



SCRUTINY COMMITTEE REPORT

Date Written	6 th September 2021
Report Author	Anthony Lewis
Service Area	Learning
Committee Date	13 th September 2021

To: Chair, Ladies and Gentlemen

Service Asset Management Plan

1.0 SUMMARY OF THE REPORT

1.1 The report sets out the key service priorities detailed in the Learning Department's Service Asset Management Plan (SAMP).

2.0 RECOMMENDATION

2.1 That the contents of this report are discussed and noted.

3.0 INTRODUCTION AND BACKGROUND

3.1 In line with the requirements of the Council's overall Corporate Asset Management Plan 2021-2026 each service area is required to have an up to date Service Asset Management Plan (SAMP).

3.2 The Learning Department's SAMP has been developed as a key part of the Council's Raising Aspirations, Raising Standards (RARS) Strategy and in response to the requirements to deliver against the Best Start priorities detailed in the corporate Recovery, Transformation and Improvement (RTI) Plan i.e., Improving the condition of school and other education settings.

3.3 This report sets out some of the key details from the Learning Department's SAMP.

4.0 WHERE WE WERE

4.1 The Council's 21st Century Schools Strategic Outline Programme (SOP) for Band B was initially approved by Welsh Government (WG) in the Autumn of 2017 and subsequently revised and approved in Spring 2019.

- 4.2 The Band B SOP set out the following priority projects with an overall programme budget of £57 million with projects to be undertaken between 2019 and 2026
- Pen Y Dre 11-16, Major Refurbishment circa £18 million
 - Goetre 3-11, New build primary and co-location of early years setting, circa £10 million
 - 3-16 VA Catholic School, New build all-through 3-16 school, circa £29 million
- 4.3 Property condition was a key criterion, along with sufficiency of school places and potential flexible use of assets, that determined projects selected for Band B and is a key investment objective used by WG when approving candidate projects for 21st Century schools and other capital investment projects. Accurate and up to date property condition information is therefore critical to ongoing strategic planning of school and learning stock.
- 4.4 Due to internal capacity pressures within the local authority the property condition surveys due to be undertaken in 2018/19 were not completed and the rolling programme was discontinued at that time. Consequently, 10 of 27 schools had condition surveys outstanding since around 2008/09.
- 4.5 The recorded condition of local authority school building stock in 2018, using the most recently available condition survey data, has been summarised below:

Table 1 - Condition of school stock, 2018

	Condition A (Good)	Condition B (Satisfactory)	Condition C (Poor)	Condition D (Bad)	TOTAL
Primary	3	12	6	1	22
Secondary	1	0	2	1	4
Special	0	0	1	0	1
TOTAL	4 (14.8%)	12 (44.4%)	9 (33.3%)	2 (7.4%)	27

- 4.6 Backlog maintenance is another core data set informing capital programme priorities and strategic capital projects. The backlog maintenance across all schools as per Corporate Estates asset management system data towards the end of 2020 was £3.6 million.

This has been analysed across the different categories of property condition below:

Table 2 – Backlog Maintenance, 2020

	Condition A (Good)	Condition B (Satisfactory)	Condition C (Poor)	Condition D (Bad)	TOTAL
Backlog Mtce	£Nil	£1,697,270	£1,087,237	£863,744	3,648,251
Number of Schools	4	13	8	2	27
Average per School	£Nil	£130,559	£135,905	£431,872	£135,120

4.7 Other WG capital grant funding streams were made available in 2018 and 2019 which the local authority made successful bids for but none of these priority projects were reflected in a single Service Asset Management Plan.

5.0 WHERE WE ARE NOW

5.1 The Learning Department's SAMP has been detailed in **Appendix A** and reflects the current property portfolio, service priorities, current plans/proposals and future property requirements.

5.2 Discussions have been ongoing with Property Services and Estates regarding the reinstatement of a condition survey programme for schools in order to better inform ongoing capital maintenance and strategic capital investment in school stock.

5.3 As a result, the Learning Department has secured a budget to ensure the delivery of both property condition and suitability surveys over the three financial years 2021/22 to 2023/24 as part of an overall five year corporate condition survey programme 2021 – 2026.

5.4 The surveys will provide holistic condition and suitability scores in line with Welsh Government scoring standards. The suitability surveys provide an assessment of the appropriateness of each schools teaching and learning environment in addition to the property condition scores provided by the standard surveys.

5.5 The condition survey programme has been prioritised over the three years in line with the services asset management priorities. Using available revenue budgets the programme was able to commence early in November 2020, targeting school properties that form part of the Welsh Medium capital grant proposals being scoped.

