
Shepherd Primary School	699	Roofing	D1	£729,000
Swing Gate First and Nursery School	919	Boiler	D1	£217,500
The Lea Primary School & Nursery	484	Roofing	C1	£272,195
The William Ransom Primary School	047	Window Walling	C1	£214,500
Woodside Primary School	374	Roofing	C2	£510,000
The Priory School	033	Window Walling	D1	£309,100
Batchwood School & Staff Houses 3 and 5	643	Window Walling	D2	£217,160
				£6,552,468

Appendix 5 – Healthy Pupils Grant Applications as at November 1st

Scheme	Funding being sought
Mental Health and Wellbeing space	£2,000
Dining Room Improvement	£2,300
Purchase and installation of four permanent football goal posts for two pitches on the school field.	£3,700
Ball stop net	£4,576
Creation of kitchen for children to learn how to cook and make healthy choices	6,000
Running Track	£9,500
Daily Mile Track	£10,360
To build a daily mile track	£12,600
Lower School Playground Refurbishment	£22,000
Field Play Equipment	£27,920
MUGA	£28,700
Full replacement of our outdoor training swimming pools fibreglass liner.	£38,295
Updates to playground area	£40,000
To renovate our Early Years outdoor area which would include resurfacing of the wetpour and replace play equipment.	£53,815
Create Space for wellbeing worker	£230,000
To build a hall	£500,000
	£991,766.00