

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET

1. Meeting:	Cabinet
2. Date:	6th August 2014
3. Title:	Priority School Building Programme 2
4. Directorate:	Children and Young People's Services

5. Summary:

The Department for Education (DfE) announced on the 1st May 2014 that the Government would fund a further phase of the Priority School Building Programme (PSBP). The new phase known as PSBP 2, will follow on from the original PSBP launched in 2011 in which Rotherham were successful in their bid to replace Oakwood High School and Wath Victoria Primary School.

PSBP 2 will be a five year programme operating between 2015 and 2021 and will undertake major rebuilding and refurbishment projects in schools and sixth form colleges in the very worst condition.

The Local Authority (LA) is responsible for co-ordinating and submitting applications from all maintained schools and voluntary aided and controlled schools. Academies can either be included in the LA submission or apply on their own behalf.

Expressions of interest must be submitted online by the 21st July 2014. A decision on applications is expected in December 2014.

6. Recommendations:

- **That support is given for the inclusion of Swinton Community School, St. Pius X Catholic High School, Badsley Moor Lane Junior School, Harthill Primary School, Wales Primary School, Laughton Junior and Infant School and Newman School in the submission to the DfE for the PSBP 2**

7. Proposals and Details:

The PSBP 2 will target schools in the very worst condition. PSBP 2 will not use private finance but will be entirely capital-based.

It is intended to submit expressions of interest for a small number of high priority projects. Lower priority projects will be funded from the regular local authority maintenance allocations and local authority voluntary-aided programme (LCVAP).

Eligibility

Schools put forward for PSBP 2 will be:

- Priority projects where the costs of addressing the need would be the hardest for the LA to fund through their capital maintenance programme. This is where the need is very significant and would necessitate a complete rebuild or major refurbishment of the school buildings.
- Priority projects where the cost of continuing to maintain the site or the buildings are so high that it makes better economic sense to address the need wholesale, either by rebuilding or complete refurbishment.
- Projects will be tested against the DfE's knowledge of long term pupil demand from the school capacity data collection. This will need to be evidenced of sustained demand for pupil places.
- Where there is a good case for increasing the size of the school at the same time as addressing the condition the DfE will work with the LA to bring funding together with basic need funding so this can be done.
- PSBP 2 will not fund schools which have recently received significant investment.
- PSBP 2 will not address the suitability of schools buildings which relates to the tailoring of a building to meet certain education needs. PSBP 2 is about building condition where a building is in a poor state of repair.
- Projects may qualify for whole school rebuilds or major refurbishments projects. The DfE will assess projects they consider it is more economical to rebuild the whole school rather than continuing to patch or repair the existing structure.

- Projects may be selected where significant condition need is isolated to specific buildings rather than the entire school site. Under these circumstances' rebuild or refurbishment of specific buildings will be considered as opposed the entire school.

Conditions for inclusion in PSBP 2

Inclusion within PSBP 2 will be subject to acceptance by the LA that:

- The contract will be procured and managed by the Education Funding Agency (EFA). The schools chosen will be batched with other schools not necessarily in the geographical location.
- Procurement is based upon baseline designs which have successfully been used on the original PSBP.
- LA will be required to sign a Memorandum of Understanding and Back to Back Agreements
- Any associated off site works as a result of the project e.g. Section 278, the LA will be liable for these costs.
- The LA will be required to register the title of the site and associated legal costs will need to be borne by the LA.

Determination of schools for consideration

In the original PSBP, schools had to demonstrate they were in a poor condition and whether the cost of addressing the condition exceeded 30% of the notional rebuilding cost.

In PSBP 2 the DfE will use the information from the Property Data Survey¹ (PDS) to assess the scale and severity of condition need of the schools put forward by the LA. The DfE have also requested the LA identify significant issues that will have a material impact on the condition of the buildings but which may not have been captured by the PDS.

The LA have received very limited information from the PDS due to the DfE only recently sharing this with the LA and this has been limited to small batches of schools at a time. The DfE have advised that the dissemination of the PDS for all schools will be by the end of September 2014.

¹ The Property Data Survey Programme has been undertaken by the Education Funding Agency an executive agency of the Department of Education to provide a consistent view of the condition of England's school estate. Some 19,000 schools will have had Property Data Surveys (PDS) by the end of the programme in September 2014.

Because the expressions of interest for the PSBP need to be with the DfE by the 21st July 2014, the LA has used the knowledge gained through Building Schools for the Future (BSF) and the Primary Capital Programme, the Asset Management Plan (AMP) and in liaison with the school admissions team to establish which schools would form the basis of an expression of interest from the LA to the DfE for inclusion within the PSBP 2.

The Schools chosen were:

Badsley Moor Lane Junior School – Replace Junior School

The junior school building has its original windows which forms the curtain walling. This all requires replacement to meet modern standards and maintain the integrity of the building. It also requires a re-wire.

