

HERTFORDSHIRE COUNTY COUNCIL SCHOOLS FORUM

June 2020

AGENDA ITEM

8

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:

- Update on the 2019/20 R&M Programme at financial year end (Section 4)
- 2020/21 R&M Programme is now in progress, with limited impact from Covid-19 (Section 5)
- More transparent budget and financial reporting is now in place (Section 6)
- Unfunded schemes and budget pressures remain (Section 8)

3. Background

- 3.1. Over the past seven years over 750 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 Design & Capital Delivery Team (formerly 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 2019/20 R&M programme delivered £20.5m of works across 83 sites. 21 projects are currently still in feasibility, design or tender stage (see 4.1 below) and will be completed during 2020/21.

4. 2019/20 Schools R&M Programme – Year End Update

4.1. The table below provides a progress update for the programme reported to Forum in September 2019:

2019/20 Programme by Status		
Project Status	No. of Sites	Project Value (£)
Awaiting Project Completion Docs	8	1,062,631
Complete	35	3,993,923
Construction	30	12,764,727
Design	9	1,687,922
Feasibility	11	1,715,068
Retention	10	2,691,502
Tender	1	217,269
Grand Total	104	£ 24,133,042

4.2. The 2019/20 programme was closely managed to offset budget pressures arising from previously unrecorded commitments and cumulative over-programming.

HCC Capital Finance advised that the level of over-programming should be reduced as no alternative funding source was available to offset any budget deficit at year end.

We identified opportunities to phase some works, with delayed construction stages being delivered throughout Spring 2020 to offset the risk of budget overspend in 2019/20. This was achieved.

5. 2020/21 Schools R&M Programme – In Progress

5.1. The table below provides a summary of the proposed programme to be delivered during 2020/21, which includes 68 schemes with a total value of £16.68m:

2020/21 Programme by Works Type		
Works Type	No. of Sites	Estimated Value (£)
Mechanical & electrical works	33	9,414,044
Roofing	11	4,278,524
Windows & doors	5	429,960
Fire and H&S works	9	911,915
Structural and other building issues	10	1,649,695
Grand Total	68	16,684,138

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

- 5.2. Schemes have been prioritised for funding and commissioning on the basis of risk, taking into account condition gradings, resilience and the potential for impact on service delivery.

Mechanical and electrical works including boiler and heating replacements have been identified as a priority. Commissioning of projects for schools which experienced closures and had temporary boilers installed to enable continued operation throughout the recent heating season have been escalated. Approximately £10m will be invested to improve mechanical and electrical systems in Hertfordshire schools this year.

- 5.3. A number of safety-related projects have also been commissioned. These comprise school bids (mainly for fire safety/alarm improvements) in addition to issues referred directly by HCC Health & Safety Team, with whom we work closely to evaluate, risk assess and prioritise schemes for funding.

- 5.4. Forum is asked to note that changes to working practices and other challenges during the Covid-19 pandemic have caused some delays to procurement:

- Late confirmation of ESFA funding (see 6.1)
- Consultant requests for extension of tender deadlines due to reduced staffing
- Complexity and urgency of some M&E schemes and the need to arrange exceptional, individually risk-assessed site visits during lockdown restrictions
- Supply chain issues and temporary closure of some contractors
- Delayed communication to schools (all schools with successfully commissioned schemes have now received a confirmation email)

We are working alongside schools with a full appreciation of the challenges they face at this time.

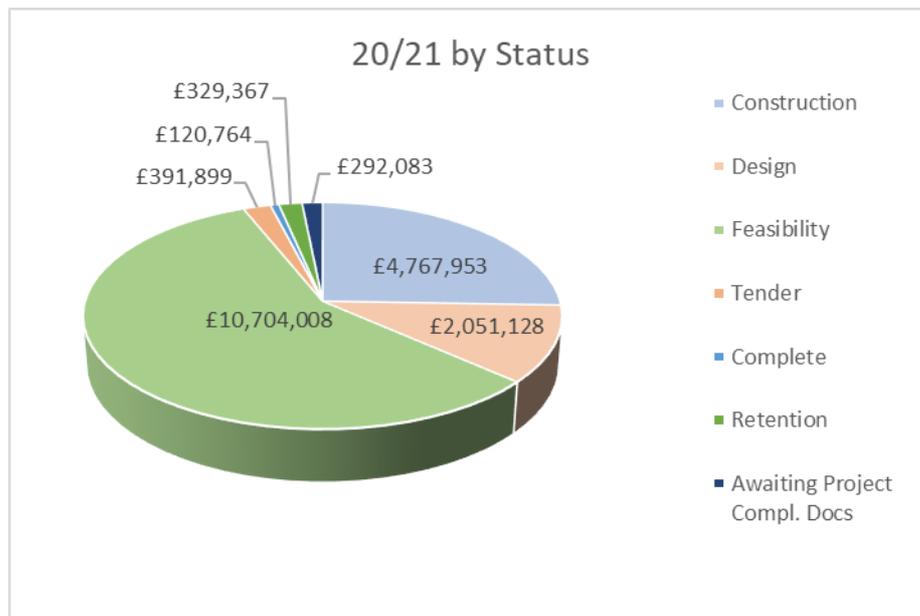
- 5.5. Progress update at June 2020:

