

APPENDIX 2

School Estate Asset Management Plan 2024/25

1. Introduction and Purpose of Report

- 1.1. The Cabinet is requested to consider the report, to note the progress of the 2023/24 School Estate Asset Management Plan (SE AMP) capital programme and approve the programme of work for inclusion in the 2024/25 financial year.
- 1.2. The SE AMP capital programme report forms part of the Council's 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 (SSIP): 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 2024/25 capital programme sets out the capital investment requirements for the school estate for the next financial year.
- 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. Due to budget constraints, the Council focuses on roofing, mechanical and electrical schemes. Approximately £45m of the above figure relates to the latter and the remaining £60m includes redecoration, general maintenance and low level cost capital works that schools are responsible for.
- 2.4. At the Council's Cabinet meeting on 3rd October 2017, it was agreed to establish a £25m School Capital Programme to assist in addressing the condition and capacity issues across the school estate. The programme was 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) were received.
- 2.5. It had been thought, given the Government's School White Paper and the drive to move towards an academy led system, that the use of borrowing would be perceived to carry too much risk. However, on 7th December 2022, the Government scrapped the Schools Bill. At the time the Government advised that certain aspects of the bill would be prioritised but did not specify if it would include compulsory academisation. Consequently it was decided that further clarity should be sought before

recommencing with the plans to use borrowing to accelerate the capital programme. As of January 2024 no further information has been issued by the DfE. However given the Authority's Medium Term Financial Plan (MTFP), the Capital Board made a decision in October 2023 that the additional capital spend (i.e. £14.6m) to take the total to the £25m previously agreed, should not be progressed at this time due to the risk in not receiving sufficient school capital grant in future years to repay the borrowing as more local authority schools choose to convert to academy status.

- 2.6. There is place pressure in primary and secondary school planning areas across the borough.
- 2.7. Special Educational Needs and Disabilities (SEND) inclusion strategy will involve investment in the school estate.
- 2.8. As of January 2024, £7.9m of condition (largely financed from current and previous year grant funds, school contributions, etc.) and £5.7m of basic need funding work is in progress.
- 2.9. In addition to the approved SE AMP projects currently underway there is a combined total of approximately £32m investment in new schools, comprising: Lisburne Special School and Pear Tree Secondary Special Free School (former Orrishmere Primary School site).
- 2.10. Unfortunately there has been a delay to delivery of both schools. With respect to Lisburne, there was a fire in one of the blocks during January 2023. The extent of the fire was so severe that the block had to be demolished and is currently being rebuilt. Consequently there has been a delay to the programme and the revised opening date is anticipated to be January 2025. It has therefore been necessary to instigate a mitigation strategy to ensure the Council met its statutory duty for the provision of school places in September 2023. The latter has been achieved by installing modular units at two of the existing school sites at a cost of £1.859m for hire, removal and making good. With regards to Pear Tree, the DfE had to undertake a second procurement exercise due to the original contractor being unable to deliver. The revised completion date is now September 2024.
- 2.11. £1.1m of carbon-reduction interventions on schools funded by the Public Sector Decarbonisation Scheme (PSDS) was completed in 2022. A PSDS grant of £0.4m has been received to support the current Dial Park project (22/23 SE AMP) to fully decarbonise the heating system. In addition, Banks Lane Infant school, Banks Lane Junior school, Ladybridge Primary school, Westmorland Primary school and Bramhall High school have received support to install solar PV, of which 46% is grant funded by the Unlocking Green Energy in Greater Manchester (UCEGM) programme and the European Regional Development Fund (ERDF).
- 2.12. The combined maintained School Estate represents more than 50% of all building carbon emissions for the Council. There is therefore a significant challenge to decarbonise the estate in line with the Stockport Climate Action Now Strategy. We will continue to work on delivering improved carbon performance from planned condition work and taking advantage of grant opportunities to enhance that work with specific interventions in fabric, low carbon heating and renewable energy.

2.13. In 2023, Heat Decarbonisation Feasibility studies were completed on 3 schools, two secondary schools and one primary school. These studies help us understand the technical and financial challenges of the specific schools studied and along with the learning from work already completed, enable a wider estimate to be made of the impact across the whole school estate.

