

DATE 08.10.2024

School Estate Asset Management Plan 2025/26

1. Introduction and Purpose of Report

- 1.1. The Cabinet is requested to consider the report, to note the progress of the 2024/25 School Estate Asset Management Plan (SE AMP) capital programme and approve the programme of work for inclusion in the 2025/26 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 2025/26 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 £61m condition capital need identified as requiring action within the next 1-5 years. This information is obtained from the rolling programme of condition surveys. This figure could be as high as £110m 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. Of the £61m backlog, approximately £30m relates to the latter and the remaining £31m 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 October 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 October 2024, £7.3m of condition (largely financed from current and previous year grant funds, school contributions, etc.) and £6.3m 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). Pear Tree Academy was completed and transferred to Prospere Trust in September 2024, whilst Lisburne has now been completed with an anticipated transfer date to The Four Rivers Trust of November 1st 2024.
- 2.10. £1.1m of carbon-reduction interventions on schools funded by the Public Sector Decarbonisation Scheme (PSDS) was completed in 2022. An additional PSDS grant of £0.4m has supported the current Dial Park project (22/23 SE AMP) to insulate the school and fully decarbonise the heating system, this will be completed in summer 2024.
- 2.11. Solar installations at Banks Lane Infant school, Banks Lane Junior school, Ladybridge Primary school, Westmorland Primary school and Bramhall High school were completed in summer 2023. The projects were 46% grant funded by the Unlocking Green Energy in Greater Manchester (UCEGM) programme and the European Regional Development Fund (ERDF). The solar projects have an expected annual generation of 350 MWh, the equivalent annual consumption of 122 typical households (OFGEN). Further solar projects are being developed through the "Powering our Schools" initiative which is coordinated by Greater Manchester Combined Authority and currently involves eight schools who are considering installing solar panels.
- 2.12. The combined maintained School Estate represents around 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 and to ensure that immediate condition work is compatible with future decarbonisation interventions.
- 2.13. In 2023, Heat Decarbonisation Feasibility studies were completed on 3 schools, Cale Green Primary School, Marple Hall High School and Bramhall High 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. The schools included in the study were Cale Green Primary School, Marple Hall High School and Bramhall High School.

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
Bradshaw Hall Primary	Drainage – Phase 1	0.158	Complete
Marple Hall	Resource Base – September 2023	0.110	Complete
Moss Hey Primary	Boiler & Solar Thermal	0.298	On - site
Pendlebury Centre	Drainage	0.114	Complete
Priestnall	Resource Base – September 2023	0.270	Complete
St Mary's CE Primary (Reddish)	Drainage	0.176	Complete
Woodley Primary	Boiler & Solar Thermal	0.246	On - site
Bradshaw Hall Primary	Drainage – Phase 2	0.110	Complete
Cale Green Primary	Heating Pipework, Ventilation System, Domestic Hot & Cold Water System, Roof	0.535	Design
Pendlebury Centre	Heating Pipework, Domestic Hot & Cold Water System, Electrical Rewire including Fire & Intruder Alarm Systems	0.675	Design
Pendlebury Centre	Drainage – Phase 2	0.065	Complete
Cheadle Heath Primary	Drainage – Phase 2	0.070	On - site
Tithe Barn Primary	Boiler & Solar Thermal, Heating Pipework, Domestic Hot & Cold Water System, Electrical Rewire, Fire Alarm & Security Alarm	1.337	Design
Woodley Primary	Roof Replacement	0.542	Design
Lark Hill Nursery	Roof Replacement	0.148	Design

School	Project Description	£m	Status
Mersey Vale Primary	Roof Replacement & Fire Alarm System	0.935	Design
Nevill Road Infant	Roof Replacement & Refurbishment to Mobiles, Fire Alarm System	0.399	Design
High Lane Primary	Fire Alarm System	0.059	Design
Outwood Primary	Fire Alarm System	0.061	Design
Ladybridge Primary	Fire Alarm System	0.069	Design
Ladybrook Primary	Fire Alarm System	0.070	Design
Torkington Primary	Fire Alarm System	0.059	Design
Tithe Barn Primary	Resource Base	1.041	Design