48 schemes are in pre-construction (Feasibility/Design)

3 schemes are out to tender for works contracts

17 schemes are in construction or complete

The chart below illustrates status of projects on the 2020/21 programme as at beginning of June 2020:



The 48 new projects in pre-construction phases are currently being batched and tender specifications prepared for procurement of consultants. Once consultants are appointed, we will work with them and school teams to develop designs, agree works programmes and facilitate contractor tenders.

6. Budget & Financial Management

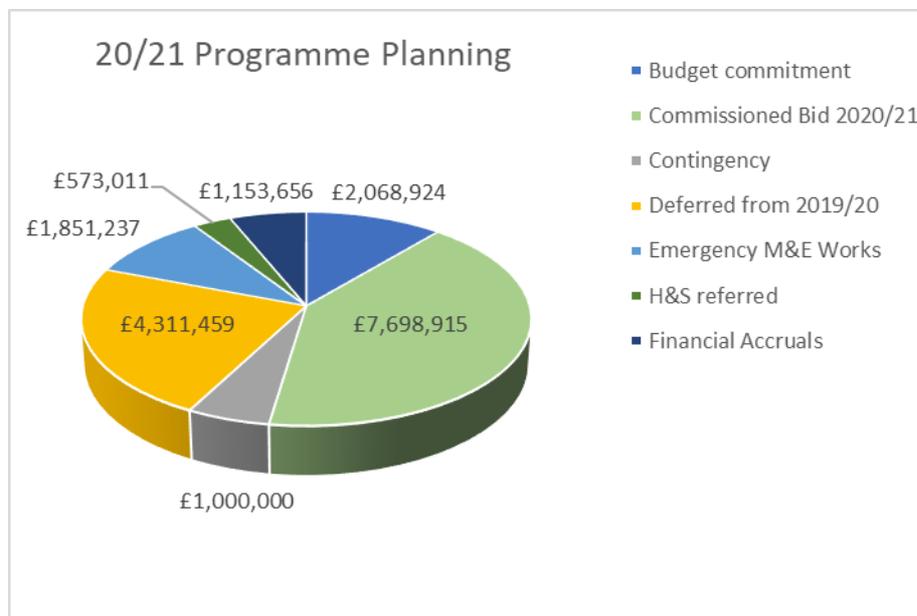
- 6.1. The School Condition Allocation capital grant received from the ESFA for 2020/21 was £16.140m. This amount is marginally less than the previous year and was not confirmed until after 1st April 2020, around 10 weeks later than anticipated.

Permission was sought to begin procurement at risk of specific priority works before the grant was announced, but overall there will be some delays to procurement and therefore project delivery. Stakeholders will be kept informed and every effort made to recoup some of the time lost as works programmes are developed.

Works will progress on the basis that some form of grant will continue to be made available for addressing school condition beyond 2021. However, we have reduced the previous level of over-programming.

- 6.2. A new project database and financial reporting system has been implemented, enabling monthly reconciliation of all project budgets and greater financial control, satisfying the capital monitoring requirements of HCC Finance.
- 6.3. A contingency of approximately £1m is currently allocated for urgent and unforeseen works, latent defects, uninsured losses and options appraisals. This will be reviewed on a monthly basis to ensure effective management and is not a budget surplus.

- 6.4. Development of programme and budget management has led to more detailed analysis of how the Schools R&M budget (SCA grant) is spent, to promote transparency and support informed decision-making. A breakdown of budget amounts allocated for 2020/21 is illustrated below. Further explanation can be provided to Forum in the next report if required.



