

SCHOOL CONDITION WORKS

Education Participation & Skills



Please note, you are not required to use the headings below, they are suggested headings, and you can change/alter these depending on the content needed for your brief.

1. EXECUTIVE SUMMARY

PCC receives a Central Government Capital Grant each year, to support Major Works to the school estate, although this funding is limited and has to be strategically targeted at the worst elements of the Estate.

PCC do have legacy elements of the wider estate that are in need of repair and/or replacement of a specific element(s) of the Estate, although this is accurately prioritised/rated and will, going forward, form part of an annual maintenance programme funded by the Capital Grant.

PCC/EPS actively review the overall condition of the school estate and monitor triggers/threshold that could lead to a refurbishment or replacement of a specific element of a school, or in an extreme case, the school in its entirety school, however this will also be linked to suitability issues as well as condition and viability elements. All Condition Works identified then form elements of a package of works/Programme.

There are some elements of the Estate in need of major works or replacement and outside of their Life Expectancy or Obsolete, however PCC/EPS ensure that in these instances that there are no Health and Safety, Safeguarding, Wind and Watertight Issues. This ensures that there are no building with issues that would reasonably be expected to be unsafe, at risk of collapse or present an imminently danger to the users.

LA Schools are responsible for Minor Works and the general day to day maintenance of their estate, although PCC/EPS do offer ongoing support and guidance to these schools as required.

2. BACKGROUND

Previously between 2013 and 2015, works were carried out on a **'bid'** basis, however this was not without issues and the schools that 'shouted the loudest' often won out by engaging Councillors/MP's to pressure the LA on their behalf. In order to avoid this, the Condition Surveys and Reports were developed with the intent that works would be identified along with an estimated cost and that the data would make it possible to produce **1, 3 and 5** year maintenance plans which PCC could monitor. Some of the works needs to be sequential and phased. This was however based on the premise that there was a blended approach by the Government which meant that potentially schools would be allowed to remain with the Local Authority and not be forced to transfer to Academy. In light of the Government White Paper, it may be unwise to formally draw up **3 and 5** year plans as this could be seen potentially as 'commitments' by the Authority to undertake future works on a school that may, in the intervening period, choose to become an Academy or been Academised.

After 2015, the only Condition Works that were carried were on a 'one off' basis for **Wind, Watertight, Safeguarding and H&S issues.**

We had **68** school at the outset of the current contract which was roughly **22** schools surveyed per year. We now have **18** schools in total, including the **4** PFI Schools (these are serviced as part of the PFI contract). **PFI** will have no maintenance costs until the end of the concession (roughly 11 years left). This only leaves **14** Schools that we are currently required to survey. The present number (**14**) breaks down to approximately 5 schools surveyed per year.

Quantifying the Condition and Liabilities of the Current Estate

EPS have developed a data base containing the RAG Rated individual survey reports that records all of the current estate condition reports.

There are two tables attached in the Appendices. The following data is extracted from the Master Condition spread sheet and narratives have been added to explain the various permutations of the data that explain the condition elements and the indicative basic estimated costs, excluding Design and Professional fees, any Enabling Works Scaffolding, legal, planning, professional, building control, project management etc. and Inflation. The costs identified are basic costs, excluding any associated costs such as it should be noted that Condition funding only became available during the Pandemic. The Pandemic severely curtailed both the surveyor's ability to survey and PCC's ability to draw up and deliver achievable programmes of work. We have to remember that lock downs and restrictions were still in place at the beginning of this year and there are still material and contractor shortages that are still causing delays and inflating prices, although this is outside of our control. We did however, deal with a significant asbestos issue at Lipson Vale and boiler replacement at Longcause throughout the lockdowns. Surveys which are currently 2 or 3 years old may have already had some of the issues addressed directly by the schools. The surveys are all visual, none intrusive. This can for example mean that a Facia or Soffit may be identified in the survey, however on removal this could necessitate the replacement of other components such as joists or joist ends, which could be considerably more than the original works. No account for asbestos is factored in. Issues not addresses by the school will continue to deteriorate.

Condition Funding is not intended to replace or undertake maintenance of a routine nature that the schools would be expected to undertake as part of a planned preventative maintenance programme of works, this would include cyclical and annual routine lifecycle replacements and procedures.

3. FINANCIAL IMPLICATIONS AND RISK – School Condition

3.1. The table below shows the overall school property condition rating and has then been RAG rated based on the overall condition of the schools constituent components.

			Total Amount
			£ 2,979,232.75
School	Status	Overall Property Score	Total Cost of ALL Works
Compton	Voluntary Controlled	B	£ 211,500.00
Mill Ford	Community	D	£ 582,976.00
Mary Deans	Voluntary Controlled	B	£ 284,650.00
Ham Drive Nursery	Community	C	£ 88,900.00
Laira Green	Community	A	£ 122,950.00
Longcause	Community	B	£ 135,550.00
Plym Bridge Nursery	Community	B	£ 46,100.00
Pennycross	Community	B	£ 107,000.00
Yealmpstone Farm	Community	B	£ 192,500.00
Brook Green	Community	A	£ 39,550.00
College Road	Trust	C	£ 589,400.00
Lipson Vale	Community	B	£ 235,950.00
St Andrews CE	Voluntary Aided	B	£ 73,500.00
Cann Bridge	Community	A	£ 30,050.00

From the previous table, the following schools have condition elements which need to be urgently addressed in the 2023 school holiday period, in advance of the winter months. The Business Case addresses these issues.

School	Condition Business Case 2023	Indicative Cost	Contingency	
			11%	Total
Cann Bridge	Hydrotherapy Pool	£ 42,500.00	£ 4,675.00	£ 47,175.00
Laira Green	Floors - Foundation Classroom	£ 15,972.00	£ 1,756.92	£ 17,728.92
Laira Green	Floors - Kitchen	£ 8,552.00	£ 940.72	£ 9,492.72
Longcause	Lift	£ 36,995.00	£ 4,069.45	£ 41,064.45
Mary Dean's	Roof	£ 34,330.35	£ 3,776.34	£ 38,106.69
Yealmpstone F	Boiler	£ 48,325.14	£ 5,315.77	£ 53,640.91
Yealmpstone F	Roof	£ 14,687.30	£ 1,615.60	£ 16,302.90
Total		£ 201,361.79	£ 22,149.80	£ 223,511.59

Failure to address the above school condition elements could lead to full or partial school closures due to health and safety issues which impact on the welfare of staff and pupils.

It is proposed that the schools will pay a percentage of the quoted indicative costs, based on a sliding scale to keep it affordable (see Business Case for a detailed breakdown). The table below indicates a 10% school contribution which would be deducted from the project payment once the works have been invoiced and paid, if the proposed model is approved.

School	Condition Business Case 2023	School Contrib
		10%
Cann Bridge	Hydrotherapy Pool	£ 4,250.00
Laira Green	Floors (Kitchen & Foundation)	£ 2,452.40
Longcause	Lift	£ 3,699.50
Mary Dean's	Roof	£ 3,433.04
Yealmpstone F	Boiler	£ 4,832.51
Yealmpstone F	Roof	£ 1,468.73
Total		£ 20,136.18

4. TIMESCALES

It is suggested that the schools condition works are now carried out as individual 1 year programme of works as opposed to individual projects with a reactive maintenance budget of £200k in reserve to deal with any major incidents or failures which are currently unforeseeable. This allows for fluctuations in costs or scope of the works to be adjusted as necessary without the repeated need to seek additional approvals.

Approval of the proposed Condition Works identified to be carried out in summer 2023 and the associated reactive maintenance budget to deal with urgent/emergency health safety wind and watertight building issues.