3. Previous Year Schemes

3.1 The following table summarises the progress of schemes approved in the previous 2 years SE AMP.

School	Project Description	£m	Status
Alexandra Park Primary	Roof, Heating System & Rewire	1.628	Complete
Bradshaw Hall Primary	Roof, Heating System & Rewire	1.590	Complete
Bradshaw Hall Primary	Drainage	0.158	Complete
Brookside Primary	Fire and Intruder Alarm	0.220	Complete
Cheadle Primary	Roof - Additional Works	0.098	Complete
Dial Park Primary	Heating System	0.970	On-site
Hazel Grove Primary	Roof - Additional Works	0.065	Complete
Hursthead Infants	Heating System & Fire Alarm	0.687	On-site
Ludworth Primary	Heating System, Fire Alarm & Wiring in old Building	1.245	Complete
Marple Hall	Resource Base – September 2023	0.110	Complete
Moss Hey Primary	Boiler & Solar Thermal	0.298	Design
Nevill Road Junior	Heating System	0.956	On-site
Oakgrove Special	Boiler, Heating Pipework & Solar Thermal	0.568	Design
Pendlebury Centre	Roof	0.400	Complete
Pendlebury Centre	Drainage	0.114	Complete
Priestnall	Resource Base – September 2023	0.270	Complete
St Mary's CE Primary (Reddish)	Drainage	0.176	Complete
St Pauls CE Primary	Roof, Heating System & Rewire	1.414	Complete
Stockport High	Roof	0.250	Complete
Vernon Park Primary	Heating System, Fire Alarm & Rewire	1.327	On-site

School	Project Description	£m	Status
Westmorland Primary	Roof & Rewire	0.876	Complete
Woodley Primary	Boiler & Solar Thermal	0.246	Design
		13.666	

4. Funding

4.1. The SE AMP is funded from different streams:

- 4.1.1. SCA is funding from central government for maintaining the estate (condition need). The allocation for 2023/24 is £4.962m. It is anticipated that the allocation for 2024/25 will be announced in February 2024 and we predict that the funding level will be similar to the 2023/24 allocation. In addition we anticipate that there will be a balance of approximately £0.300m from the 2023/24 grant which includes unallocated health & safety contingency monies and an estimated £0.450m of school contributions received from the 2024/25 capital programme. The combined funding streams equal £5.712m. The suggested total of condition projects is £5.634m (please refer to the table at section 7.4 below).
- 4.1.2. BN funding is allocated according to identified need for school places in the Local Authority (LA). The allocation for 2023/24 is £6.470m. No allocation will be given in 2024/25 and 2025/26.
- 4.1.3. High Needs Provision Capital Grant allocation is periodically made from Central Government. The allocation for 2023/24 is £3.149m. The current allocation is overcommitted by £0.400m as a result of the Lisburne mitigation plan mentioned earlier in the report.
- 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. There are currently 400 schools in the programme which include Thorn Grove Primary School and Moorfield Primary School. DfE engagement commenced in September 2022 regarding Thorn Grove and it is anticipated that construction work will begin in autumn 2024 with estimated completion in spring 2026. With respect to Moorfield, DfE engagement will begin shortly.
- 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.

Narrative	LA FUNDING				CENTRAL GOV	
	BN	CONDITION	Lisburne SEN	HNPFCF SEN	Sec Free Sch	Woodford S106
2022/23 Bal's B.fwd (as per BS)	6.439	2.442	0.000	5.501		
2023/24 Allocation	6.470	4.962	n/a	1.334		
2024/25 Allocation				0.400		
Adjs						
Unsupported Borrowing			18.000			
Central Grants					17.000	4.500
School Contributions (incl. DFB) - 2023/24		0.892				
Total Income	12.909	8.296	18.000	7.235	17.000	4.500
Planned Schemes						
Collection Schs - in monitoring info - 2023/24	5.297	6.202	0.000	3.377		
Collection Schs - in monitoring info - 2024/25	0.486	1.727	0.000	0.259		
Lisburne			18.000	1.600		
Lisburne - post Fire				2.000		
Sec Free School					17.000	
Woodford						4.500
Total Planned Spend	5.784	7.928	18.000	7.236	17.000	4.500
Spend Plans/Key Areas / Not Yet Approved						
Revised Spend	5.784	7.928	18.000	7.236	17.000	4.500
Variance	7.125	0.368	0.000	-0.001	0.000	0.000

5. Effect of Inflation

5.1. Building cost inflation has been significant over the last year. Industry data and market testing have shown increases of around 10% to 15% in the past 12 months, 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.

6. Development of the 2024/25 Capital 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 and Decarbonisation and Education Improvement and Inclusion.

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

6.3. The programme presented here includes projects identified for funding in the 2024/25 financial year.

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. The LA are also anticipating pressures that may arise from the Stockport Mayoral Development Corporation (MDC) town centre development where up to 8,000 houses could be created.

The options for expansion in the primary school estate are limited in these areas, as such a fund was 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 as discrete projects or as part of future years' SE AMP's.

6.4.2. Secondary Sector

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

A recent project completed at Stockport School has added 100 places. In addition, flexible time-limited places have been negotiated with specific schools across the estate. Through these negotiations and the expansion of Stockport School, the LA now has access to an additional 500 places over 5 years.

6.5. Condition Need

6.5.1. The School Estate is surveyed on a 4-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/m² are rated RED; schools with an intensity of £200 - £499/m² are rated AMBER; schools with an intensity <£199/m² are rated GREEN.

