



SCRUTINY COMMITTEE REPORT

Date Written	21 st August 2018
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Service Area	Learning Department
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To: Chair, Ladies and Gentlemen

Overview of School Building Stock/Trosolwg o stoc adeiladau ysgolion

1.0 SUMMARY OF THE REPORT

- 1.1 The purpose of this report is to provide an overview of the condition of the local authority's school building stock including the increasing levels of backlog maintenance.
- 1.2 The report considers the local authority's strategic targeting of 'poor' and 'bad' conditioned stock in order to access Welsh Government's 21st Century Schools Programme monies and therefore provide good quality school buildings and fit for purpose teaching and learning environments over the long-term whilst significantly reducing backlog maintenance.
- 1.3 The report demonstrates that the local authority's strategic targeting of 21st Century Schools monies will enable it to meet and exceed WG stated aims for the Band B programme 2019-2026 regarding improving the condition of the school estate across Wales.

2.0 RECOMMENDATION that

- 2.1 The contents of the report be discussed and noted including consideration of any follow-up required.

3.0 INTRODUCTION AND BACKGROUND

- 3.1 The local authority's school building stock are graded based on their property condition either A (Good), B (Satisfactory), C (Poor) or D (Bad) as determined via a

property condition survey either undertaken or commissioned by the Property Services department.

- 3.2 The condition surveys undertaken also detail the backlog maintenance work required to improve the condition of each building to at least 'satisfactory'.
- 3.3 The local authority is currently in the final year of a five year condition survey programme of all its buildings between 2014-2019. This 5 year programme is enabling the local authority to update the condition and backlog maintenance information for its school stock following the previous programme of condition surveys which for schools was largely completed in the period 2008-2010.
- 3.4 WG require all local authority's to submit an annual return each June on school premises detailing condition and backlog maintenance, and the condition of school buildings is a key criteria identified by WG when assessing local authority bids for the 21st Century Schools Capital Programme.
- 3.5 This is underpinned by the following strategic aims WG have identified for the Band B programme 2019-2026 across Wales:
- Backlog maintenance costs for schools selected for Band B to be reduced by at least 50%.
 - No category D buildings in the estate.
 - Circa 25% of Category C condition buildings are improved to Category A or B.

4.0 WHERE WE WERE

- 4.1 In 2010 following the completion of the previous condition survey programme of all school buildings, the condition of the school building stock could be summarised as follows:

Table 1- Condition of school stock, 2010

	Condition A (Good)	Condition B (Satisfactory)	Condition C (Poor)	Condition D (Bad)	TOTAL
Nursery	0	1	0	0	1
Primary	3	15	3	1	22
Secondary	0	1	2	1	4
Special	0	1	0	0	1
TOTAL	3 (11%)	18 (64%)	5 (18%)	2 (7%)	28

- 4.2 75% of the school buildings were at least in satisfactory condition and both life expired schools (condition D) were earmarked for Band A of the 21st Century Schools Programme 2014 – 2019 i.e. Afon Taf and Ysgol Y Graig.

- 4.3 Backlog maintenance across all schools was £5.4 Million with £1.3 million of this relating to the two life expired schools planned to be addressed through Band A between 2014 and 2019.
- 4.4 A further £1.9 million in backlog maintenance had been accrued for the five condition C schools; therefore in total £3.2 million or 58% of the required backlog maintenance related to just seven condition C and D schools i.e. 25% of the total number of schools had accrued 58% of the backlog costs.

5.0 WHERE WE ARE NOW

- 5.1 In June 2018 the condition of the local authority's school building stock can be summarised as follows:

Table 2- Condition of school stock, 2018

	Condition A (Good)	Condition B (Satisfactory)	Condition C (Poor)	Condition D (Bad)	TOTAL
Nursery	0	1	0	0	1
Primary	3	12	6	1*	22
Secondary	1	0	2	1	4
Special	0	0	1	0	1
TOTAL	4 (14.5%)	13 (46.5%)	9 (32%)	2 (7%)	28

*relates to Ysgol Y Graig which is expected to be reclassified as Condition A (Good) following completion of the Band A 21st Century Schools project by end of March 2020.

