

Report to the Cabinet

Meeting to be held on Thursday, 16 January 2025

Report of the Director of Finance and Commerce

Capital Strategy for Schools - Condition Led Capital Investment Programme 2025/26

(Appendix 'A' refers)

Part I	Key Decision: Yes
Corporate Priorities: Thinking differently;	Electoral Division(s): (All Divisions);
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Summary

Purpose of the Report

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.

The condition programme is funded by a grant from the Department for Education. Allocations are usually announced in April, and previous year's allocations indicate that approximately £14m should be received in 2025/26.

The programme, set out at Appendix 'A', has been developed to utilise this grant funding allocation. Once the amount is announced, the programme will be adjusted accordingly.

This is deemed to be a Key Decision and the requirements of the council's Cabinet procedure rules (Standing Order C18, Consideration of Key Decisions) have been complied with.

Recommendation

Cabinet is asked to approve:

- (i) The proposed list of maintenance schemes in Lancashire schools, detailed at Appendix 'A', totalling £13.999m, as a further phase of high priority school repairs, subject to the grant settlement for 2025/26 being £14m.
- (ii) That the Director of Finance and Commerce, in consultation with the Executive Director for Education and Children's Services and the Cabinet



Member for Education and Skills, be authorised to approve any necessary adjustments to the programme once the final funding settlement is announced.

Background

1. The Schools Condition Led Programme began in 2011. Using Department for Education grant monies, each round of the programme has addressed the worst condition issues that have been identified. Reviewing the asset management building condition data held by the county council, officers have prepared a programme of highest priority works, which are set out at Appendix 'A'.
2. The aim of the programme is to address the highest priority building condition repairs, compliance, and health and safety issues on Community, Voluntary Controlled and Maintained Schools in Lancashire.
3. The programme has been formulated using the most current information available. From experience on earlier programmes and the complexities of assessing the condition of existing buildings, there could be a risk that further Priority 1 works may become apparent. A contingency is recommended, which will be available to cover any further justifiable Priority 1 projects which become known during the delivery of programme.
4. Variations to the programme will be approved in accordance with the Scheme of Delegation to Officers, Capital Sub-Group and Cabinet in accordance with the financial regulations and any authorisations in place.
5. The criteria for schools being included in the programme is based on the Department for Education Schools Asset Management Guidance which defines Schools highest Priority 1 works as:
6. **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.
7. The Department for Education provides annual funding for Schools Condition. This is based on a set methodology for county council controlled schools. Due to the finite budget, it would not be possible to address all high priority works in all schools. The remaining high priority works will be reviewed and considered for any future condition led programmes.

Specialist surveys and investigations

8. There is an allowance within the programme to undertake further investigations and specialist surveys where there is deemed to be a potential risk due to the age, type of construction or condition, particularly concrete and/or steel frame construction. Also, in recent years there has been an increasing number of flooded school sites and adjoining properties subject to flooding from School land. This specialist surveys and investigations allowance will assist in managing these risks and determining priorities for future programmes of work.



Health, Safety and Compliance

9. Health and safety and compliance works are required to prevent breaches in legislation and address health and safety issues. In some cases, this can be managed through more frequent testing and monitoring, although this approach would only delay and not address the identified issues. It is proposed to include an allowance within this programme to enable such works to be addressed as they arise across the programme year.

Decarbonisation

10. Where heating systems require wholesale replacement each project will be considered individually for suitability of a low carbon heating solution. Consideration will be given to the building fabric, heat load of the building, occupants need, local electricity infrastructure and projected running costs as part of the initial feasibility.
11. Condition priorities will still form the basis of the programme; however, it is proposed to incorporate a focus on carbon reduction where possible, taking a more holistic approach to the building and its operational use. All relevant projects will be supported by an Energy consultant, who will advise Schools on reducing their energy consumption.
12. By taking a long-term view, improvement works can be phased to ensure carbon reductions are achieved, without placing an unmanageable burden of increased operating costs on the budget holder, that can be associated with the change of fuel source from oil/gas to electricity.
13. There are likely to be additional costs associated with such consequential improvements and adopting a fabric first approach to a building with consideration to the suitability of the building in question. Therefore, a Carbon Reduction allowance has been included within the programme.

