

HERTFORDSHIRE COUNTY COUNCIL SCHOOLS FORUM

26 June 2019

AGENDA ITEM

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SCHOOLS CAPITAL REPAIRS & MAINTENANCE

Report of the Director of Children's Services

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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 (R&M) Programme and other relevant property matters.

2. Recommendations

- 2.1. Schools Forum is asked to note:

- Delivery of 2018/19 R&M Programme (Section 3)
- Reduced capital grant and contingency amount (Section 4)
- Updated progress of the 2019/20 R&M Programme (Section 4)
- Update on Healthy Pupils Capital Grant (Section 6)

3. Background

- 3.1. Over the past six years over 700 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.
- 3.3. The 2018/19 R&M programme delivered £15.5m of works across 82 sites - 69 projects are now complete. 19 projects are still in progress, with the balance of costs being drawn from the 2019/20 budget. In addition, there are 7 projects brought forward from previous programme years which will complete this year.

4. Update on Delivery of 2019/20 R&M Programme

- 4.1. The updated table below provides a summary of the programme agreed by Forum in November 2018 with revised figures (rounded up) and includes additional schemes to be included within the programme. A detailed list of schemes, together with estimated costs, is included within Appendix 1.

2019/20 Schools R&M Programme	Estimated Value (£)
BMT Managed (includes contingency for The Valley and Peartree schools)	904,169
Batch 46 - Roofing	2,969,259
Batch 47 & 50 – Windows	1,681,966
Batch 48 & 49 - Mechanical	4,745,947
Secondary schools	2,404,864
Mobiles R&M 2019/20	670,538
School Managed	63,000
Total	13,439,743

Budget Summary

- 4.2. The actual level of grant funding was £16.452m, approximately £1m less than anticipated. This amount was not confirmed until after 1st April 2019, around 8 weeks later than in previous years. Works will progress on the basis that some form of grant will continue to be made available for addressing school condition beyond 2020, but we have been advised by HCC Capital Finance that the level of over-programming should be reduced during the current financial year.

Total for 2019/20 programme	£13.4m
Reprogrammed from 2018/19 & previous years	£5.2m
Total Forecast	£18.6m
Total ESFA grant 2019/20 (actual)	£16.5m
Grant carried forward from 2018/19	£1.6m
Grant released from funding swaps	£0.4m
Total Funding	£18.5m

- 4.3. As at May 2019 the budget forecasts an overspend of £1.9m at financial year end. This is a result of a combination of factors:

- lower than anticipated ESFA grant
- significant reprogramming of previous years' schemes
- funding support for capital repairs prior to academy conversions
- contribution to flood rectification works at Highwood Primary School
- funding contribution to major capital projects

- commitment to early feasibility and procurement of schemes before confirmation of 2019/20 ESFA grant

- 4.4. Reprogramming has been partly underwritten by the uncommitted contingency allocation.
- 4.5. A budget contingency has previously been reserved for urgent and unforeseen works, latent defects, uninsured losses and options appraisals. Identifying opportunities to re-establish a contingency allocation is a priority.
- 4.6. As forecast works costs are finalised during Q1/Q2, more prudent programming and delayed/deferred projects will be considered by the Programme Manager and Head of Building Management in collaboration with the Budget Holder to manage the risk of returning an overspend at year end.

Update on Batches

- 4.7. The Forum's continued support for undertaking feasibility early has enabled work to progress well across all batches with 18 schemes already in the construction phase and a total £13.2m of schemes in development.
- 4.8. Greater cost certainty will be available during the next 12 weeks as designed schemes are released for works tender and contract sums finalised. Final approval of individual projects and programmes will be subject to budget confirmation after this stage is complete.
- 4.9. As with previous years, cost variations within schemes and batches are managed within the available grant. We are now undertaking asbestos surveys prior to works tender, helping to manage the level of cost variation which can take place after contracts are awarded.

Support for School Planning

- 4.10. Limited contingency funds (£600k total) have been reserved within the R&M budget for The Valley and Peartree schools, which occupy premises with significant building fabric issues. Plans for new accommodation are well advanced, with School Planning and the Building Management Team working with both schools to support them in managing ongoing property issues and capital investment strategy in the interim. This includes delivering essential health & safety improvements at both schools and provision for temporary boilers at The Valley during the 2019/20 heating season.
- 4.11. The timetable for the new school at High Leigh has been further updated. School Planning have advised that money identified for this project will be required in 2021/21 through 2022/23. The value of the additional land is subject to confirmation and any increase of s106 contributions may reduce the overall R&M contribution. At present it is anticipated the R&M contribution will be £1.6m spread equally over 3 years.

