

School Estate Asset Management Plan 2022/23

11/11/2021

1. Introduction and Purpose of Report

- 1.1. The Cabinet is requested to consider the report, to note the progress of the 2021/22 School Estate Asset Management Plan (SE AMP) capital programme, approve the programme of work for inclusion in the 2022/23 financial year.
- 1.2. The SE AMP Capital Programme report forms part of the Councils annual budget papers and sets out the budget requirement for capital works for future years.
- 1.3. The SE AMP capital programme seeks to prioritise investment in the portfolio to meet the ambition of the School Sufficiency investment plan: an education estate that provides a safe, accessible, secure and stimulating learning environment, which is sustainable and provides value for money, is fit for current and future needs and reduces environmental impact.

2. Background

- 2.1. The SE AMP 2022/23 capital programme sets out the capital investment requirements for the school estate for the next financial year and includes work required to inform future year's programmes.
- 2.2. The SE AMP prioritises investment to maintain the school estate, where additional places are required and to support the school improvement and inclusion strategy. This is described in the body of the report.
- 2.3. The School Estate has a backlog of around £105m condition capital need identified from the rolling programme of condition surveys. This could be as high as £200m if the replacement or repaired estate is to provide a modern learning environment and meet new building regulations and rising building indices since the assessments were made.
- 2.4. At the Council's Cabinet meeting on 03 October 2017, it was agreed to establish a £25m SCP to assist in addressing the condition and capacity issues across the school estate. The programme is to be funded using the 2019/20 Basic Need allocation (BN) of £10.3m and borrowing of £14.6m, to be repaid as future Schools Condition Allocations (SCA) are received.
- 2.5. There is place pressure in primary and secondary school planning areas across the borough.
- 2.6. SEND inclusion strategy will involve investment in the school estate.
- 2.7. As of September 2021, £11.7m of Condition (largely financed from current and previous year grant funds, school contributions, etc.) and £2.6m of basic need funding work is in

progress.

2.8. In addition to the approved AMP projects currently underway there is a combined total of £38.9 m investment underway in new schools, comprising: Lisburne Special Primary School, Pear Tree Secondary Special Free School (former Orrishmere Primary School site) and the new Woodford Primary School.

2.9. In addition to the general SE AMP, there are carbon-reduction interventions on schools funded by the Public Sector Decarbonisation Scheme, to a total of £1.7m.

3. Previous year schemes

School	Project Description	£m	Status
Alexandra Park Primary	Roofing work Mechanical replacement of heating pipework & emitters Electrical works – full rewire	1.628	Design
Bradshaw Hall Primary	Roofing work Mechanical replacement of heating pipework & emitters Electrical works – full rewire	1.590	Design
Brookside Primary	Electrical works – Fire and intruder alarm	0.113	Design
Bramhall High School	Stage 1 RIBA design for condition and capacity	0.060	Brief complete
Cheadle Primary	Additional works - roof	0.098	On site
Greave Primary	Additional works – SUDS scheme	0.108	Complete
Hazel Grove Primary	Additional works - roof	0.065	On site
St Pauls CE Primary	Roofing work Electrical works – full rewire Mechanical replacement of heating pipework & emitters	1.414	Design
Westmorland Primary	Roofing work Electrical works – full rewire	0.876	Design
		5.952	

4. Funding

4.1. The SE AMP is funded from different streams:

4.1.1.SCA (Schools Capital Allocation) is an allocation from central government for maintaining the estate (Condition Need)
The allocation for 2021/22 is £4.4m (for 2020/21 it was £2.9m plus an additional allocation of £1.347m)

4.1.2.Basic Need funding is allocated according to identified need for school places in the LA.
The allocation for 2021/22 is £0m

4.1.3.High Needs Capital Grant allocation is periodically made from central government
The allocation for 2021/22 was £1.2m

4.1.4.School Rebuilding Programme. The Prime Minister announced the School Rebuilding Programme (SRP) in June 2020, it follows on from phase one and two of the Priority School Building Programme (PSBP) which has benefitted schools in Stockport. The SRP will carry out major rebuilding and refurbishment projects at 500 schools and sixth form colleges in England over the next decade. It has already announced the first 100 schools which did not include any in Stockport. It is now consulting on the approach to prioritising schools for the rest of the programme and it is expected to have more information on this in 2022.

4.1.5.School Contributions

Where works are identified for condition maintenance, schools remain responsible for a contribution of £0.010m plus a percentage of the remaining overall works costs, currently set at 10%.