Delivery

14. All projects will be commissioned with and delivered by the council's Design Group. The delivery timescales will depend on several factors linked to the practicalities of undertaking the work in occupied schools and the impact on pupils' education, with some activities limited to school holiday periods.
15. Certain projects due to their complexity require advanced design works and long lead-in periods. It is proposed that the design of these projects will be funded from the uncommitted balance of the previous year's programme. This will not present any financial risk should the funding allocation be significantly different to that anticipated, as the delivery of these projects will not commence until the Department for Education condition funding allocation is confirmed.



Proposed Programme

Electoral Division	Establishment	Project
Preston South West	Ashton Community Science College	Roof Replacement
West Lancashire North	Banks Methodist Primary School	Kitchen Repairs
Pendle Rural	Barnoldswick Coates Lane Primary School	Heating System
West Lancashire East	Bispham Richard Durnings Endowed Primary School	Roof Replacement
Preston East	Brookfield Community Primary School	Mains Water Supply
Euxton, Buckshaw & Astley	Buckshaw Primary School	Roof Replacement
Burnley Central East	Burnley Brunshaw Primary School	Heating System
Burnley North East	Burnley Heasandford Primary School	Wet Rot Remedial Work
Burnley Central West	Burnley Ightenhill Primary School	Classroom Floor Replacement
Burnley South West	Burnley, Rosegrove Infant School	Fire Compartmentation works
Burnley Central East	Burnley Stoneyholme Primary School	Window Replacement
Burscough & Rufford	Burscough Bridge Methodist Primary School	Heating System
Clayton With Whittle	Clayton-le-Woods, Manor Road Primary School	25-26 Roof Replacement
Hoghton with Wheelton	Chorley Abbey Village Primary School	Roof Replacement
Chorley South	Chorley Coppull Primary School	Heating System
Chorley Central	Chorley Mayfield Primary School	Heating System
Clitheroe	Clitheroe Ribblesdale Nursery School	Asbestos Removal
Pendle Central	Colne Park Primary School	Ceiling Repairs
Accrington West & Oswaldtwistle Central	Fairfield Nursery School	Roof Replacement
Fleetwood East	Fleetwood Chaucer Primary School	Heating System
Preston North	Fulwood Kennington Primary School	Roof Replacement
Preston West	Ingol Community Primary School	Roof Replacement
Preston West	Ingol Community Primary School	Asbestos Removal
Lancaster Central	Lancaster Appletree Nursery	Roof Replacement
Lancaster South East	Lancaster Bowerham Primary School	Asbestos Removal
Lancaster Rural East	Lancaster Caton Primary School	Electrical Rewire
Lancaster Central	Lancaster Willow Lane Primary School	Roof Replacement
Moss Side & Farington	Leyland Moss Side Primary School	Roof Replacement



Longridge with Bowland	Longridge Hillside Specialist School and College	Electrical Switchgear Replacement
South Ribble West	Longton Primary School	Window and Door Replacement
Morecambe South	Morecambe Torrisholme Primary School	Asbestos Removal
Morecambe Central	Morecambe West End Primary School	Roof Replacement
Morecambe South	Morecambe Westgate primary school	Roof Replacement
Pendle Central	Nelson Walton Lane Nursery School	Heating System
Nelson East	Nelson Walverden Primary School	Window Replacement
Ormskirk	Ormskirk CE Primary School	Window Replacement
Oswaldtwistle	Oswaldtwistle Moor End Community Primary School	Asbestos Removal
Cleveleys South & Carleton	Poulton Carleton Green Community Primary	Heating System
Poulton-Le-Fylde	Poulton Le Fylde Carr Head Primary School	Heating System
Preston South West	Preston Ashton Primary School	Heating System
Preston South East	Preston Brockholes Wood Primary School	Heating System
Preston Rural	Preston Broughton High School	Roof Replacement
Preston Central East	Preston Deepdale Primary School	Heating System
Preston South East	Preston Fishwick Primary School	Roof Replacement
Preston City	Preston Frenchwood Community Primary School	External Wall Repairs
Preston East	Preston Greenlands Community Primary School	External Wall Repairs
Preston, Central East	Preston Larches High School	Roof Replacement
Preston Central West	Preston Moorbrook School	Fire Alarm
Preston Central West	Preston Roebuck Primary school	Heating System
Mid-Rossendale	Rawtenstall Alder Grange High School	Roof Replacement
Preston South East	Ribbleton Avenue Methodists Junior School	Classroom Floor Replacement
West Lancashire West	Scarisbrick Pinfold Primary School	Heating System
Skelmersdale West	Skelmersdale Brookfield Park Primary School	Water Heater Replacement
Skelmersdale East	Skelmersdale Crawford Village Primary School	Electrical Rewire
Skelmersdale West	Skelmersdale Crow Orchard Primary School	Fire Alarm
Skelmersdale West	Skelmersdale Lathom High School	External Cladding
Skelmersdale Central	Skelmersdale Little Digmaor Primary School	Asbestos Removal
Skelmersdale West	Skelmersdale Trinity CE/Methodist	Heating System