5. Future years

- 5.1. Currently schemes valued at £13.3m remain unfunded and have been deferred for a future years programme. Details are included within Appendix 2.
- 5.2. The ESFA is conducting a national round of school condition surveys which is expected to inform future funding. It is reasonable to expect the grant to continue but for it to be adjusted downward as more schools convert to academy status. No announcements have yet been made by the Government regarding funding beyond 2020.
- 5.3. No new funding will be awarded to schools who have indicated their intention to convert to academy. Previous firm commitments made to schools who subsequently convert will be assessed on a case by case basis, and supported where possible.
- 5.4. The rationale previously agreed with the Schools Forum continues to be applied to all new bids for funding. The current process and timetable is published on the GRID. Only exceptional or emergency works will be funded in-year.
- 5.5. Timing and frequency of bid consideration is to be reviewed in the present funding and programming context. Any proposed alterations to the current cycle will be shared with the Schools Forum and published on the GRID.
- 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 schemes have already been deferred from previous years and schools have been advised to report any significant deterioration in condition so that this can be considered alongside the original bid.
- 5.7. Support will be offered to support school emergency works wherever funding is available to do so. However, such are the calls on the budget, that 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 condition need rather than any formal allocation to sector. Most of the investment has been in the primary sector, although a number of large schemes have been delivered in maintained secondaries. As more secondary schools convert to academy, an increasing proportion of the grant is invested in the primary sector.

6. Healthy Pupils Capital Grant

- 6.1. There was a very positive response from schools to the announcement of this funding and we were heavily oversubscribed, receiving a total of 70 bids totalling over £3.5m, against a grant of just over £1m. The evaluation process was extended to allow adequate time for assessment and consultation. A number of schemes were rejected as not suitable for capital funding.

- 6.2. A comprehensive scoring system was applied to ensure a fair and consistent approach to evaluating all the bids and detailed feedback was obtained from colleagues in Public Health, Environment, Property and Herts Sports Partnership. The scoring system considers:
- Eligibility criteria (maintained schools)
 - Target district/school (where data identifies greatest health inequality)
 - School type
 - Wider community benefits
 - Benefits more than one health dimension (physical, mental, healthy eating, active travel)
 - Property - Risk & deliverability
- 6.3. 54 Healthy Pupil schemes are being funded in Hertfordshire schools and all successful/unsuccessful schools were notified by the end of February 2019.
- 6.4. All schemes are being delivered as school managed projects. Except for grants to purchase low value furniture and equipment, schools have been provided with comprehensive guidance, advised to apply for the necessary permissions/consents and signed a School Agreement to comply with HCC's risk management requirements.
- 6.5. A named HCC Project Manager has been allocated to support schools and will provide additional guidance where appropriate on higher value/risk schemes.

7. Other Property Matters

- 7.1. Advice and support for schools – The Building Management Team now manages an average of 70 enquiries per month from schools about property related matters (a 40% increase over the last 12 months). Information available to schools on the GRID has been updated with new FAQs and asset management guidance, to enable self-service where possible.
- 7.2. School property partners – Schools have been encouraged to retain the services of a property professional since funding to discharge repairs and maintenance was delegated via the dedicated schools grant and the Devolved Formula Capital. There is anecdotal evidence that a growing number of schools have opted out of their annual agreements due to budget constraints. A survey is being conducted by the Building Management Team to assess the extent and implications of this trend.
- 7.3. School managed projects – Having reviewed risk on school managed projects, a new guidance document has been published and a School Agreement introduced to provide reassurance on statutory checks, surveys, design quality and contract management. The enhanced procedures have been piloted in 2019 with around 50 schools as part of the Healthy Pupils Capital Programme.
- 7.4. Programme Performance – the Property team are working on new performance measures and feedback systems which should further improve the quality of management information and reporting during 2019/20.