5.6 The condition survey programme will provide up to date information on the condition of all schools and Learning Department stock as well as current backlog maintenance data and therefore forms a key part of the Learning Department's SAMP that has been developed.

5.7 Other key asset management priorities for the service and related projects have been detailed in sections 4, 5 and 6 of the SAMP including:

- 21st Century Schools Programme Band B 2019-2026
- WM Education Capital Grant Tranche 1 and 2
- Early Years Childcare Offer Capital Grant
- Sufficiency of Nursery Education Places
- Reducing Infant Class Sizes Grant
- Non-operational property
- Corporate Maintenance strategy
- REFIT schools energy efficiency scheme
- Net Zero Carbon options for 21st Century schools Band B projects

5.8 The SAMP also sets out the detail of the current property holdings within the Learning portfolio and identifies any potential non-operational property that may require further consideration or planning.

6.0 WHERE WE WANT TO BE

6.1 The overall aims of the Learning Departments SAMP are to improve standards of accommodation that are suitable for their purpose, and sufficient to meet the service's requirements including rationalising and re-aligning the property portfolio where appropriate.

6.2 Some of the key objectives which underpin these aims are as follows

- To remove all condition D and C school buildings from the local authority stock by the end of Band C i.e. by 2031
- To increase the provision of 'good' condition schools with suitable environments for teaching and learning i.e. condition and suitability grade A
- To remove the significant surplus places across the secondary school sector and redress any surplus or sufficiency issues across the primary sector
- To ensure the demand for WM education places is met over the short, medium and long term and to encourage growth in demand through targeted growth in WM places in early years and schools and promotion of welsh language and culture.
- To provide additional space to accommodate increased provision of nursery education or childcare to 3 year olds to meet the demands of the 30 Hrs childcare offer
- To provide a sufficiency of places to meet increasing demand for specialist provision across both the Mainstream and Special School sectors.

- To provide fully accessible education buildings and premises
- To deliver more flexible use of school assets including co-location of integrated services such as childcare providers, and wellbeing / health services etc.

7.0 WHAT WE NEED TO DO NEXT

- 7.1 In order to help achieve the aims and objectives of the SAMP the following next steps have been identified
- 7.2 Continue scoping high level proposals for Band C using the criteria of property condition and suitability, sufficiency of places and flexible use of assets consistent with WGs current investment objectives for 21st Century schools.
- 7.3 Undertake an updated sufficiency review of school places provided across all school stock over the medium to long-term, evaluating whether there is enough supply / surplus of places to meet demand in all sectors.
- 7.4 Undertake an updated accessibility review and audit of school stock in line with the consideration of the Equalities Act 2010 to ensure school sites and premises are appropriately assessed for all issues and barriers.
- 7.5 Complete the condition and suitability surveys for all schools and Learning building stock including an updated assessment of all backlog maintenance.
- 7.6 Agree prioritisation of works required arising from the sufficiency review, accessibility audits and condition survey programme in order to update the SAMP and the Capital Programme MTFP.
- 7.7 Review the SAMP annually in line with any changes to service priorities, ongoing condition surveys or any other changes as appropriate.

8.0 CONTRIBUTION TO RAISING ASPIRATIONS RAISING STANDARDS STRATEGY

- 8.1 The contents of this report relate to the following RARS Themes and Goals:
- RARS Themes
 - Partnership and Collaboration
 - RARS Goals
 - Developing the Environment for Learning

9.0 Contribution to WELLBEING OBJECTIVES

- 9.1 This report specifically links to the Best Start to Life objective within the Council's Corporate Wellbeing Plan: Children and young people get the best start to life and are equipped with the skills they need to be successful learners and confident individuals.

9.2 Through the delivery of the priorities within the Learning Department SAMP we will also be able to demonstrate our contribution to support progress against the following objectives:

- Communities protect, enhance, and promote our environment and countryside.

SUE WALKER
CHIEF OFFICER, LEARNING

COUNCILLOR LISA MYTTON
CABINET MEMBER FOR LEARNING

BACKGROUND PAPERS		
Title of Document(s)	Document(s) Date	Document Location
Update on Carbon and Energy Management Activities in Schools, Scrutiny Report	25 th November 2019	INTRANET
21 st Century Schools Programme, Cabinet Report	17 th April 2019	INTRANET
21 st Century Schools Band B Strategic Outline Programme (SOP)	August 2017 Revised February 2019	Learning Department
Overview of School Building Stock, Scrutiny Report	3 rd September 2018	INTRANET
Does the report contain any issue that may impact the Council's Constitution?		No