7. Unfunded Works

- 7.1. A number of schemes have been deferred for a future years programme as there is insufficient funding to deliver all requested works in the current year. Details of these schemes are included within **Appendix 2**.
- 7.2. Current total value of unfunded school bids for capital works is approximately £8.5m. When uplift is applied to projected project budgets to ensure adequate funding is allocated, this rises to around £11m (see 7.3).
- 7.3. There is evidence that condition surveys commissioned by schools in support of bids for capital funding do not always provide reliable cost information. For example, the value of boiler & heating bids commissioned in January 2019 was around £3m. However, following surveys and scheme design, project budgets increased to over £5m. Uplift on specific works types and additions for consultancy fees are now included in estimated costs for the purposes of funding allocation.
- 7.4. Value of unfunded schemes deferred to future years will now be included in monthly financial reporting to improve visibility of pressures on the Schools R&M budget.

- 7.5. 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.
- 7.6. 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 emergency works will be funded in-year, after consultation with colleagues in Children's Services and Health & Safety.

8. Future Reports to Schools Forum

- 8.1. The next Schools Capital Repairs & Maintenance report will be prepared for Schools Forum in November 2020.

Appendix 1: Planned 2020/21 R&M Programme

Programme Ref	Asset/School No.	School Name	Works Type	Estimated budget (£)	Project Status
Budget commitment	330106	Barclay Academy	Contribution to expansion overspend	77,600	Complete
Budget commitment	330499	Batford Nursery School	Electrical services	39,730	Construction
Commissioned Bids 2020/21	330125	Broom Barns Primary School	Mechanical services (inc boilers and heating systems)	156,653	Feasibility
Deferred from 2019/20	330360	Burleigh Primary School	Windows, doors & walls (inc window walling)	366,300	Design
Emergency M&E Works	330742	Cassiobury Infant & Nursery School	Mechanical services (inc boilers and heating systems)	9,807	Construction
Budget commitment	330615	Cowley Hill Primary School	Structural monitoring	10,000	Construction
Deferred from 2019/20	330940	Dundale Primary & Nursery School	Mechanical services (inc boilers and heating systems)	460,927	Construction
Deferred from 2019/20	330225	Edwinstree C of E Middle School	Mechanical services (inc boilers and heating systems)	330,911	Construction
Budget commitment	330560	Essendon C of E VC Primary School	Structural strengthening works	146,699	Tender
Deferred from 2019/20	330377	Fairfields Primary School & Nursery	Roofing	389,469	Construction
Commissioned Bids 2020/21	330135	Featherstone Wood Primary School and Nursery	Fire safety works inc Alarm	21,400	Feasibility
Commissioned Bids 2020/21	330730	Field Junior School	Roofing	124,334	Feasibility
Commissioned Bids 2020/21	330292	Forres Primary School	Roofing	569,240	Feasibility
Commissioned Bids 2020/21	330355	Goffs Oak Primary School	Mechanical services (inc boilers and heating systems)	359,520	Feasibility
Budget commitment	330773	Greenfields Primary School	Windows, doors & walls (inc window walling)	23,860	Design
Deferred from 2019/20	330773	Greenfields Primary School	Mechanical services (inc boilers and heating systems)	520,363	Construction
Commissioned Bids 2020/21	330880	Greenside School	Fire safety works inc Alarm	85,782	Feasibility
Commissioned Bids 2020/21	330694	Harvey Road Primary School	Roofing	119,432	Feasibility
Budget commitment	330679	Highwood	Contrib. Flood Repairs	60,000	Construction
Commissioned Bids 2020/21	330835	Hobletts Manor Infants & Nursery School	Roofing	918,168	Feasibility
Commissioned Bids 2020/21	330834	Hobletts Manor Junior School	Mechanical services (inc boilers and heating systems)	179,760	Feasibility