Appendix 1: Planned 2019/20 R&M Programme

Programme Ref	School Name	Works Type	Project Cost
BMT Managed	Woolenwick JM School	Internal	£22,500
	Morgans Primary School	External windows, doors & walls	£20,000
	Sheredes Primary School & Nursery	Mechanical services	£33,539
	Peartree Primary School	TBC	£300,000
	Templewood Primary School	External windows, doors & walls	£20,000
	Ponsbourne St Mary's C of E VC Primary School	Mechanical services	£45,000
	The Valley School	TBC	£300,000
	Batchwood School & Staff Houses 3 and 5	Mechanical services	£42,970
	Coates Way JMI and Nursery School	Mechanical services	£14,280
	The Astley Cooper School	Electrical services	£105,880
CRPM Batch 46	Rivers Extended ESC, Key Stage 4 Centre (Hoddesdon)	Roofing	£354,484
	St Mary's (VC) C of E Junior School	Roofing	£844,611
	Little Munden CE Voluntary Controlled Primary School	Roofing	£256,303
	Fairfields Primary School & Nursery	Roofing	£241,954
	Shenley Primary School	Roofing	£400,000
	Parkside Community Primary School	Roofing	£577,979
	Roman Fields Pupil Referral Unit	Roofing	£293,929
CRPM Batch 47	Fearnhill School Maths and Computing College	External windows, doors & walls	£890,573
	Oughton Primary and Nursery School	External windows, doors & walls	£391,872
	Barnwell Upper School	External windows, doors & walls	£1,514,291
	Woodside Primary School	External windows, doors & walls	£184,027
	Little Heath Primary School	External windows, doors & walls	£207,640
	Oakmere Primary School	External windows, doors & walls	£14,567
	Eastbury Farm Primary School	External windows, doors & walls	£159,471
CRPM Batch 48	Moss Bury Primary School & Nursery	Mechanical services	£645,000
	Skyswood Primary School	Mechanical services	£271,325
	Batchwood School & Staff Houses 3 and 5	Mechanical services	£666,758
	Two Waters Primary School	Mechanical services	£260,045
	Dundale Primary & Nursery School	Mechanical services	£776,522
CRPM Batch 49	Northfields Infant & Nursery School	Mechanical services	£389,331

Programme Ref	School Name	Works Type	Project Cost
	Benington C of E Primary School	Mechanical services	£278,869
	Edwinstree C of E Middle School	Mechanical services	£87,600
	High Wych C of E Primary School	Mechanical services	£233,130
	Oakmere Primary School	Mechanical services	£726,433
	Rickmansworth Park JMI School	Mechanical services	£107,000
	Greenfields Primary School	Mechanical services	£303,935
CRPM Batch 50	Burleigh Primary School	External windows, doors & walls	£395,900
	Greenfields Primary School	External windows, doors & walls	£328,490
Mobiles R&M 2019/20	The Reddings Primary & Nursery School	Provision of new block (temp building)	£335,131
	Gade Valley JMI & Nursery School	Provision of new block (temp building)	£335,407
School Managed	The Astley Cooper School	External areas	£30,000
	Hobbs Hill Wood Primary School	Electrical services	£33,000
Grand Total			£13,439,743

Appendix 2: 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	School Name	Works Type	Surveyor's Classification	Estimated Value
Nursery	Batford Nursery School	Electrical	D1	£36,870
Primary	Andrews Lane Primary School	Roofing	C2	£539,280
	Ashwell Primary School	Mechanical services	D1	£216,012
	Brookland Junior School	Window Walling	C2	£422,163
	Forres Primary School	Roofing	D1	£569,240
	Garden Fields JMI School	Roofing	D	£375,973
	Goffs Oak Primary School	Mechanical services	C/D1	£359,520
	Hertford St Andrews C of E Primary School	Mechanical services	D1	£331,540
	Ickleford Primary School	Mechanical services	D1	£204,889
	Ickleford Primary School	Mechanical services	(blank)	£48,141
	Layston Church of England First School	Window Walling	C2	£118,021
	Malvern Way Infant & Nursery School	Roofing	C2	£411,950
	Maple School	Mechanical services	D1	£480,124
	Markyate Village School & Nursery	Window Walling	C2	£337,050
	Micklem Primary School	Mechanical services	D2	£509,320
	Oakmere Primary School	Window Walling	C1	£208,650
	Parkside Community Primary School	Roofing	C1/2	£479,360
	Prae Wood Primary School	Mechanical services	D1/C2/D	£329,560
	Sandon JMI School	External Areas	(blank)	£13,782
	Sandon JMI School	Mechanical services	D1/C1/C2	£149,800
	Sandon JMI School	Roofing	C2	£262,150
	Sandon JMI School	Window Walling	C1	£235,400
	Shephalbury Park Primary School	Mechanical services	Various	£149,800
	Shepherd Primary School	Roofing	D1	£728,028
	Studlands Rise School	Mechanical services	D1	£299,600
	Swing Gate First and Nursery School	Mechanical services	D1	£217,210
	Tanners Wood JMI School	Roofing	D1	£711,550
	Tanners Wood JMI School	Window Walling	D1	£90,950
	Tannery Drift School	Mechanical	D1	£626,407

