

Stutton CEVC Primary School 3 year Building Development Plan & Accessibility Plan - 2016/2019

Key issues to be addressed	DCFS Grading	Solution	Approx. costs/ source of funding	Contribution to raising standards	Timescale	Comments/ Reviewed
Oil Tank Wall and Oil Storage Tank very old fashioned and insecure	C2	Replace Tank and wall	£15,000 (Condition survey)	More efficient fuel store, safer and more secure. Current tank does not comply with regulations.	2017	Architect expected work to be done 08/09 New lock was put on the tank in 2011. New fence put around oil tap
Old metal windows in Sharks and Whales Class, draughty and cause condensation. Difficult to open and close	C2	Replace windows	Work has now been completed (May 2017)	Better, more comfortable learning environment for children, Energy efficient	Completed	Monitor energy efficiency, Windows now installed with a marked improvement in visibility and efficiency
As above, windows in office,	C2	Metal windows to be replaced with modern and efficient windows.		Improved facilities for staff and children. Less condensation, increase energy efficiency. Contribute to well-being of all.	Completed	All windows are now updated and energy efficient

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Old heaters in hall, Sharks and Whales are inefficient and very noisy	C2	New more efficient heaters with thermostatic controls	Quotes required - estimated cost in capital budget for 16/17	Energy saving and better control over heating	2017	Not funded by LA May be redundant if windows are replaced in Sharks and Whales
No access to water outside	S	Water fountain put in the playground	£636 PTA funded	Keep children healthy.	Non urgent 2017	This has been identified as a potential health hazard by the LA H & S adviser - we need to consider if we have personnel to maintain in good order
External Redecorations	C3	Carry out external masonry painting and repairs	If possible fund from repairs and maintenance. Monitor expenditure	School kept in good repair, positive impact on learning environment	Spring 2018 if funds allow	Last external redecorations completed summer 2010
Boys toilets in need of refurbishment	C2	Re-decorate and re-floor boys' toilets, remove urinal and put in additional cubicle	7-8K for total refurb Redecoration only £700-£800	Improve health and hygiene and pupil welfare and wellbeing	2018/9 or sooner if possible	Some remedial work on this is now a priority
Girls toilet cubicles and sinks need replacing with more modern sinks and cubicles	B3	Replace sinks and cubicles, re-tile walls, update units	Redecoration has taken place in girls Total refurb would cost approx. 7,500/8,000	As above, improvement to children's welfare, hygiene and wellbeing Grant funding?	Total refurb when funds allow 2018/2019	Girls toilets have been repainted and flooring has been replaced.

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No designated disabled toilet	S	Consider converting staff toilet to disabled toilet if the need and funds allow	£2,500 approx	Improved access for all - inclusion	2018/19 or earlier if need arises	Accessibility Grant given in 2009, but work could not commence due to space required. Subsequent application declined
Hot water supply required in Whales classroom	B3	Replace existing sink unit and install mains hot water	Approximately £2,000 - DFC	Improved wellbeing and better hygiene	2017	From Alton Water funds?
Sharks' carpet and wet area looking shabby and stained	B3	Replace with new better quality carpet /vinyl floor	Repairs & Maintenance £2,000	Improved working environment.	Non urgent	Not urgent - as room currently not used as a classroom
Insufficient fenced outdoor play area for early years children	B3	Create additional space by extending the fence	DFC £2,000?	Early years children will have adequate space for safe outdoor play	2018/19	Grant funding to be sought for this. EY numbers are small currently - will become priority when numbers increase
Extend electrical fire alarm throughout the school	A4	Put additional points in each classroom	£5,000	Additional safety measure	2018/19	As soon as funds allow, although advice is that measures are currently adequate for size of school
Additional adventure playground equipment needed. Bark needs replenishing or replacing with a different material. Some fencing needs replacing	D3	Arc installed summer 2016, swings need replacing. New bark purchased. Investigate use by community and, if possible, address safeguarding issues	Arc funded by PTA/Alton Water Run. Bark from budget	Provision of a creative play space for the children, where they can also practice their gross motor skills	2017/2018	Maintenance & inspection costs will be met by school. Approaches to be made to Parish Council re sharing the play area again.