	Primary School	
Rossendale East	Water Primary School	External Wall Repairs
Rossendale East	Waterfoot Primary School	External Cladding
Skelmersdale East	Wrightington Mossy Lea Primary School	Heating System

Options and Proposals

16. Should funding be less than anticipated from the Department for Education, the programme will be reviewed and revised to match the funding allocation received. For any projects not included in the programme, the risks would be managed by further reactive maintenance.

Consultations

17. The programme has been prepared in consultation with the Building Group.

Context and Implications

Legal (including Human Rights)

18. The proposed works will reduce the risk of breach of the Health and Safety at Work Act 1974, Control of Asbestos Regulations 2012 and Department for Education guidelines relating to asbestos management.

19. The Asset Management Service will need to liaise with the Estates Service and Legal Services to ascertain what consents are necessary from third parties where such works are to take place on third party land or buildings or that may affect third parties occupying the affected premises.

Financial

20. The Department for Education is yet to announce the 2025/26 schools condition allocation. Based on previous years allocations, it is anticipated that the county council will receive approximately £14m, and this figure has been used for the proposed capital programme for 2025/26.

21. The programme at Appendix 'A' will be reviewed if there is a significant variance from the expected amount for 2025/26. The programme itself, set out at Appendix 'A', is deemed to be exempt from publication it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).

22. It should be noted that this programme delivery is set to the funding available and does not represent the whole extent of condition work that could be required to be carried out at Lancashire schools. Future years grants will be allocated on the same basis to address the highest known priorities at the time.



23. Where projects planned for this year's programme cannot be delivered in year due to unforeseen circumstances, other projects will be brought forward from the pending list to ensure the maximisation of spend in year.

Equality and Diversity

24. It is expected that work undertaken arising from this programme will contribute positively to the public sector equality duties general aim of advancing equality of opportunity particularly for the age (children and young people) protected characteristics group but potentially also for other protected characteristic groups.

Procurement

25. The selection of contractors to undertake the capital works will be carried out in full compliance with the relevant procurement legislation, either through the use of established internal or third party frameworks or through undertaking a compliant procurement exercise following the county council's Procurement Rules, where appropriate.

Risk Management

26. 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 partial or complete school closure, until significant emergency repairs could be undertaken.

27. 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 additional work and therefore increased project costs. Furthermore, there may also be additional severe condition related projects that come to light, and it is recommended therefore that a contingency fund is retained to be approved and managed by the Asset Management Service. This contingency figure is included in the overall programme value.

28. It should be noted that this programme does not address all condition works required in the Lancashire schools building portfolio. The programme has been prepared in conjunction with the Design Group and all Priority 1 works have been further prioritised to address schools with the greatest need within the anticipated funding allocation.

29. The current economic conditions also pose a further risk to delivery of this programme. Restricted material and labour availability has significantly increased costs within the construction industry and anticipated increases have been included within this programme.

Appendices

Appendix	Title
Appendix 'A'	Schedule of Priority 1 School Repairs



List of Background Papers

Paper	Date	Contact/Tel
None		

Part II Reason

30. Exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972. Appendix 'A' 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.