Laughton Junior and Infant School – Replace with new school

The building was constructed around 1911 and is need of investment to bring it up to standard. It has not had any significant investment on the electrical or mechanical installations and both would benefit from complete renewal.

The external classrooms were constructed in the 1960's and are of modular construction with ply panel sections. The building has come to the end of its useful life. The windows are original and roof has to be constantly patched repaired. The thermal properties of the building are also poor and it suffers from damp.

Harthill Primary School - Replace temporary classrooms

This external classroom has significant condition needs. It is classed as a modular/temporary building which was erected in the 1970's and has reached the end of its useful life. The roof has had many temporary repairs and has needed to be propped on occasion and suffers from constant leaks. The windows are original and the cladding is in a poor state of repair.

Wales Primary School – part new build/refurbishment

This is a Victorian building which is in need of a re-wire and replacement distribution pipework. The roof is the original roof which needs replacing; this includes the timbers within the roof structure.

The junior school building was built in the 1970's is now in need of a replacement roof, windows and doors, heating distribution pipework and a re-wire.

The main hall is a 1920's building and requires a re-wire and heating distribution pipework.

Swinton Community School

Sixth Form block - The windows are in poor condition as is the roof. It also requires significant work to its mechanical and electrical systems.

Main Buildings - condition items are the roofing (most of the roofs had a single layer felt to prevent the numerous leaks as a short term solution) the heating

boilers are at the end of their life and all the heating distribution pipework / radiators need replacement, Windows mostly single glazed are in poor condition, class rooms are very hot and due to condition some windows do not open causing extreme temperatures in warm weather. The Lightning protection system needs replacing. Doors both internal and external need replacement and there are still some hanging plaster block ceilings that need replacement. The electrical system is in need of major overhaul possibly a rewire in the next five years. Floors are starting to show signs of age with some classrooms requiring re-boarding this summer prior to new floorcoverings. Asbestos is present in most areas of the school; therefore any refurbishment work is extremely costly.

St Pius X RC High School.

ROSLA block - The external windows and doors need replacing as they are in poor condition. The heating pipework is original and needs replacing as is the wiring which also needs replacing. The ceilings throughout are also in poor condition.

Main building - the roof is in poor condition and regularly has to be repaired. The windows and external doors are also in poor condition. The heating and electrical systems both need replacing which is a considerable cost (estimated at £700k).

Newman School

The building is Grade 1 listed and has classrooms of which 3 sides are glazed. This glazing needs replacing due to its age, but must be of similar design and type. It has been estimated that this could cost approximately £1m. The roof constantly has to be repaired and would benefit from replacement. The internal doors need also need replacing. The toilet areas are looking worn and would benefit from refurbishment. It is also in need of a rewire.

Therapy Pool - This is a timber clad building which is in poor condition, both the cladding and roof need replacing. The boiler also needs replacement.

Higher Education block - Although this building is not in poor condition, it located at the extremities of the site and due to the nature of the students' access it poses significant problems.

8. Finance:

All the condition work detailed in the above schools except Harthill, is contained within the CYPS Capital Strategy (what the LA would like to do but do not have the available funding). An allowance of £800k has been made within the CYPS Capital Programme for the replacement of the external classrooms at Harthill. If this project is accepted as part of the PSBP 2 this will return the funding for use on other projects with the CYPS capital programme.

Any associated off site works as a result of the project e.g. Section 278, the LA will be liable for these costs. There is currently no allowance for these costs within the CYPS Capital Programme.

9. Risks and Uncertainties:

The DfE have set a high bar for inclusion and will take forward a relatively small number of projects at schools shown to be in the very worst condition where that condition necessitates a complete rebuild or major refurbishment. The limited nature of the programme will mean that the Rotherham bids are considered against other Local Authority bids across England.

If Rotherham were unsuccessful in its bid to the PSBP 2, the schools would continue to be maintained by the Local Authority and any outstanding condition priority work will be prioritised and included within the capital programme over the coming years.

The DfE will use information from the Property Data Survey (PDS) to assess the scale and severity of the condition need. The DfE are in the early stages of sharing this information with the LA and are issuing this information in batches. To date the LA has only received a limited number of PDS's for the Rotherham Schools and none of these are for the schools put forward by the LA for the PSBP 2. There is a risk that the LA Assets management survey does not align with the DfE Property Data Survey and therefore varies the ranking of schools in relation to condition to that considered by the DfE.

Any associated off site works as a result of the project e.g. Section 278, the LA will be liable for these costs. There is currently no allowance for these costs with the CYPS Capital Programme.

10. Policy and Performance Agenda Implications:

The capital programme is consistent with the Children and Young People's Services priority of Transforming Rotherham Learning.

Pupils will benefit from state of the art teaching and learning facilities enabling children and young people to enjoy and achieve in suitable accommodation.

11. Background Papers and Consultation:

Background Papers include:

- Children & Young People's Plan on a page
- Transforming Rotherham Learning Plan

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