

St Cuthbert's Catholic Primary Schools



Asset Management Plan September 2022

Background

The building is managed by the Governing Body, Archdiocese of Liverpool (Arcadis) and Liverpool City Council.

St Cuthbert's continues to benefit from reduced expenditure because of the new building. The building (in theory) is more energy efficient and has reduced maintenance. This means that we have been able to accrue balances from the last 3 years for projects that further meet the needs of the children.

Challenges

The building reflects a DfE blueprint with no flexibility. We had to follow every statutory requirement from the DfE including:

- The number of rooms
- The room sizes – disregarding the suitability for purpose – 6m² room for intervention which significantly limits access for small groups of children
- Amalgamation of square footage was refused in line with ESFA compliance
- The entrance had to have an allocated interview room even though we asked many times for additional intervention space, beyond the secure line of the entrance area.
- The old building had larger intervention spaces which are missed daily. These were not replicated in the new design as it did not meet the DfE specification.
- Stipulation on classrooms that were not carpeted had to have a weighted carpet at a certain specification - although school felt these to be a needless cost

These are examples of the frustrations faced whilst trying to ensure the building met the needs of our pupils.

As part of Phase 2 planning, we were advised by Arcadis that the existing boundary wall was condemned. The stability of the existing concrete post and panel fencing (bordering the main playground and EYFS garden) was assessed in January 2020. The H&S assessment was complete regarding interim protection measures following confirmation from an engineer that the wall does not satisfy required output calculations regarding a factor of safety against overturning.

The boundary walls that had been condemned by two independent structural engineers based on height, wind loadings and foundation failure. The state of the boundary walls continue to be deemed a risk to children and third parties. Heras fencing continues to be an interim measure in protecting the Health and Safety. In the next financial year, there have been assurances that alteration work will take place with the preferred option being a reduction in the height of the fencing and buttresses to comply with wind calculations. Limited access to the whole of the outside area has impacted upon being able to further develop and enhance our outdoor learning provision.

After the new building was complete it was apparent how exposed it was, adjacent to many residential streets and desolate waste ground. Pupil, staff and parent voice echoed a feeling of vulnerability resulting in privacy screening being erected on sections of fencing that we have access to.

	Management Plan	Priority - High Medium Low (H, M, L) Or in Place (IP)
Obtain best operational value from the site and buildings	Arcadis guidance and Estate Management	IP
Sufficiency (i.e. enough classrooms and specialist spaces to meet the needs of ALL pupils)	See curriculum, Teaching, Learning & Assessment, SEND, Reading, Behaviour, Pupil Mental Health, Safeguarding & EYFS sections of SPD 2022 2023	H
Suitability (i.e. fitness for purpose in terms of size, shape and climate)	See curriculum, Teaching, Learning & Assessment, SEND, Reading, Behaviour, Pupil Mental Health, Safeguarding & EYFS sections of SPD 2022 2023.	H

	<p>Due to the prescriptive nature of DfE new building programme SEMH support is compromised. The impact of which is outlined in the highlighted areas of the SDP.</p> <p>Pupils and staff have shared that the school feels “very open.”</p> <p>There have been several incidents in adjacent streets that are in full view of the school community. These have led to full lockdowns as they have involved incidents of animal cruelty, criminal activity involving weapons, physical and sexual assault.</p> <p>Screening will support the school feeling an increased sense of safety.</p>	
Condition (i.e. maintenance and decoration)	Site is maintained with the support of grounds maintenance team and Site Manager work schedules	IP
Accessibility (particularly for protected groups)	Site has increased accessibility e.g no stairs, single floor	IP
To maximise income from rental opportunities	N/A due to overtime costs of additional staff	
To identify issues with our buildings and infrastructure that impact the learning and development of pupils	<p>See curriculum, Teaching, Learning & Assessment, SEND, Reading, Behaviour, Pupil Mental Health, Safeguarding & EYFS sections of SPD 2022 2023.</p> <p>In particular meeting SEMH needs in addition to site security.</p> <p>Further screening required for external fencing - outlined above.</p>	H

Maintain a vigilant watch on the population demographics in the local area, applications for places, etc	<p>School numbers are scrutinised with each census and shared with stakeholders. We have looked at Foundation 2 and Whole School numbers since 2019:</p> <p>Foundation - Whole School - Year</p> <table> <tr> <td>27</td><td>209</td><td>2019</td></tr> <tr> <td>30</td><td>222</td><td>2020</td></tr> <tr> <td>30</td><td>221</td><td>2021</td></tr> <tr> <td>26</td><td>220</td><td>2022</td></tr> <tr> <td>30</td><td>232</td><td>2023</td></tr> </table>	27	209	2019	30	222	2020	30	221	2021	26	220	2022	30	232	2023	IP
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<p>Engage the whole organisation in its development and implementation</p>	<p>Full stakeholder engagement e.g. Governors, SLT, teachers and support staff collaborate to ensure that the overarching priorities of school / federation are shared. SLT work alongside subject leads to ensure that priorities have a commonality of approach and are succinctly in line with one another:</p> <ul style="list-style-type: none"> -Whole School Action -Key Priorities -Priority developments -Actions -Resources & Cost -Personnel -Timescales <p>SDP is shared with staff and governors electronically and is also widely available on the school website.</p> <p>The SDP is a working document and is reviewed and evaluated accordingly.</p>	<p>IP</p>
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Co-ordinate the asset management with the school development / improvement plan	Included within the SDP - Appendix 1	IP
Meet the foundation's objectives [e.g. VA schools]	Governors and Leaders support the Catholic ethos of the school.	IP
Approach to strategic and operational estate management	Arcadis Building Conditions Survey due in 2024	M
Governance arrangements - Key roles and responsibilities for estate matters – e.g. key governors / committee, site manager / school business manager, Head Teachers.	See Financial Management, Governors Minutes, SFVS	IP
Redecoration, re-glazing, plumbing work, painting	Ongoing support from Site Manager, managed with Head Teacher and School Business Manager	IP
Tree Husbandry	Ongoing support from Site Manager, managed with Head Teacher and School Business Manager	IP

Capital Plans DFC Balances	£48900 Boundary Wall contribution TBC M&E concerns	H
Boiler	New building - not appropriate	IP
Roofing	New building - not appropriate	IP
Mechanical Engineering	New building - not appropriate	IP