- 5.2 Schools with buildings in a satisfactory condition has reduced from 75% to 61%, whilst schools that are considered to be in either a Poor or Bad condition has increased to eleven schools or 39% of all schools.
- 5.3 Afon Taf High School has been successfully refurbished as part of Band A of the 21st Century Schools Programme and is now in Good condition with no backlog maintenance. Ysgol Y Graig is currently at the final stage of the 21st Century Schools business case process and will be considered for final approval by WG during September.
- 5.4 Subject to receiving final WG approvals the Ysgol Y Graig New Build project is scheduled to be completed by the end of March 2020, which is one year after the original Band A programme timeline. The extension to this timeline has already been approved by WG and the grant funding period has been extended to cover monies incurred during 2019-20.
- 5.5 Current backlog maintenance across all schools (excluding Ysgol Y Graig) is £5.9 million which is £1.8 million more than the equivalent backlog maintenance from

2010, an increase of 44%. This figure is likely to change as the local authority's five year condition survey programme 2014-2019 is completed by the end of 2018/19.

- 5.6 The current backlog maintenance (excluding Ysgol Y Graig) can be analysed as follows:

Table 3 – Backlog Mtce – June 2018

	Condition A (Good)	Condition B (Satisfactory)	Condition C (Poor)	Condition D (Bad)	TOTAL
Backlog Mtce	£Nil	£1,075,488	£3,525,934	£1,337,821	5,939,243
Number of Schools	4*	13	9	1	
Average per School	£Nil	£82,730	£391,770	£1,337,821	

*3 of the 4 condition A schools were new builds in 2009 and 2010 and are due to be surveyed in this the final year of the current condition survey programme. The other condition A school is Afon Taf which was completed in August 2017.

- 5.7 £4.86 million or 82% of the total backlog maintenance required applies to condition C and D schools, this compares to 58% in 2010.

6.0 WHERE WE WANT TO BE

- 6.1 The local authority has identified increasing the provision of 'Good' condition schools with suitable environments for teaching & learning as one of its critical aims for the 21st Century Schools Programme covering the proposed phases Band A through to Band D.
- 6.2 Further, one of the authority's main programme objectives for Bands A-D is to remove all condition D and C school buildings from the local authority stock.
- 6.3 Following the completion of the Ysgol Y Graig project in Band A the only remaining school currently in condition D will be Bishop Hedley High School which has been earmarked for inclusion in the local authority's Band B 21st Century Schools Programme as part of a new build 3-16 VA Catholic School.
- 6.4 Therefore, the expectation is that at the conclusion of the Band B Programme the local authority will have no condition D buildings in its estate in line with the above strategic aims and those of WG stated in 3.5.
- 6.5 The local authority's proposed Band B programme is also expected to improve three condition C schools to condition A i.e. circa 33% of current 'poor' condition school buildings will improve to 'good' which exceeds WGs own target for Band B of 25% improving to either 'good' or 'satisfactory'.

- 6.6 This proposed capital investment in school building stock as part of Band B will reduce the current backlog maintenance levels by £3.1 million which is 51% of the £5.94 million backlog. The backlog maintenance for those schools included as part of the Band B programme is expected to reduce by 100%, exceeding WGs own target of a 50% reduction.
- 6.7 If successful then based on current condition and backlog maintenance information the Band B Programme will result in the remaining six condition C schools accounting for 63% of the backlog maintenance and will return the overall condition of school stock to similar levels as in 2010.
- 6.8 The objective to target current condition D and C school buildings through the Band B programme 2019-2026 will also increase the likelihood that available corporate maintenance and capital programme budgets can be used over the course of the programme to target improving the remaining condition C buildings, whilst also addressing condition B buildings at risk of falling into category C.
- 6.9 This approach will help the local authority to improve the overall condition of its school stock when compared with 2010 through more effective use of its capital resources to complement the funds available through the 21st Century Schools Programme. The local authority will then reassess its condition C stock when giving consideration to provisional Band C bids in around 2024.

7.0 WHAT WE NEED TO DO NEXT

- 7.1 Cabinet will be presented with the local authority's proposed 21st Century Schools Band B Programme for approval early in the Autumn Term.
- 7.2 The Learning Department will liaise with Property Services regarding the completion of the condition survey programme across all school stock and arising from this the identification of priority works for inclusion in the local authority's Corporate Maintenance and Capital Programme Budgets from 2019-20 onwards.
- 7.3 The Learning Department will liaise with Property Services regarding the completion of the local authority's Education Asset Management in readiness for April 2019.

8.0 CONTRIBUTION TO WELLBEING OBJECTIVES

- 8.1 Within Best Start to Life wellbeing objective there is a focus on developing our school building stock to meet the needs of the 21st Century, this objective gives us the evidence to identify projects for the 21st Century Programme appropriately.

SUE WALKER
CHIEF OFFICER: LEARNING

COUNCILLOR LISA MYTTON
PORTFOLIO: LEARNING

BACKGROUND PAPERS

Title of Document(s)	Document(s) Date	Document Location
Does the report contain any issue that may impact the Council's Constitution?		No