

HERTFORDSHIRE COUNTY COUNCIL SCHOOLS FORUM

18 September 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:

- Funding from 2019/20 budget is allocated to complete projects from previous programme years (Section 3)
- Reduced capital grant and budget pressures (Section 4)
- Updated progress of the 2019/20 R&M Programme (Section 4)
- Review of capital bids process and accuracy of works estimates (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 87 sites - 80 projects are now complete. 11 projects have been completed in the last quarter and 7 are still in progress. There are an additional 5 projects brought

forward from previous programme years (2016-2018) which will complete this year. Funding to enable completion of these projects is being drawn from the 2019/20 budget.

- 3.4. Remaining commitments are being reviewed to ensure budget forecasts are accurate. The value of residual works being charged against the 2019/20 budget will be confirmed by Capital Finance and reported as a percentage of the total budget.

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.

2019/20 Schools R&M Programme	Estimated Value (£)
BMT Managed (includes contingency for The Valley and Peartree schools)	999,956
CRPM Batch 46 Roofing	2,831,467
CRPM Batch 47 Windows & doors	3,456,853
CRPM Batch 48 Mechanical & electrical	2,844,647
CRPM Batch 49 Mechanical & electrical	2,114,381
CRPM Batch 50 Windows	724,390
Mobiles R&M 2019/20	625,949
School Managed	120,624
Grand Total	13,718,267

The 2019/20 programme includes 43 schemes with a total value of £13.7m:

26 schemes are in construction or complete
 9 schemes are out to tender for works contracts
 8 schemes are in pre-construction (feasibility/design/procurement)

The programme is being closely managed to offset budget pressures, with remaining pre-construction and construction stages being phased throughout Autumn 2019 and Spring 2020.

A detailed list of schemes, together with estimated costs, is included within Appendix 1.

- 4.2. Having completed the pre-construction phases of remaining capital projects proposed for delivery in 2019/20, we now have greater certainty around scope and cost of works. In response to budget pressures, we have identified opportunities to phase the works, to manage the risk of overspend this year. Budget allowance has been made for any anticipated fees in the current year to progress projects still in feasibility.

- 4.3. Projects not already in construction before then will be ready to mobilise works during Easter holidays in April 2020. The Building Management Team is working with schools, consultants and contractors to programme the works effectively and contingencies such as temporary boilers will be deployed where design, specification, scope or budget increases lead to delays in works delivery.

Budget Summary

- 4.4. The risk of budget overspend in 2019/20 and future programme years is being addressed in the following ways:
- More prudent programming to reduce overcommitment (as detailed above)
 - Completion and financial closure of projects from previous programme years
 - Comprehensive review of budget monitoring tools / accuracy of financial data
 - Improved reporting and analysis of budget commitments outside of capital repairs & maintenance works programme (financial contribution to school expansions, new schools etc).
- 4.5. The actual level of grant funding this year 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. However, we have been advised by HCC Capital Finance that the level of over-programming should be reduced during the current financial year as no alternative funding source has been identified to offset any budget deficit at year end.

Support for School Planning

- 4.6. Limited contingency funds 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. The works contract for installation and maintenance of temporary boilers at The Valley for the 2019/20 heating season has now been awarded.
- 4.7. No further updates on the new school at High Leigh. 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.

- 4.8. There is a potential request for approximately £320k to cover budget overspend on an ESFA-funded Priority Schools Building Programme (PSBP2) project at The Barclay Academy. A review of project commitments and negotiation with the ESFA is in progress.

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. New and future years bids for funding will be reviewed in October 2019 to assess priorities, review available funding and inform programme planning for 2020/21. Outcomes of this bid evaluation will be held for review against available budget and communicated to schools in Spring 2020. Taking into account budget pressures and other commitments, it is likely that some bids will remain unfunded and held for delivery beyond 2020/21.
- 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. Schools whose schemes remain unfunded will continue to have to manage the day-to-day problems arising from the poor condition of their buildings. Schools have been advised to report any significant deterioration in condition so that this can be considered alongside the original bid
- 5.5. 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. Only exceptional or emergency works will be funded in-year, after consultation with colleagues in Children's Services and Health & Safety.
- 5.6. We are working to quantify the appropriate level of budget to reserve in future years as a contingency for urgent and unforeseen works, latent defects, uninsured losses and options appraisals.
- 5.7. An issue has arisen in relation to the PSBP-funded refurbishment project at Astley Cooper School, which includes the accommodation including the school swimming pool. We are currently working with ESFA and the school to establish if a contribution to the overall scheme costs should be made in relation to this component, which ESFA has indicated it will not fund.

