

Asset Management Plan

Asset Management Plans (AMP) highlight how the Trust and Schools will proactively manage the Estate. AMPs should draw on a range of information, including but not limited to:

- Condition survey
- Servicing records
- Sustainability objectives
- Safeguarding items
- Health and safety matters
- Curriculum needs
- PTFA workstreams

The AMP is influenced by the Estate Vision and Strategy, which sets out the long term plan for the Estate and strategies to achieve this. Links to School Improvement Plans will identify educational prioritise, safeguarding needs and support for curriculum delivery.

Building condition ratings are regularly updated and this underpins the AMP, with a view to reducing unnecessary spend. Statutory checks (fire safety, asbestos, water hygiene, electrical testing, gas checks) provide further information and better inform risks.

Health and Safety audits and inspections are regularly scheduled to highlight needs. Business Continuity Plans review a range of local-based documentation and will regularly test a variety of emergency scenarios and responses. Remedial actions are highlighted to Estates.

The Trust is aligned with National targets for Net Zero. Climate Action Plans are in place to identify and address measures, including improving resilience to flooding and overheating.

IT infrastructure upgrades are managed by separate Digital Strategy, with relevant hardware needs identified in AMP.

Financial Planning & Funding

The AMP is linked to finance processes and strategy to best access funding stream and allocate budgets. Regular reviews are part of the AMP cycle to highlight reactive spending and forecast capital works.

Governance & Risk Management

Clear roles and responsibilities are outlined in a range of documents including Premises Handbook and Estate Vision and Strategy. The plan is presented to PTFA organisations for consultation and to seek parent/community views and priorities.

Note:DfE guidance uses a A-D rating system for condition. An element with a C rating exhibits major defects can still operate in some form. D rating indicates the element is incapable of performing its intended function.

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Capital Plan for 2026

Appendices

Appendix 1 - Summary table condition survey

Appendix 2 - Condition survey

Priority / status	Site	Condition	Priority	Defect/risk	To rectify	Capital cost and suggested funding source			
						Trust		CIF (DfE)	Other (PTA, external grant, etc)
						Capital	Revenue (inc repairs budget)		
CIF27	Blackbrook Community	D	2	Heating system approaching end-of-life. 2x fan coil units failed.	Replace with new, consider part replacement if CIF fails	£34,139.66 (PH - reserves rolled over?)		£635,000	
CIF27	Blackbrook Community	C	2	Avdon sash units, ironmongery NLA. Some sashes shut open or shut, issues with security, heat/cold in winter/summer.	Replace whole units. Consider part replacement if CIF fails	£11,911.41 (PH - reserves rolled over?)		£223,000	
1	Hill View			Outdoor play equipment		£5,000			£4,500 DfE grant to follow
	Hill View			Occupational therapy room	Est from £25,000				
	Ruishton CoFE Primary School	D	1	Nursery roof covering end of life. Risk of closure. The deck nails are popping up, and working way through the membrane. (circa 20 nails per m²). Evidence of leaks and damage in past.	Overlay covering with new deck and covering; and repair internal damage. Existing ceiling tiles are NLA. Only realistic solution is new suspended ceiling - including new lighting, etc.	£35,000			
	West Monkton CoFE Primary School	C	1	Hard ground, with small stones and undulations. Trip risk and moderate/severe accidents. Field was out-of-bounds June/July 25	Carry out grounds improvements, (annually?). Top dressing, fertilising, deep spiking and aeration, etc.		£2,500		
	Oakhill Campus			Safety glazing film life expired.	Replace with new.	£11,000			
	Blackbrook Community			Safety glazing film life expired.	Replace with new (window CIF bid unsuccessful)	£6,000			
	Ruishton CoFE Primary School			Safety glazing film life expired.	Replace with new (consider also new windows needed, to save this cost)	£3,000			
	Blackbrook Community	-	-	Forest school improvements SIP/Curriculum. Various defects from H&S reports - pond, fencing, overgrown areas, glass in greenhouse etc.	Clean up, dispose waste and generally refurb.				£3,500
	Blackbrook Community	C	2	Toilets have running issues with blockages, water heater failures, odours, etc. MDF starting to blow presents hygiene risk. Compliants from parents.	Complete refurbishment, including limited drainage works.	£40,000			
	Blackbrook Community			Internal decorations tired in places.	Redecorate rooms as needed.		£2,000		
	Ruishton CoFE Primary School	C	2	Floor coverings deteriorating. (Vinyl and carpet). H&S inspections identify trip hazards. Maintenance team applying adhesive with limited success.	Renew worst affected floor coverings. (Carpet tile can be done in house)	£10,000			
	Ruishton CoFE Primary School	C	2	Internal decorations are tired. Scuff marks, damage, etc.	Repair damage, stains, etc, and redecorate.	£10,000			
	West Monkton CoFE Primary School			Decorations are tired. (16.6.26 - current working on partial for summer 26 as part of SIP/Curriculum)	Patch repair damage, scuff marks, etc and redecorate	£10,000			
	West Monkton CoFE Primary School	C	2	Play equipment has H&S hazards per inspections. Timber rotting, no easy repairs beyond wholesale replacement.	Replacement equipment	£20,000			
	Hazelbrook Campus	C	1	Decorations damaged and tired. Risk of some plaster spalling and PICO risk, difficult to maintain hygiene.	Redecorate, consider low level whiterock panels as long term solution.	£20,000			
	Oakhill Campus			Furniture generally tired. Ongoing repairs made where possible.	New mobile or readily movable furniture that could be relocated to new build. (New build furniture is responsibility of Trust. Consider splitting cost over several years)	£10,000			
PIPELINE FOR FUTURE YEARS (no particular order)									
	Blackbrook Community	C	2	Playground surface starting to deteriorate and become loose. Some kerbs are uneven around tree roots, etc.	Plane and resurface playground. Reset kerbs.	£30,000			
	Blackbrook Community	C	2	Aged LPG system in hut.	Replace with modern equivalent.	£15,000			