6.5.3. Condition survey data is combined with local knowledge and surveys by the authority's 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 the primary and secondary sectors.

6.6.3. The delayed delivery of Lisburne Special Primary School in 2025 and Pear Tree Special Secondary School in 2024 will pick up a proportion of the demand however further capital investment is needed.

6.6.4. The development of the SEN support offer in Stockport includes a need to provide high needs places within the school estate locally thus protecting the use of Special School places for the most complex pupils. As such two new secondary resource bases have been created and a further base is proposed for 2025. Options in primary phase continue to be explored.

6.6.5. The continued exploration of local high needs provision is supported by a budget already included in the programme to fund RIBA stage 1 studies on up to 12 identified schools in the primary and secondary sectors. These studies will be brought forward for consideration either as discrete projects or in a future year's programme.

7. SE AMP 2024/25

7.1. In respect to condition the initial priorities equated to approximately £38.5m. Further discussions have taken place with colleagues in our Design and Technical Team due to the current budget position and it is recommended that the following schemes are included: projects which were priorities in the previous financial year, roof replacements where the water ingress is significant and fire alarm systems that are end of life.

7.2. With regards to BN, it is recommended that the Tithe Barn Primary School resource base is commissioned. It is also proposed that £1m is allocated to develop a Secondary resource base within the south of the borough.

7.3. Capital investment in high needs places has the potential to reduce costs relating to out of area/independent places as well as associated transport costs. Due to it not yet being confirmed that a 2024/25 allocation will be received, only a £0.500m contingency budget is proposed at this stage. If it transpires that no allocation is received, the contingency budget will be met out of BN balances.

7.4. Projects recommended for inclusion in the SE AMP are identified in the table below with further detail provided from 7.5 onwards:

School	Project	Estimated Value £m
Bradshaw Hall Primary	Drainage	0.110
Cale Green Primary	Heating Pipework, Ventilation System, Domestic Hot & Cold Water System, Roof	0.535
Pendlebury Centre	Heating Pipework, Domestic Hot & Cold Water System, Electrical Rewire including Fire & Intruder Alarm Systems	0.675
Pendlebury Centre	Drainage – Phase 2	0.065
Cheadle Heath Primary	Drainage – Phase 2	0.070
Tithe Barn Primary	Boiler & Solar Thermal, Heating Pipework, Domestic Hot & Cold Water System, Electrical Rewire, Fire Alarm & Security Alarm	1.337
Woodley Primary	Roof Replacement	0.542
Lark Hill Nursery	Roof Replacement	0.148
Mersey Vale Primary	Roof Replacement & Fire Alarm System	0.935
Nevill Road Infant	Roof Replacement & Refurbishment to Mobiles, Fire Alarm System	0.399
High Lane Primary	Fire Alarm System	0.059
Outwood Primary	Fire Alarm System	0.061
Ladybridge Primary	Fire Alarm System	0.069
Ladybrook Primary	Fire Alarm System	0.070
Torkington Primary	Fire Alarm System	0.059
Health & Safety Contingency Budget	Short term in-year events	0.500
	TOTAL CONDITION PROJECTS	5.634
Tithe Barn Primary	Resource Base	1.041
TBC	Secondary Resource Base - South	1.000
	TOTAL BASIC NEED PROJECTS	2.041
SEND Contingency Budget	Short term in-year events	0.500
	TOTAL SEND PROJECTS	0.500
Grand Total SE AMP 2024/25		8.175

The Place Planning Board seek approval to proceed with the proposed SE AMP, which equates to approximately £8.175m.

7.5. Bradshaw Hall Primary School

Bradshaw Hall Primary School is a 2FE school located in Cheadle Hulme Primary planning area. The school has an OFSTED rating of Good and is ranked green for place planning. The school was built in 1959 and has been extended over the years. It is ranked green for condition in respect to roofs, electrical wiring and heating system due to recent investment. Phase 1 of drainage works were completed in summer 2023, however a phase 2 is now required to conclude the programme.

7.6 Cale Green Primary School

Cale Green Primary School is a 1.5FE school located in the Edgeley Primary planning area. The school has an OFSTED rating of Good and is ranked green for place planning. The school was built in 1906 and has had a number of extensions. It is ranked green for condition. Replacement of the heating system including pipework heaters is required. The existing system is largely made up of the original single pipework installation and therefore the risk of failure is significant. In addition upgrades to the ventilation systems and domestic hot and cold water systems are proposed to address compliance issues with updated building regulations. Finally a small roofing scheme is recommended to address an area which experiences high water ingress issues. These schemes were identified as a priority in last year's review but were not suggested for inclusion due to budget constraints and higher priorities at the time.