6. School Bids for Capital Works Funding

- 6.1. 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 online for schools via Hertfordshire Grid for Learning (<http://www.thegrid.org.uk/info/premises/index.shtml#cap-works>).
- 6.2. Timing and frequency of bid consideration is being reviewed in the present funding and programming context.
- 6.3. There is evidence that condition surveys commissioned and submitted by schools in support of bids for capital funding do not always provide sufficiently accurate/realistic specification or cost information. For example, the projected cost/allocated budget for boiler & heating bids commissioned in January 2019 was around £3m. However, following surveys and scheme design, estimated project costs have increased to over £5m.
- 6.4. Guidance notes on condition surveys are already available on the GRID and will be reviewed alongside the current bid process documents, to assess what improvements can be made.
- 6.5. Any proposed alterations will be shared with the Schools Forum and published on the GRID.

7. Healthy Pupils Capital Grant

- 7.1. 54 Healthy Pupil projects are being funded in Hertfordshire schools (see Appendix 3).
- 7.2. All are being delivered as school managed projects. The Building Management Team has provided schools with comprehensive guidance, advised them to apply for the necessary permissions/consents and provided a School Agreement document to ensure compliance with HCC's risk management requirements.
- 7.3. Named HCC Project Managers have been allocated to support schools and provide additional guidance where required on complex and higher value/risk schemes.
- 7.4. 28 projects are in construction or complete
26 projects are in pre-construction (feasibility/design/ procurement)

The current estimate is that all Healthy Pupils projects will be complete by April 2020, although more complex projects currently in design may yet require adjustments to works programme.

Appendix 1: Planned 2019/20 R&M Programme

Programme Ref	School No.	School Name	Works Type	Budget allocation
BMT Managed	750	Howe Dell Primary School	External windows, doors & walls (inc window walling)	£10,000
	106	The Barclay Academy	Budget Commitment	£325,026
	155	Martins Wood Primary School	Roofing	£TBC
	161	Woolenwick JM School	Internal (walls, windows, doors, ceilings, floors & redecorations)	£22,500
	256	Morgans Primary School	External windows, doors & walls (inc window walling)	See Templewood
	523	Peartree Primary School	Unknown	£100,000
	524	Templewood Primary School	External windows, doors & walls (inc window walling)	£20,000
	562	Ponsbourne St Mary's C of E VC Primary School	Mechanical services (inc boilers and heating systems)	£45,775
	619	The Valley School	Unknown	£302,781
	643	Batchwood School & Staff Houses 3 and 5	Mechanical services (inc boilers and heating systems)	£42,970
	713	Coates Way JMI and Nursery School	Mechanical services (inc boilers and heating systems)	£0 (complete)
	804	The Astley Cooper School	Electrical services	£130,904
CRPM Batch 46	283	Rivers Extended ESC, Key Stage 4 Centre (Hoddesdon)	Roofing	£425,781
	306	St Mary's (VC) C of E Junior School	Roofing	£490,143
	319	Little Munden CE Voluntary Controlled Primary School	Roofing	£222,669
	377	Fairfields Primary School & Nursery	Roofing	£409,967
	611	Shenley Primary School	Roofing	£411,000
	621	Parkside Community Primary School	Roofing	£577,979
	640	Roman Fields Pupil Referral Unit	Roofing	£293,929
CRPM Batch 47	010	Fearnhill School Maths and Computing College	External windows, doors & walls (inc window walling)	£1,006,041
	043	Oughton Primary and Nursery School	External windows, doors & walls (inc window walling)	£391,872
	108	Barnwell Upper School	External windows, doors & walls (inc window walling)	£1,514,566
	374	Woodside Primary School	External windows, doors & walls (inc window walling)	£184,027
	567	Little Heath Primary School	External windows, doors & walls (inc window walling)	£186,310
	657	Oakmere Primary School	External windows, doors & walls (inc window walling)	£14,567
	703	Eastbury Farm Primary School	External windows, doors & walls (inc window walling)	£159,471
CRPM Batch 48	150	Moss Bury Primary School & Nursery	Mechanical services (inc boilers and heating)	£593,302