Programme Ref	Asset/School No.	School Name	Works Type	Estimated budget (£)	Project Status
H&S Referred	38750	Howe Dell Primary School	Legacy Issue (Cladding replacement)	510,000	Feasibility
Emergency M&E Works	330058	Ickleford Primary School	Mechanical services (inc boilers and heating systems)	48,141	Design
Emergency M&E Works	330058	Ickleford Primary School	Mechanical services (inc boilers and heating systems)	204,889	Tender
Commissioned Bids 2020/21	330058	Ickleford Primary School	Drainage works	88,543	Feasibility
Commissioned Bids 2020/21	330082	Icknield Walk First School	Mechanical services (inc boilers and heating systems)	508,687	Feasibility
Emergency M&E Works	330910	Kings Langley Primary School	Mechanical services (inc boilers and heating systems)	179,760	Design
Budget commitment	330755	Kingsway Infant School	Legacy issue (roofing/drainage)	14,850	Design
Budget commitment	330665	Links Academy	Boiler Repairs Southfields	15	Feasibility
Commissioned Bids 2020/21	330438	Maple School	Mechanical services (inc boilers and heating systems)	480,124	Feasibility
Budget commitment	330431	Margaret Wix Primary School	Roofing	120,000	Tender
Budget commitment	330844	Micklem Primary School	Fire safety works	110,000	Feasibility
Commissioned Bids 2020/21	330844	Micklem Primary School	Mechanical services (inc boilers and heating systems)	509,320	Feasibility
Commissioned Bids 2020/21	330256	Morgans	Drainage Legacy	5,000	Construction
Deferred from 2019/20	330256	Morgans Primary School	Windows, doors & walls (inc window walling)	9,900	Feasibility
Commissioned Bids 2020/21	330150	Moss Bury Primary School & Nursery	Fire safety works inc Alarm	19,029	Feasibility
Budget commitment	330666	North Herts Extended ESC, Key Stage 4 Centre (Hitchin)	External areas	37,003	Tender
Deferred from 2019/20	330022	Northfields Infant & Nursery School	Mechanical services (inc boilers and heating systems)	622,279	Construction
Commissioned Bids 2020/21	330583	Oak View Primary & Nursery School	Mechanical services (inc boilers and heating systems)	322,070	Feasibility
Deferred from 2019/20	330657	Oakmere Primary School	Roofing	65,000	Design
Deferred from 2019/20	330043	Oughton Primary and Nursery School	Windows, doors & walls (inc window walling)	20,000	Feasibility
Deferred from 2019/20	330621	Parkside Community Primary School	Roofing	297,888	Construction
Emergency M&E Works	330440	Prae Wood Primary School	Mechanical services (inc boilers and heating systems)	329,560	Design

Programme Ref	Asset/School No.	School Name	Works Type	Estimated budget (£)	Project Status
Commissioned Bids 2020/21	330451	Redbourn Primary School	Fire safety works inc Alarm	33,759	Feasibility
Deferred from 2019/20	330708	Rickmansworth Park JMI School	Mechanical services (inc boilers and heating systems)	107,000	Feasibility
Deferred from 2019/20	330640	Roman Fields Pupil Referral Unit	Roofing	235,415	Construction
Commissioned Bids 2020/21	330069	Sandon JMI School	Mechanical services (inc boilers and heating systems)	149,800	Feasibility
Deferred from 2019/20	330611	Shenley Primary School	Mechanical services (inc boilers and heating systems)	480,723	Construction
Commissioned Bids 2020/21	330146	Shephalbury Park Primary School	Mechanical services (inc boilers and heating systems)	149,800	Feasibility
Commissioned Bids 2020/21	330699	Shepherd Primary School	Roofing	728,028	Feasibility
Commissioned Bids 2020/21	330833	South Hill Primary School	Mechanical services (inc boilers and heating systems)	104,860	Feasibility
Commissioned Bids 2020/21	330774	St Meryl School	Fire safety works inc Alarm	31,493	Feasibility
Budget commitment	330426	St Peter's School	Mechanical services (inc boilers and heating systems)	382,680	Design
Commissioned Bids 2020/21	330085	Studlands Rise School	Mechanical services (inc boilers and heating systems)	299,600	Feasibility
Emergency M&E Works	330919	Swing Gate Infant School and Nursery	Mechanical services (inc boilers and heating systems)	217,210	Design
Commissioned Bids 2020/21	330780	Tanners Wood JMI School	Roofing	711,550	Feasibility
Budget commitment	330524	Templewood Primary School	Windows, doors & walls (inc window walling)	9,900	Design
Budget commitment	330804	The Astley Cooper School	Contrib to PSBP (Swimming Pool)	1,000,000	Feasibility
Emergency M&E Works	330631	The Collett School	Mechanical services (inc boilers and heating systems)	449,400	Design
Emergency M&E Works	330033	The Priory School	Mechanical services (inc boilers and heating systems)	419,662	Construction
Budget commitment	330619	The Valley School	Various building condition issues	210,000	Construction
Commissioned Bids 2020/21	330070	Therfield First School	Mechanical services (inc boilers and heating systems)	112,350	Feasibility
Commissioned Bids 2020/21	330211	Thorley Hill Primary School	Mechanical services (inc boilers and heating systems)	402,573	Feasibility
Deferred from 2019/20	330828	Two Waters Primary School	Mechanical services (inc boilers and heating systems)	405,284	Construction