7.7. Pendlebury Centre PRU

Pendlebury Centre is a Pupil Referral Unit for secondary pupils in the West Secondary planning area. 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 green for condition. Drainage works have recently been completed. However replacement of the heating pipework and heat emitters is required throughout the building, along with upgrades to the domestic hot and cold-water systems. In addition electrical rewire works are required, including replacement of the fire alarm and intruder alarm systems to the building. These schemes were identified as a priority in last year's review but were not suggested for inclusion due to budget constraints and higher priorities at the time. In addition the second phase of a drainage scheme is required.

7.8. Tithe Barn Primary School

Tithe Barn Primary School is a 1FE Primary school in the Heaton Primary planning area. The school has an OFSTED rating of Outstanding and is ranked amber for place planning. The school was built in 1970 and is ranked amber for condition. Replacement of the heating system including pipework heat emitters, along with boilers and upgrades to the domestic hot and cold water systems is required. Whilst the plant is being replaced it is worthwhile installing solar thermal collectors to reduce demand. In addition electrical rewire works are required including replacement of the fire alarm and intruder alarm systems to the building. These schemes were identified as a priority in last year's review but were not suggested for inclusion due to budget constraints and higher priorities at the time. It is recommended that the schemes are combined with the proposed resource base scheme to achieve economies of scale.

7.9. Woodley Primary School

Woodley Primary School is a 2FE Primary school in the Werneth Primary planning area. The school has an OFSTED rating of Good and is ranked red for place planning. The school was built in 1972 and has been extended over the years. It is ranked amber for condition. The school has been experiencing significant water ingress and a large area of the roof requires replacement.

7.10. Lark Hill Nursery School

Lark Hill Nursery School is in the Edgeley Primary planning area. The school has an OFSTED rating of Outstanding and is ranked amber for place planning. The school was built in 1974 and is ranked green for condition. The school has been experiencing significant water ingress and requires a roof replacement.

7.11. Mersey Vale Primary School

Mersey Vale Primary School is a 1FE Primary school in the Heaton Primary planning area. The school has an OFSTED rating of Outstanding and is ranked amber for place planning. The school was built in 1975 and is ranked amber for condition. The school has been experiencing extreme water ingress and requires a roof replacement to significant areas of the buildings. In addition a fire alarm replacement is also required.

7.12. Nevill Road Infant School

Nevill Road Infant School is a 3FE Primary school in the Bramhall Primary planning area. The school has an OFSTED rating of Good and is ranked amber for place planning. The school was built in 1960 and has had a number of extensions. The school is ranked green for condition. The condition of the mobiles are extremely poor and both require roofing and refurbishment works. In addition a fire alarm replacement is also required.

7.13. High Lane Primary School

High Lane Primary School is a 1FE Primary school in the Hazel Grove Primary planning area. The school has an OFSTED rating of Good and is ranked amber for place planning. The school was built in 1962 and has been extended. The school is ranked amber for condition. The school requires a new fire alarm system.

7.14. Outwood Primary School

Outwood Primary School is a 1FE Primary school in the Kingsway Primary planning area. The school has an OFSTED rating of Good and is ranked green for place planning. The school was built in 1967 and is ranked amber for condition. The school requires a new fire alarm system.

7.15. Ladybridge Primary School

Ladybridge Primary School is a 1FE Primary school in the Edgeley Primary planning area. The school has an OFSTED rating of Good and is ranked amber for place planning. The school was built in 2002. The school is ranked green for condition. The school requires a new fire alarm system.

7.16. Ladybrook Primary School

Ladybrook Primary School is a 1 FE Primary school in the Bramhall Primary planning area. The school has an OFSTED rating of Outstanding and is ranked amber for place

planning. The school was built in 1970 and has been extended. The school is ranked green for condition. The school requires a new fire alarm system.

7.17. Torkington Primary School

Torkington Primary School is a 1FE Primary school in the Hazel Grove Primary planning area. The school has an OFSTED rating of Good and is ranked amber for place planning. The school was built in 1968 and has had a number of extensions. The school is ranked amber for condition. The school requires a new fire alarm system.

7.18. Cheadle Heath Primary School

Cheadle Heath Primary School is a 2FE primary school in the Edgeley Primary planning area. The school has an OFSTED rating of Good and is ranked green for place planning. The school was built in 1964 and is ranked green for condition. The school requires a phase 2 drainage scheme.

7.19. Health & Safety Contingency

As in previous years, a contingency amount of £0.5m is earmarked as a health and safety reserve to address emergency works.

7.20. Basic Need Projects

A scheme is proposed to develop a resource base at Tithe Barn Primary School. It is also proposed that £1m is allocated to develop a Secondary resource base within the south of the borough. In respect to the latter, costs have not been sourced by the Design & Technical Team, therefore figures are deemed target budgets at this stage.

7.21. SEND Contingency

During the year the need to provide additional capacity at short notice for SEND pupils often arises. 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 place pressure requirements.