4. Funding

- 4.1. The SE AMP is funded from different streams:
- 4.2. SCA is funding from central government for maintaining the estate (condition need). The allocation for 2024/25 is £4.743m. It is anticipated that the allocation for 2025/26 will be announced in February 2025 and we predict that the funding level will be similar to the 2024/25 allocation.
- 4.3. BN funding is allocated according to identified need for school places in the Local Authority (LA). The allocation for 2023/24 was £6.470m. No allocation will be given in 2024/25 and 2025/26.
- 4.4. High Needs Provision Capital Grant allocation is periodically made from Central Government. The allocation for 2024/25 is £1.351m.
- 4.5. 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 spring 2025 with estimated completion in summer 2026. With respect to Moorfield, DfE engagement began in March 2024 and is still in the early feasibility stages. Following the discovery of RAAC, the decision was made to also include Bramhall High School and St Thomas CE Primary School within the programme. With regards to Bramhall High School, early feasibility has begun and is at a similar stage to Moorfield. Engagement has not yet commenced with regards to St Thomas CE Primary School.

- 4.6. 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%.
- 4.7. Local Borrowing for centrally funded schemes as required and approved by Cabinet.
- 4.8. A summary of the capital position is shown in the table below.

Narrative	LA FUNDING				CENTRAL GOV	
	BN	CONDITION	Lisburne SEN	HNPCF SEN	Sec Free Sch	Woodford S106
2023/24 Bals B.fwd (as per BS)	10.751	4.036	0.000	6.531		
2024/25 Allocation		4.743	n/a	1.351		
2025/26 Allocation						
Adjs						
Unsupported Borrowing			18.000			
Central Grants					17.000	4.500
School Contributions (incl. DFB) - 2024/25		0.096				
School Contributions (incl. DFB) - 2025/26		0.504				
Total Income	10.751	9.379	18.000	7.882	17.000	4.500
Planned Schemes						
Collection Schs - in monitoring info - 2024/25	4.284	2.549	0.000	2.389		
Collection Schs - in monitoring info - 2025/26	1.971	4.752				
Lisburne			18.000	1.600		
Lisburne - post Fire				2.000		
				-3.270		
Sec Free School					17.000	
Woodford						4.500
Total Planned Spend	6.255	7.301	18.000	2.719	17.000	4.500
Spend Plans/Key Areas / Not Yet Approved						
New Projects not yet included in Database monitoring				0.250		
Sub-Total	0.000	0.000	0.000	0.250	0.000	0.000
Revised Spend	6.255	7.301	18.000	2.969	17.000	4.500
Variance	4.495	2.078	0.000	4.913	0.000	0.000

5. Effect of Inflation

- 5.1. 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 2025/26 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 2025/26 financial year.

6.4. School Place Planning

6.4.1. Primary Sector

Place pressure is forecast in the Offerton and Bramhall 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 all secondary planning areas following the reduction in admissions limits at two schools and a limitation placed on capacity at Bramhall High School following the discovery and mitigation of RAAC.

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.

6.5. Condition Need

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.

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.

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 delivery of Lisburne Special Primary School in November 2024 and Pear Tree Special Secondary School in September 2024 will pick up a proportion of the demand however further capital investment is needed, particularly in provision addressing Autism and Social, Emotional, and Mental Health needs.
- 6.6.4. Building SEND capacity not only relies on expanding special school capacity but more importantly is capacity within mainstream. This both includes the development of the SEN support offer but also a need to provide high needs places in mainstream schools through resource bases 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 2025/26. Options in primary phase continue to be explored.
- 6.6.5. The continued exploration of local resource 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 2025/26

- 7.1. In respect to condition the initial priorities equated to approximately £12.68m. 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, a roof replacement where the water ingress is significant and essential drainage works.
- 7.2. Projects recommended for inclusion in the SE AMP are identified in the table below with further detail provided from 7.3 onwards:

