

## Report to the Cabinet

Meeting to be held on Thursday, 1 February 2018

## Report of the Director of Property Services

**Part I**

Electoral Divisions affected:  
All

### Capital Strategy for Schools – Condition Led Capital Investment Programme, 2017/18 and part 2018/19

(Appendix 'A' refers) – Not for Publication

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#### Executive Summary

This report sets out the proposals for the allocation of schools capital funding to address a further phase of high priority building condition repairs on Community, Voluntary Controlled and Maintained Schools in Lancashire.

This is deemed to be a Key Decision and the provisions of Standing Order No. 25 have been complied with.

#### Recommendation

The Cabinet is recommended to approve the proposed list of maintenance schemes in Lancashire Schools, detailed at Appendix 'A', totalling £11.994m as a further phase of high priority school repairs.

#### Background and Advice

This is the sixth phase of the Condition Led Programme first started in 2011. Each round of the programme has addressed the worst condition issues that have been identified. Through a process of cross referencing asset management building condition data held by the County Council, officers have formulated a schedule of Priority 1 school repairs. These are set out at Appendix 'A'.

The programme has been formulated using the most current information available, but from experience on earlier programmes, and the complexities of assessing the condition of existing buildings, there could be a risk that further Priority 1 issues may become apparent. With this in mind, a significant contingency is recommended,

which will be available to capture any justifiable projects which come to light during the delivery of already identified works and which meet the Priority 1 criteria.

The criteria for schools being included in the programme is based on the Department for Education (DfE) Schools Asset Management Guidance which defines Schools Priority 1 repairs as:

**Priority 1.** *Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.*

The DfE provides Lancashire County Council with an annual budget of Schools Condition allocation based on their set methodology for the Lancashire County Council controlled schools. Due to the finite budget, it will not be possible to address all high priority issues in all schools. Any remaining Priority 1 issues and any Priority 2 issues will be reviewed, prioritised and considered for any future condition led programmes.

All schemes will be commissioned with and delivered by Lancashire County Council's Design and Construction Service. The delivery timescales will be dependent on several factors linked to the practicalities of undertaking the work in occupied premises which would have an impact on education. It is anticipated therefore that the programme will be delivered when possible in school holidays, and this will likely include the summer breaks in both 2018 and 2019.

## **Consultations**

N/A

## **Implications:**

This item has the following implications, as indicated:

## **Risk management**

If the recommended work is not undertaken, the risk would be managed by further regular reactive maintenance to 'patch' the problems. However, in some cases, further deterioration of the building fabric or discontinued components would result in closure of parts of, or the whole school, until significant emergency repairs could be undertaken. Due to the nature of building maintenance works, the full extent of repairs required may not be apparent until the building infrastructure is exposed, which may result in the need to undertake additional work and therefore increased project costs. Furthermore, there may also be genuine severe condition need projects that come to light, and it is recommended therefore that a risk contingency is included to be approved and managed by the Asset Management Service. This contingency figure is included in the overall programme value.

## Financial

The Education Funding Agency School Condition allocations are as follows:

- 2016/17 £11.209m (confirmed)
- 2017/18 £10.956m (confirmed)
- 2018/19 £10.956m (indicative allocation announcement due March 2018)

Current balance of the DfE Schools Condition capital (this is the balance currently uncommitted before projects at Appendix 'A'), and including the indicative amount for 2018/19 is £15.875m.

The proposed programme for 2018/19 is set out at Appendix 'A' totalling £11.994m. The programme will be reviewed if there is a significant variance from the indicative amount for 2018/19. A report for a further programme of schools condition work will be submitted to seek approval to allocate the remaining funding based on the highest priority needs across the controlled school portfolio.

Whilst the 2018/19 allocation of £10.956m is termed as 'indicative' we have assurances from The Department for Education (DfE) that the allocation will be as per the preceding two years. The DfE are using the same allocations methodology for the financial year 2018–19, with no changes. This will provide stability for responsible bodies while we review our methodology for 2019–20 onwards.

## Procurement

All Lancashire County Council procurement standing orders will be complied with. Contracts will be let through Lancashire County Councils approved frameworks.

Additional financial implications are set out at Appendix 'A' and are deemed to be **Part II** for the reasons set out below.

## List of Background Papers

Paper	Date	Contact/Tel
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None		
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Reason for inclusion in Part II, if appropriate

**Appendix 'A'** contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972. It contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.