4.1.6.Local Borrowing for centrally funded schemes as required and approved by Cabinet

4.2. A summary of the capital position is shown in the table below.

EDUCATION CAPITAL SUMMARY							
	Oct-21	LA FUNDING				CENTRAL GOV	
	£m	BN	CONDITION	Lisburne SEN	Gen SEN	Sec Free Sch	Woodford S106
Income							
2020/21 Bals B.fwd (as per BS)		9.065	3.582	1.064	0.500		
2021/22 Allocation		0.000	4.400	n/a	1.200		
Adjs			-0.500		0.500		
Unsupported Borrowing				16.100			
Central Grants						17.000	4.500
School Contributions		0.442	1.063				
Total Income		9.507	8.545	17.164	2.200	17.000	4.500
Planned Schemes							
Approved projects in progress		3.483	11.671		0.790		
Lisburne Special Primary School				17.200			
Pear Tree Secondary Free School		0.210				17.000	
Woodford Primary School							4.500
Total Planned Spend		3.693	11.671	17.200	0.790	17.000	4.500
Sub-total Balance of Funding		5.814	-3.126	-0.036	1.410	0.000	0.000
AMP 2022/23							
Construction inflation - 21/22 projects not in contract			1.100				
Identified projects on schedule		0.200	6.395		1.120		
Sub-Total additional projects		0.200	7.495	0.000	1.120	0.000	0.000
Revised Spend		3.893	19.166	17.200	1.910	17.000	4.500
Variance		5.614	-10.621	-0.036	0.290	0.000	0.000
Notes:							
£15m of additional spend of Conditions has been approved ahead of future year grants by Cabinet							

5. Effect of Inflation

5.1. Building cost inflation has been significant over the last year. Industry data and market testing have shown increases around 15% since 2020, varying by type of construction. There are 2 impacts of this, on current and future projects.

5.2. For projects included in this programme current industry rates have been used to estimate costs and adjusted for inflation to allow for the time between preparing the plan and tendering and entering contract.

5.3. For current projects the impact is felt most significantly in projects that are in the design and tendering phase, not yet entered contract. For these projects the design and Technical team are reviewing the scope and specification to remain within budget. Nevertheless for 5 school projects in this category, for a total approved budget of £7.04m there is a forecast inflationary effect of £1.1m. For this reason, a contingency figure of £1.1m is included in this programme to allow for inflation on previous year approved SE AMP.

6. Development of the 2022/23 programme

6.1. Priorities for the current SE AMP have been developed through the three pillars of the School sufficiency investment plan: School Place Planning, Capital investment in condition, Education improvement and Inclusion.

6.2. The individual projects within the amp are also assessed in terms of Need (from three pillars above), Deliverability and Value-for-money.

6.3. The programme presented here includes projects identified for funding in this financial year while also budgeting for professional surveys and studies to support development of future year's programmes.

6.4. School Place Planning

6.4.1. Primary sector

Place pressure is forecast in the Heaton, Marple and Offerton primary planning areas over the next 5 years. There is an existing project to add 0.5 FE to Ludworth Primary school in the Marple area, nevertheless all 3 areas require increased capacity in the existing schools to allow for forecast places and flexibility in the system.

The options for expansion in the primary school estate are limited in these areas, as such a fund is included in the 2022/23 SE AMP to carry out RIBA phase 1 studies on selected schools. The total indicative budget of £0.1m is to cover the cost of studies on at least 5 schools. The work will be procured competitively using professional architects working on briefs provided by the school estate team.

Any capital projects will be developed after the outcome of the phase 1 studies for submission in future years.

6.4.2. Secondary sector

Place pressure is forecast in East, South and West Secondary planning areas.

A need of a total of 1000 additional places is forecast over the next 5 years.

A recent project completed at Stockport School has added places.

A RIBA stage 1 design study is being commissioned for Bramhall High School (from 2021/22 SE AMP) the brief is an expansion of 300 places as well as addressing maintenance issues at the school. The design study will then be considered for future year's programme.

The supply of places in secondary schools will require unique solutions by school. As such a fund of £0.1m is allocated to support design work on capacity projects in Secondary Schools.

6.5. Condition Need

6.5.1. Assessment of condition

The School Estate is surveyed on a 5-year rolling programme and an overview of investment need by school and category is generated across the estate.

6.5.2. Investment need is identified by category and prioritised 1 to 5. Priorities 1 to 3 is for work required within 5 years. Schools are RAG rated according to the intensity of short- and medium-term maintenance investment need. Intensity is measured as value of surveyed condition need divided by the gross internal area of the school. Urgency is considered by only using surveyed need due within 5 years. Schools therefore have an objective RAG rating based on condition need due within 5 years divided by the area of the school. Schools with an intensity $>£500/m^2$ are rated RED; schools with an intensity of $£200 - £499/m^2$ are rated AMBER; schools with an intensity $<£199/m^2$ are rated GREEN.