School	Project	Estimated Value £m
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Heaton School	Drainage	TBC
St Pauls CE Primary	Roof Replacement	0.650
Woodley Primary	Drainage	0.170
Mersey Vale Primary	Mechanical, Electrical and Mobile Replacement	0.962
Nevill Road Infant	Mechanical & Electrical	1.200
Outwood Primary	Electrical	0.600
Health & Safety Contingency Budget	Short term in-year events	1.000
	TOTAL CONDITION PROJECTS	4.582
Cheadle Hulme High School	Mainstream Places	1.200
Laurus Trust	Transition Group	0.120
Priestnall High School	Resource Base	0.255
Education Learning Trust	Mainstream Places	0.472
Stockport School	Transition Group	0.396
St James Primary	Transition Group	0.240
SEMH places	Expansion	1.500
	TOTAL BASIC NEED PROJECTS	4.183
Laurus Grace	Phase 1	1.000
Laurus Grace	Phase 2	1.500
Lisburne School	Remodel	1.699
SEND Contingency Budget	Short term in-year events	0.500
	TOTAL SEND PROJECTS	4.699
Grand Total SE AMP 2025/26		13.464

7.3. The Place Planning Board seek approval to proceed with the proposed SE AMP, which equates to approximately £13.464m.

7.3.1. 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 requires additional drainage works to accommodate the roof replacement scheme which was included in the 2024/25 EdAMP.

7.3.2. 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 Good and is ranked green for place planning. The school was built in 1975 and is ranked amber for condition. The school requires replacement of the heating pipework and heat emitters throughout the building, along with upgrades to the domestic hot and cold-water systems and ventilation works to ensure compliance of the food preparation and specialist practical room within current regulations. The school also requires the replacement of an existing mobile classroom on site which has exceeded its life span.

7.3.3. 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 red for place planning. The school was built in 1960 and has had a number of extensions. The school is ranked green for condition. The school requires replacement of the heating pipework and heat emitters is required throughout the building, along with upgrades to the domestic hot and cold-water systems. Electrical rewire works are also required.

7.3.4. 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 amber for place planning. The school was built in 1967 and is ranked amber for condition. Electrical rewire works, first identified in the 2024/25 EdAMP, are required.

7.3.5. Heaton School

Heaton School is a special school for children and young people aged 11-19 years. It caters for pupils who have severe or profound learning difficulties. The school has an OFSTED rating of Requires Improvement. The school was built in the 1960's and is ranked GREEN for condition. The school is currently experiencing profound drainage issues both within the building and the wider school site which need to be addressed to ensure the school remains operational.

7.3.6. St Pauls CE Primary School

St Pauls CE Primary School is a 2FE Primary school in the Brinnington 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 is ranked green for condition. The school has been experiencing significant water ingress and a large area of the roof requires replacement.

7.3.7. Health & Safety Contingency

For 2025/26 it is recommended that the H&S reserve is increased to £1.000m due to a number of factors. Whitehill Primary School requires replacement windows around the

building, which will cost £0.210m and would take account for almost our entire Primary HS reserve based on the previous allocation. There are also issues at Arden Primary School in relation to unsafe cladding and windows which will need replacing and is envisaged to cost a considerable amount.

7.3.8. Basic Need and High Needs Projects

Laurus Trust Schools

Mainstream places at CHHS

The Trust have worked the LA to provide additional mainstream places to assure sufficiency in the secondary phase between 2022 and 2026/27 academic years.

75 additional places have been provided at Cheadle Hulme High School. £1.2m of basic need funding has been offered to the Trust in return for access to these places. The Trust are proposing to use this funding to support for condition projects at Priestnall School. The equivalent costs to build these places would have been £1.95m.

Resource Base and grant funding at Priestnall and Laurus Grace

The Trust have worked with the LA to grow its mainstream/high needs capacity and have successfully delivered a Resource Base at Priestnall School and from October 2024 access to up to 40 high needs places out of its new school Laurus Grace.