	Blackbrook Community	C	3	Holes in wetpour trip hazard, timber starting to rot.	Replace play equipment and surfacing.	£25,000			
	Ruishton CofE Primary School	C	1	External decorations overdue; significant timber repairs / replacement required to fascias at high level.	Timber repairs and external redecoration - consider prefinished board to high level areas. New rainwater goods, etc.	£60,000			
	Ruishton CofE Primary School	C	2	Life expired saintaryware, damage to cubicles, issues with leaking pipework, etc. Broken flooring, etc. Damage to ceiling where water tanks have leaked.	Toilet refurbishment to pupil WCs, etc.	£50,000			
	Ruishton CofE Primary School	C	2	Timber doors in poor condition. Previous repairs have been carried out, but timber is rotten - recommend replacement with aluminium doors to reduce ongoing maintenance.	Renewal with PCA equivalents. (These will provide thermal and air tightness improvements)	£12,000			
	Ruishton CofE Primary School	C	2	Pot holes and loose wearing course making the surfacing very poor.	Replace the main playground surfacing, as wearing course is loose and degraded. Consider drainage improvements as regular flooding. Tree works 2024 and drainage works 2025 so good time to resurface.	£25,000			
	Ruishton CofE Primary School	C	2	Windows to hall and older parts of school in poor condition; issues with security, etc. Safety film on existing single glazing is life expired.	Replace single glazed windows with new.	£15,000			
	Ruishton CofE Primary School			Safeguarding/IT. 2 separate access control systems, both standalone. Risk in controlling fobs.	Upgrade Paxton access control to Net2.0 to ensure control of fobs.	£5,000			
	Stoke St Gregory Primary School	C	3	Play equipment has some minor running repairs, whilst remaining compliant, may be approaching end-of-life.	Wholesale replacement	£20,000			
	Hazelbrook Campus	B	3	Pool plant commissioned 2022 - some equipment approaching end of life. Good ongoing warranty support with installer.	Replace selected items before failure.	£7,500			
	Oakhill Campus	C	2	Floor coverings shrinking/lifting in places. Risk of trips, and hygiene risk.	Patch repair. Consider wholesale replacement in places.	£20,000			
	Oakhill Campus	C	3	Timber skirts around huts are rotting away - risk of injury, or trapping.	Repair/replace.	£3,000			
	Oakhill Campus	C	3	MDF starting to swell around classroom kitchen units, ongoing repairs but some units require wholesale replacement. Tiled splashbacks present sharp cutting risk, and rotting MDF hygiene risk.	Replace. Consider some mobile units that could be relocated to new build	£10,000			

CONDITION SURVEY VALIDATION

Site	Year	Annual total		Number of projects	Quantity of Cat D	Quantity of Cat C
Blackbrook Community	2027	£	122,000.00	8	2	6
Hazelbrook Campus	2027	£	11,000.00	3	0	2
Oakhill Campus	2027	£	40,000.00	49	2	34
Ruishton CofE Primary School	2027	£	130,250.00	19	1	16
West Monkton CofE Primary School	2027	£	27,500.00	6	0	4
Stoke St Gregory Primary School	2027	£	-	0	0	0
Blackbrook Community	2028	£	115,000.00	5	0	4
Hazelbrook Campus	2028	£	30,000.00	2	0	1
Oakhill Campus	2028	£	24,700.00	19	0	11
Ruishton CofE Primary School	2028	£	175,100.00	10	0	9
West Monkton CofE Primary School	2028	£	5,000.00	1	0	0
Stoke St Gregory Primary School	2028	£	15,000.00	1	0	1
Blackbrook Community	2029	£	15,000.00	1	0	0
Hazelbrook Campus	2029	£	-	0	0	0
Oakhill Campus	2029	£	43,500.00	6	0	5
Ruishton CofE Primary School	2029	£	4,000.00	1	0	1
West Monkton CofE Primary School	2029	£	100,000.00	1	0	0
Stoke St Gregory Primary School	2029	£	-	0	0	0
Blackbrook Community	2030	£	10,000.00	1	0	0
Hazelbrook Campus	2030	£	-	0	0	0
Oakhill Campus	2030	£	54,500.00	4	0	1
Ruishton CofE Primary School	2030	£	57,000.00	8	0	4
West Monkton CofE Primary School	2030	£	-	0	0	0
Stoke St Gregory Primary School	2030	£	-	0	0	0