6.5.3. Condition Survey data is combined with local knowledge and surveys by the SMBC Design & Technical Team to identify and scope the work. All the projects have been assessed before inclusion in the programme.

6.6. Education Improvement and Inclusion

6.6.1. The principal impact of the Education Improvement and Inclusion strategy on capital investment is through implementation of the SEND strategy

6.6.2. Growth in demand for Special school places is forecast over the next 5 years in both primary and secondary sector.

6.6.3. Delivery of Lisburne Special Primary School in 2022 and Pear Tree Special Secondary School in 2023 will pick up a proportion of the demand.

6.6.4. The development of the SEN support offer in Stockport includes a need to provide specialist places within the school estate locally thus protecting the use of Special School places for the most complex pupils.

6.6.5. The provision of local specialist places within the existing school estate may need up to 8 additional resource bases in the Primary Phase and 3 additional resource bases in the Secondary Phase. To support the development of this, a budget is included in the programme to fund RIBA stage 1 studies on up to 12 identified schools in primary and secondary sector. These studies will then be considered in the development of projects for future year's programme.

7. SE AMP 2022/23

7.1. Projects for inclusion in the SE AMP are identified in table below:

School	Project	Value
Dial Park Primary School	Heating system - split from Lisburne (closing school). Asbestos removal.	£970,000
Hursthead Infants School	Heating system and fire alarm, Asbestos removal	£687,000
Ludworth Primary School	Heating system, wiring in old building, fire alarm, asbestos removal	£1,245,000
Nevill Road Junior School	Heating system, Asbestos removal	£956,000
Vernon Park Primary School	Heating, wiring, fire alarm, Asbestos removal	£1,327,000
Pendlebury Centre	Roof, drainage improvement	£400,000
Moorfield Primary School	Structural survey - preparation for larger project	£20,000
Priestnall High School	Surveys - preparation for larger project	£20,000
Thorn Grove Primary School	Structural survey - preparation for larger project	£20,000
Stockport High School	Roof Block M	£250,000
Inflation impact 2021/22 SE AMP	5 projects contingency prior to enter contract	£1,100,000
Health and Safety Contingency budget	short term in-year events	£500,000
Total Condition projects		£7,495,000
Lum Head primary school	Sufficiency work, additional space for inclusion and SEN cohort	£500,000
SEN Contingency budget	short term in-year events	£500,000
SEN Resource Bases	RIBA stage 1 studies Local resource bases in schools	£120,000
Total SEN Projects		£1,120,000
Norris Bank Primary School	RIBA stage 1 study expansion	£20,000
Tithe Barn Primary School	RIBA stage 1 study expansion & resource base	£20,000
Primary school expansions	RIBA stage 1 study expansions	£60,000
Secondary School places	Design Work	£100,000
Total Basic Need projects		£200,000
Grand Total SE AMP 2022/23		£8,815,000

7.2. Dial Park Primary School

Dial Park Primary School is a 1.5FE school located in Stockport planning area. The school has an OFSTED rating of Good and is ranked Green for place planning.

The school was built in 1968, it is ranked Amber for condition, roofs and electrical wiring is in good condition, but the heating system is mostly original, and the boilers have reached end-of-life. Additionally, the heating system is shared with Lisburne school which will be closed at the end of 2022 when it moves to its new home near Castle Hill school. The project is to build a new plant room adjacent to Dial Park school and leave the legacy system running Lisburne school until closure. The project includes a contingency sum for Asbestos removal.

7.3. Hursthead Infants School

Hursthead Infants School is a 3FE infant school located in the Cheadle Hulme planning area. It shares a site with Hursthead Junior School. Hursthead Infants School has an OFSTED rating of outstanding and is ranked Amber for place planning.

The school was built in 1969 and is ranked Amber for condition. The priority for work is the heating system which requires full replacement and the fire alarm board which is obsolete and needs replacement. The project is for a full heating system replacement with boilers, replacement of fire alarm board with allowance for any system repairs and includes an allowance for Asbestos removal.

7.4. Ludworth Primary school

Ludworth primary school is a 1.5FE primary school in the Marple planning area. The school has an OFSTED rating of outstanding and is ranked Red for place planning.

The school is currently undertaking an expansion and reconfiguring of part of the school to increase capacity to 2FE in time for September 2022 intake.

The school was built in 1902 and extended in 1968. The school is ranked Red for condition. The current project is centred on the 1968 extension, the old part of the building has original heating system and requires rewiring. The boilers have reached end-of-life. The project is therefore to extend the planned work to include a complete heating system including boilers and wiring and fire alarm. The project includes an allowance for Asbestos removal. The work can be completed during the period of the current project.