Up to 40 LA commissioned high needs places will be made available to the LA by the Trust from October 2024 as part of their new school Laurus Grace. These places are being brought forward ahead of the final build due to delays in final build and pressures on the LA's DSG budget. The LA are supporting the trust with capital grants to renovate a portion of Hazel Grove High School and some rented modular accommodation (also on the site of Hazel Grove High School). The estimated cost to supply these places is c.£2-2.5m. These places are likely to avoid costs associated with independent placements costing c. £2.2m. The equivalent cost to build these places would have been £3.2m.

The investment in renovation at Hazel Grove High School also has a legacy beyond Laurus Grace. Once Laurus Grace moves into its permanent build, the space will be used to support SEND provision at the school, further contributing to the wider sufficiency of SEND capacity across the Borough.

Education Learning Trust Schools

Mainstream places

The Trust have worked with the Council to provide additional mainstream places in the secondary phase. In return for these additional places, the Council has supported the Trust with some capital funding.

£1.4m of basic need funding held by the Council has been offered to the Trust in return for 175 mainstream secondary places over 5 years. In doing so the Council has secured sufficient school places across the Borough for its residents.

The Council have worked with the Trust in developing their plans for the use of the capital funding and ensured it presented value for money to the public purse and met one of the priorities highlighted in the Council's over arching school investment plan. The Trust are delivering a large-scale project at Kingsway School which allows them to create new teaching spaces on each of the two sites, this will enable them to finally dedicated each site to a specific key stage meaning pupils will no longer have to cross the A34 to access certain classes. This improves the efficiency and effectiveness of the school, will create some brand new teaching resources and will significantly mitigate safeguarding issues associated with operating a split site model.

Furthermore, the same grant, the LA have bene able to support the school on a proposed project which will enable new sports facilities to be built on the Foxlands campus. This will significantly improve their curriculum offer around sports and PE.

The equivalent cost to build these places would have been £5.19m

Transition groups

Transition groups are a vital form of provision in most secondary schools, designed to help vulnerable pupils adjust to the mainstream school environment during their first term. These groups reserve specific places for students who require additional social, emotional, or academic support. While these students are integrated into mainstream classes where appropriate, they also benefit from access to specialised support and facilities. This approach allows for targeted assistance in specific areas of the curriculum while aiming to integrate students into mainstream classes as much as possible. The support is tailored to the individual needs and circumstances of each child, ensuring a personalised and effective transition into secondary education. Such nurturing provision has the potential to identify and stop the escalation of needs we often see in vulnerable cohorts as they transition. This has the potential to avoid millions of pounds of placements costs in high needs / special / independent schools.

The schools identified in the AMP are those that do not possess suitable space to host a transition group. The investment secures that this initiative will be implemented in virtually all secondary schools and will generally enhance the physical provision these schools offer to their SEND learners.

SEMH places

We are working with a number of partners to increase the choice, breadth and capacity of high needs places for SEND learners with SEMH needs. We have a number of partners spanning special, alternative provision, pupil referral units, and mainstream. This allocation of £1.5m will provide investment and agility to the sector.

Former Lisburne

The Council wish to repurpose the former Lisburne site to create new high needs places as well as collocate the Offerton family hub. A budget of £1.66m has been allocated to deliver this by September 2025.

A 24 place Resource Base will be managed and run by the Four Rivers Trust but will be part of the Dial Park Primary School's provision coordinated and managed by James

Clark as Headteacher and Director for Learning (Curriculum) and supported by Sam Benson, Director for Learning (Complex needs) and Rob Metcalfe, Director for Learning (SEMH). It is anticipated that the 24 places will be commissioned to support a flexible learning programme for learners identified as having moderate learning difficulties and or neurodiversity needs. 24 places would be allocated across two classrooms equipped to support a maximum of 12 learners and access to outdoor spaces, a therapy room, the hall and the main school provision.

As part of the remodel further high needs places will be released and these are being negotiated with the trust to achieve best value and impact for the residents of Stockport

7.3.9. SEND Contingency

Each year an allocation of £0.5m is made to cover small scale interventions and suitability works that adapt and enable our schools to meet the changing needs of our SEND learners. Without such a contingency the LA would not be able to dispense its statutory duty in a timely manner to ensure that schools have the necessary resources to meet the provision needs outlined in Section F of a child's Education, Health, and Care Plan.