Programme Ref	Asset/School No.	School Name	Works Type	Estimated budget (£)	Project Status
H&S Referred	330731	Watford Field School (Infant & Nursery)	Fire safety works	63,011	Construction
Commissioned Bids 2020/21	330071	Weston Primary School	Mechanical services (inc boilers and heating systems)	396,970	Feasibility
Commissioned Bids 2020/21	330493	Wood End School	Fire safety works inc Alarm	37,441	Feasibility
Commissioned Bids 2020/21	330049	York Road Nursery School	Electrical	73,616	Feasibility

Appendix 2: Unfunded Schemes (Approved but held for future years)

Bids considered and accepted in principle but currently unfunded. Decisions on whether 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 Name	Asset/ School No.	Works Type	Surveyor's Classification	Value of Bid (£)
Aldbury C of E Primary School	330925	External windows, doors & walls (inc window walling)	D1	230,000
Andrews Lane Primary School	330372	Roofing	C2	360,000
Ashwell Primary School	330051	Mechanical services - pipework boilers heating	D1	144,200
Batchwood School & Staff Houses 3 and 5	330643	External - windows doors & walls inc window walling	D1	197,418
Bedwell Primary School & Nursery	330127	Mechanical services - pipework boilers heating	D2	330,000
Bernards Heath Infant School	330417	External windows, doors & walls (inc window walling)	C2	125,000
Breakspeare School	330884	Mechanical services - pipework boilers heating	D1	416,601
Brookland Junior School	330365	External windows, doors & walls (inc window walling)	C2	394,545
Camp Primary and Nursery School	330418	External windows, doors & walls (inc window walling)	D1	204,600
Coates Way JMI and Nursery School	330713	Mechanical services - pipework boilers heating	D1	282,268
Commonswood School	330529	Roofing	C1	280,000
Featherstone Wood Primary School and Nursery	330135	Mechanical services - pipework boilers heating		317,500
Hertford St Andrews C of E Primary School	330254	Mechanical services - pipework boilers heating	D1	221,322
Kingsway Junior School	330734	External windows, doors & walls (inc window walling)	D1	125,000
Layston Church of England First School	330232	External windows, doors & walls (inc window walling)	C2	110,300
Leavesden Green Primary School	330740	Mechanical services - pipework boilers heating	D1	503,000
Lime Walk Primary School	330861	External - windows doors & walls inc window walling	C1	82,000
London Colney Nursery School	330479	External windows, doors & walls (inc window walling)	D1	61,000
Longmeadow Primary School	330137	External - windows doors & walls inc window walling	D1	119,000
Malvern Way Infant & Nursery School	330697	Roofing	C2	275,000
Manland Primary School	330485	Mechanical services - pipework boilers heating	D	206,000
Markyate Village School & Nursery	330907	External windows, doors & walls (inc window walling)	C2	315,000
Oakmere Primary School	330657	External windows, doors & walls (inc window walling)	C1	195,000
Parkside Community Primary School	330621	Roofing	C1/2	320,000

School Name	Asset/ School No.	Works Type	Surveyor's Classification	Value of Bid (£)
Pixies Hill Primary School	330857	Roofing	C1	200,000
Redbourn Primary School	330451	Electrical		60,975
Rickmansworth Park JMI School	330708	External windows, doors & walls (inc window walling)	D1	220,000
Roman Fields Pupil Referral Unit	330649	Mechanical services - pipework boilers heating	TBC	40,000
Sandon JMI School	330069	Electrical	TBC	43,320
Sandon JMI School		External Areas	TBC	12,880
Sandon JMI School		External windows, doors & walls (inc window walling)	C1	220,000
Sandon JMI School		Roofing	C2	175,000
Shenley Primary School	330611	External windows, doors & walls (inc window walling)	D1	170,516
St Mary`s (VC) C of E Junior School	330306	Mechanical services - pipework boilers heating	D2	303,000
Tanners Wood JMI School	330780	External windows, doors & walls (inc window walling)	D1	85,000
Tannery Drift School	330083	Mechanical services - pipework boilers heating	D1	418,162
The Lea Primary School & Nursery	330484	Roofing	C1	176,750
The Priory School	330033	External windows, doors & walls (inc window walling)	D1	281,000
The William Ransom Primary School	330047	External windows, doors & walls (inc window walling)	D1	195,000
York Road Nursery School	330049	External windows, doors & walls (inc window walling)	D1	46,170
Grand Total				£ 8,462,527