7.5. Nevill Road Junior School

Nevill Road Junior School is a 3FE Junior school in the Bramhall planning area. The school has an OFSTED rating of Good and is ranked Amber for place planning.

It shares a site with Nevill Road Infant School.

Nevill Road Junior School was built in 1950 and is ranked Amber for condition. The school has been rewired within the last 10 years and the fabric of the building is generally in good condition. The heating system is however original, and the boilers have reached end-of-life. The project is for a full heating system replacement with boilers. The project includes an allowance for Asbestos removal.

7.6. Vernon Park Primary School

Vernon Park Primary School is a 1.5FE Primary school in the Offerton planning area. The school has an OFSTED rating of Outstanding and is ranked Red for place planning.

The school was built in 1909 and is ranked Amber for condition.

The services in the building are all at end of life and need replacing. The boilers were previously replaced. The project is for a full heating system, rewire including fire alarm and security system. The project includes an allowance for Asbestos removal.

7.7. Pendlebury Centre

Pendlebury Centre is a Pupil Referral Unit for secondary pupils.

The unit has an OFSTED rating of Outstanding and is an important resource in the education portfolio.

The unit is located on the Cheadle Heath Campus with Cheadle Heath Primary School, the building dates from 1966 and is rated as Amber for condition. Part of the building has recently been converted to a satellite provision for Heaton Special Secondary school.

Survey work associated with the recent project has highlighted the overall poor condition of

the building. Most urgent is the integrity of the roof, drainage and fire protection. The school has reacted immediately to the fire risk assessment issues however priority is to replace the roof. The project is for replacement of the roof and includes an allowance for Asbestos removal.

7.8. Stockport High School

Stockport High School is a Secondary school in the East planning area. The school has an OFSTED rating of Good and is ranked Red for place planning.

The school was built in 1938, is in a conservation area and has been extended over the years. The school is ranked Green for condition after a major programme of work including heating, wiring, roof replacement of the main school and an expansion. The flat roof sections around "M" block was not replaced as part of the programme and were surveyed and identified as being in acceptable condition at the time. The roofs are however now leaking in several places and putting the internal spaces at risk. The project is to replace the roof.

7.9. Detailed surveys for condition work

Three schools have been identified from surveys as requiring major refurbishment projects within 2 years. These are Moorfield Primary School, Thorn Grove Primary School and Priestnall Secondary School. All 3 schools are ranked Red for condition. Moorfield Primary School and Thorn Grove Primary school have both been previously identified as requiring major investment including structural work. The budget is included to allow for structural surveys and design work to be carried out to give more certainty on projects foreseen to come forward for next year's approval.

7.10. Health and Safety Contingency Budget

As in previous years, a contingency amount of £0.5m is reserved as a health and safety reserve to address emergency works including to support arising and emergency capacity pressures and commission further capital maintenance projects where need is identified as a priority.

7.11. SEN Contingency Budget

During the year the need to provide additional Basic Need capacity at short notice for SEND pupils often arises. The experience of the School Estates team is that the need for adaptations or places arises at short notice, during the school year. This puts pressure on all parties to react quickly and time can be lost seeking approval for schemes. It would therefore be prudent to allow for some flexibility to respond quickly to demand. A sum is included to cover such short term SEND suitability adaptations and Basic Need requirements.

7.12. Lum Head Primary school

Lum Head Primary School is a 1.5FE primary school located in the Kingsway planning area. The school has an OFSTED rating of Good and is rated Green for place planning.

The school was built in 1970 and is rated Green for condition.

The school has been expanded from a 1 FE school with the addition of mobile classrooms. Lum head holds the majority of vacant places for the planning area and as a consequence, the school receive a disproportionate number of in year transfer requests, often from children with complexities and vulnerabilities that need supporting.

The school lacks the withdrawal and intervention space needed to support its cohort of SEND and vulnerable pupils.

Renovation/remodelling of space is required to ensure the school continue to offer high quality provision to its community.

7.13. Basic Need Projects

Three Primary school planning areas have been identified with place pressure: Heaton, Marple and Offerton. Two schools in the Heaton area have been identified as possible candidates for expansion, Tithe Barn Primary and Norris Bank Primary schools. Allowance is made for RIBA stage 1 studies for these schools. An allowance is also made for RIBA stage 1 studies on at least 3 other schools, to be identified by collaboration between the education, place planning and estates teams.

Investment is likely to be needed to support provision of secondary places. Allowance is made for design work for potential schemes in Secondary schools.