Programme Ref	School No.	School Name	Works Type	Budget allocation
			systems)	
	462	Skyswood Primary School	Mechanical services (inc boilers and heating systems)	£369,879
	643	Batchwood School & Staff Houses 3 and 5	Mechanical services (inc boilers and heating systems)	£565,863
	828	Two Waters Primary School	Mechanical services (inc boilers and heating systems)	£538,881
	940	Dundale Primary & Nursery School	Mechanical services (inc boilers and heating systems)	£776,721
CRPM Batch 49	022	Northfields Infant & Nursery School	Mechanical services (inc boilers and heating systems)	£390,151
	194	Benington C of E Primary School	Mechanical services (inc boilers and heating systems)	£280,109
	225	Edwinstree C of E Middle School	Mechanical services (inc boilers and heating systems)	£87,935
	234	High Wych C of E Primary School	Mechanical services (inc boilers and heating systems)	£233,950
	657	Oakmere Primary School	Mechanical services (inc boilers and heating systems)	£706,061
	708	Rickmansworth Park JMI School	Mechanical services (inc boilers and heating systems)	£107,000
	773	Greenfields Primary School	Mechanical services (inc boilers and heating systems)	£309,175
CRPM Batch 50	360	Burleigh Primary School	External windows, doors & walls (inc window walling)	£395,900
	773	Greenfields Primary School	External windows, doors & walls (inc window walling)	£328,490
Mobiles R&M 2019/20	846	The Reddings Primary & Nursery School	Provision of new block (temp building)	£310,131
	855	Gade Valley JMI & Nursery School	Provision of new block (temp building)	£315,818
School Managed	290	Sheredes Primary School & Nursery	Mechanical services (inc boilers and heating systems)	£57,624
	804	The Astley Cooper School	External areas	£30,000
	836	Hobbs Hill Wood Primary School	Electrical services	£33,000
Grand Total				£13,718,267

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 No.	School Name	Works Type	Surveyor's classification	Value of Bid
Nursery	499	Batford Nursery School	Electrical	D1	£36,870
Primary	047	The William Ransom Primary School	Window Walling	C1	£208,650
	051	Ashwell Primary School	Mechanical services (inc boilers and heating systems)	D1	£216,012
	058	Ickleford Primary School	Mechanical services (inc boilers and heating systems)	D1	£204,889
		Ickleford Primary School	Mechanical services (inc boilers and heating systems)		£48,141
	069	Sandon JMI School	Electrical		£46,352
		Sandon JMI School	External Areas		£13,782
		Sandon JMI School	Mechanical services (inc boilers and heating systems)	D1/C1/C2	£149,800
		Sandon JMI School	Roofing	C2	£262,150
		Sandon JMI School	Window Walling	C1	£235,400
	070	Therfield First School	Mechanical services (inc boilers and heating systems)		£112,350
	071	Weston Primary School	Mechanical services (inc boilers and heating systems)	D2	£396,970
	083	Tannery Drift School	Mechanical services (inc boilers and heating systems)	D1	£626,407
	085	Studlands Rise School	Mechanical services (inc boilers and heating systems)	D1	£299,600
	146	Shephalbury Park Primary School	Mechanical services (inc boilers and heating systems)	Various	£149,800
	211	Thorley Hill Primary School	Mechanical services (inc boilers and heating systems)	D1	£402,573
	232	Layston Church of England First School	Window Walling	C2	£118,021
	254	Hertford St Andrews C of E Primary School	Mechanical services (inc boilers and heating systems)	D1	£331,540
	292	Forres Primary School	Roofing	D1	£569,240
	355	Goffs Oak Primary	Mechanical services	C/D1	£359,520

School Category	School No.	School Name	Works Type	Surveyor's classification	Value of Bid
		School	(inc boilers and heating systems)		
	365	Brookland Junior School	Window Walling	C2	£422,163
	372	Andrews Lane Primary School	Roofing	C2	£539,280
	374	Woodside Primary School	Roofing	C2	£509,320
	422	Garden Fields JMI School	Roofing	D	£375,973
	438	Maple School	Mechanical services (inc boilers and heating systems)	D1	£480,124
	440	Prae Wood Primary School	Mechanical services (inc boilers and heating systems)	D1/C2/D	£329,560
	484	The Lea Primary School & Nursery	Roofing	C1	£264,772
	621	Parkside Community Primary School	Roofing	C1/2	£479,360
	657	Oakmere Primary School	Window Walling	C1	£208,650
	697	Malvern Way Infant & Nursery School	Roofing	C2	£411,950
	699	Shepherd Primary School	Roofing	D1	£728,028
	780	Tanners Wood JMI School	Roofing	D1	£711,550
		Tanners Wood JMI School	Window Walling	D1	£90,950
	844	Micklem Primary School	Mechanical services (inc boilers and heating systems)	D2	£509,320
	907	Markyate Village School & Nursery	Window Walling	C2	£337,050
	919	Swing Gate First and Nursery School	Mechanical services (inc boilers and heating systems)	D1	£217,210
Secondary	033	The Priory School	Window Walling	D1	£300,670
Special	631	The Collett School	Mechanical services (inc boilers and heating systems)	D1	£449,400
	643	Batchwood School & Staff Houses 3 and 5	Window Walling	D2	£211,237
	884	Breakspeare School	Mechanical services (inc boilers and heating systems)	D1	£624,069
Pupil Referral Unit	649	Roman Fields PRU	Mechanical services (inc boilers and heating systems)		£42,800
	583	Oak View Primary & Nursery School	Mechanical services (inc boilers and heating systems)	D1	£322,070
Grand Total					£13,353,572

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