School Category	School Name	Works Type	Surveyor's Classification	Estimated Value
		services		
	The Lea Primary School & Nursery	Roofing	C1	£264,772
	The William Ransom Primary School	Window Walling	C1	£208,650
	Therfield First School	Mechanical services	(blank)	£112,350
	Thorley Hill Primary School	Mechanical services	D1	£402,573
	Weston Primary School	Mechanical services	D2	£396,970
	Woodside Primary School	Roofing	C2	£509,320
Secondary	The Priory School	Window Walling	D1	£300,670
Special	Batchwood School & Staff Houses 3 and 5	Window Walling	D2	£211,237
	Breakspeare School	Mechanical services	D1	£624,069
	The Collett School	Mechanical services	D1	£449,400
Pupil Referral Unit	Roman Fields PRU	Mechanical services	D1	£40,000
	Oak View Primary & Nursery School	Mechanical services	D1	£322,070
Grand Total				£13,304,420

Appendix 3: Healthy Pupils Capital Grant Awards

School Name	Project Type	Funding (£)
Aycliffe Drive Primary School	External renovation/enhancements	27,920
Barnwell Upper School	MUGA	175,000
Boxmoor Primary School	Kitchen/Dining improvement	3,000
Bridgewater Primary School	Kitchen/Dining improvement	21,416
Brockswood Primary School	MUGA	9,000
Bushey Heath Primary School	Kitchen/Dining improvement	6,000
Bushey Heath Primary School	Internal renovation/enhancements	2,500
Cassiobury Infant & Nursery School	Daily Mile/Running Track	12,000
Cassiobury JM School	Daily Mile/Running Track	5,110
Central Primary School	External renovation/enhancements	36,105
Colnbrook School	External renovation/enhancements	22,000
Cunningham Hill Infant School	Healthy Travel	11,998
Dacorum KS3 Education Support Centre - Greenhills	MUGA	65,325
Fearnhill School Maths and Computing College	External renovation/enhancements	11,652
Galley Hill Primary School and Nursery	Purchase furniture & equipment	1,249
Galley Hill Primary School and Nursery	Daily Mile/Running Track	15,000
Garden Fields JMI School	External renovation/enhancements	40,000
Greenway Primary School	Daily Mile/Running Track	20,000
Haywood Grove School	Daily Mile/Running Track	7,000
Hobletts Manor Junior School	Daily Mile/Running Track	55,000
Holtsmere End Infant and Nursery School	Kitchen/Dining improvement	5,000
Holywell Primary School	External renovation/enhancements	20,000
Howe Dell Primary School	External renovation/enhancements	28,085
Hunsdon JMI School	Daily Mile/Running Track	9,500
Hurst Drive Primary School	Purchase furniture & equipment	3,700
Ickleford Primary School	Daily Mile/Running Track	10,000
Killigrew Primary & Nursery School	Daily Mile/Running Track	25,000
Leverstock Green Church of England Primary School	Daily Mile/Running Track	10,360
Little Green Junior School	External renovation/enhancements	9,000

School Name	Project Type	Funding (£)
Manland Primary School	Internal renovation/enhancements	10,000
Manland Primary School	Healthy Travel	2,674
Mill Mead School	Internal renovation/enhancements	5,000
Morgans Primary School	Daily Mile/Running Track	10,000
Oak View Primary & Nursery School	External renovation/enhancements	50,000
Prae Wood Primary School	Daily Mile/Running Track	19,360
Priors Wood Primary School	Daily Mile/Running Track	15,000
Redbourn Primary School	Daily Mile/Running Track	9,726
Saffron Green Primary School	External renovation/enhancements	53,815
Sandon JMI School	External renovation/enhancements	24,500
Spellbrook Primary School	MUGA	28,700
St Catherine`s (C of E) Primary School	Purchase furniture & equipment	2,500
St Catherine`s Hoddesdon VC CE Primary School	Replacement of outdoor swimming pool liner	38,295
St Luke`s School	Internal renovation/enhancements	4,400
St Mary`s (VC) C of E Junior School	Daily Mile/Running Track	27,000
St Mary`s VC Infant School	Purchase furniture & equipment	4,576
The Grove Junior School	Internal renovation/enhancements	30,000
The Nobel School	Purchase furniture & equipment	2,000
Therfield First School	Purchase furniture & equipment	2,300
Trotts Hill Primary and Nursery School	External renovation/enhancements	2,500
Tudor Primary School	External renovation/enhancements	24,484
Westfield Primary School & Nursery	Daily Mile/Running Track	9,691
Woolenwick Infant & Nursery School	External renovation/enhancements	40,000
Woolenwick JM School	External renovation/enhancements	7,213
Yewtree Primary School	External renovation/enhancements	22,226