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Additional outdoor features for school playground and playing field	B3	Additional spaces created for children to play in - gym trail equipment or similar	DFC/Grants PTA PE funding	A more engaging play space for children, fostering creativity	2017/18	Gym trail equipment on the side of the school field would provide additional physical challenge for children
Early Years Classroom - create an all through classroom enabling free flow activities	S	Take out dividing wall between Dolphins and Penguins and insert double glass doors where Penguins' window is	Discussed with PA adviser. Quotes to be sought	Early Years children will have access to the outdoor area at all times and easy supervision will be enabled	Probably not until 2019 at earliest	Once an estimate is to hand, work can be prioritised.
Ensure all children can access all areas of the curriculum and school activities. Additional/specialist resources may be needed for individual children	S	Provide specialist resources where necessary	ESS/PP funding plus	All children able to participate fully in school life	Ongoing	Ensure inclusion and keep under constant review
Emergency and exterior lighting	S	Identified by Fire Risk Assessment - additional lighting required if possible	Capital funding	Safety improved in the event of electrical failure	2017	Governors to consider priorities for capital funding 17/18 & 18/19
Kitchen server area - keep under observation. Now remedied, but EHO was downgraded (now 5 again) due to chipped paint and plaster	C	Monitor	Revenue funding	Improve hygiene - retain Hygiene rating of 5 stars	Work complete	Keep area under review to comply with environmental health. Hygiene rating now upgraded to "5" (top)
Interior decoration/tidiness	C	Some areas of school are very shabby and generally untidy and need painting or remedial work.	Revenue funding or assistance from PTA	Appearance of school improved together with wellbeing of staff and pupils. All to take responsibility for general tidiness	2017/2018	Rolling programme. Some work completed voluntarily H & S Committee to monitor

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Monitor occasional unpleasant odour in EY/KS1 toilets	S	Floor replaced in 2015. Advice of PA sought and many contractors have visited. Drains have been cleared	£4,000 to replace floor	Improve health and wellbeing	a.s.a.p if problem recurs	This has been an ongoing problem since the toilets were built. The property adviser has been out on a number of occasions H & S Committee and staff to monitor and report back
Remove asbestos in Dolphins' lobby and convert to additional learning space/quiet area	S	A test on the fibres was carried out in Spring 2017 and no asbestos was detected. The advice from property was to take no further action.	If required, a false ceiling would cost £780	Possible additional learning or storage space	Monitor	The original proposal was that the existing ceiling would be encapsulated and if asbestos was present, it would therefore not need removing

DCFS Condition Grading:

- Grade A: Good. Performing as intended and operating efficiently
- Grade B: Satisfactory. Performing as intended but exhibiting minor deterioration.
- Grade C: Poor. Exhibiting major defects and/or not operating as intended
- Grade D: Bad. Life expired and/or serious risk of imminent failure
- Grade S: Suitability

Priority Grading:

- 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.
- Priority 2. Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a serious breach of legislation
- Priority 3. Desirable work required within three to five years that will prevent deterioration of the fabric or services and or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
- Priority 4: Long term work required outside the five year planning period that will prevent deterioration of the fabric or services

Potential Source of Funding:

- DCF (Capital): any expenditure from Devolved Capital Funds must meet DCFS criteria
- Revenue: Cannot be funded from Devolved Capital as they do not meet the DCFS eligibility criteria
- Private funds: Grants sought by the school/PTA funding

NB: some of the items on this plan were originally included in the Property Department's planned works and expenditure. However, no work is now funded by them, except extremely urgent repairs which, if not carried out, would necessitate school closure.