

Education, Children & Families Committee

10am, Tuesday 10 December 2013

Children and Families Capital Asset Management Programme Priorities 2014-2019

Item number	7.8
Report number	
Wards	All

Links

Coalition pledges	P3 , P30
Council outcomes	CO5 , CO19 , CO24 , CO25
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Executive summary

Children and Families Capital Asset Management Programme Priorities 2014-2019

Summary

The Children and Families capital asset management programme detailed in this report reflects the current and future priorities within the Children and Families estate. It presents a £30m programme of investment in the Children and Families estate over the next five years. The scope of works has been determined from the recent condition survey information completed in August 2013 which graded establishments on an A (good) to D (bad) score (excluding recent new build premises and PPP establishments).

The surveys indicate that in comparison to peer authorities, CEC compares favourably, with 91.6% of schools in 'satisfactory' condition (ie A or B condition).

The level of asset management funding available between 2014/15 and 2018/19 is insufficient to meet all the recommendations contained within the survey reports. Therefore a prioritisation process has been undertaken in consultation with Children and Families to ensure establishments are in a satisfactory condition within the budgets available. Identified priorities are to address Health and Safety and Wind and Water tight issues across the estate, and thereafter:

- Upgrade 'C' rated establishments to 'B'; then
- Upgrade 'B' rated establishments where large spend has been identified to prevent them slipping into 'C' grade.

Due to the scale and complexity of scope of works required across all these properties it is likely that the improvement programme to address the properties in this report will take 3-5 years to complete depending on funding available for the years 2016/17 to 2018/19 and flexibility to complete works outwith holiday periods.

Recommendations

The Education, Children and Families Committee is requested to:

- (a) Note the condition of the estate as set out in the report.
- (b) Note the proposed £30m programme of investment in the Children and Families estate over the next five years.
- (c) Approve the capital spend prioritisation criteria, as follows:

That establishments across the estate will be kept Wind and Water tight and Health and Safety issues are addressed, thereafter

Priority 1: Upgrade of Condition 'C' establishments

Priority 2: Upgrade of Condition 'B' establishments where large capital spend has been identified.

- (d) Approve the content of the programme and prioritised scope of works focussing on, roofs, external building fabric improvements, upgrade mechanical & electrical services and statutory requirements.
- (e) Note that unforeseen issues may emerge over the course of the programme which will require use of the contingency element of the budget and possible reprioritisation of the programme in later years.

Measures of success

- The categorisation of all Children and Families estate establishments as 'A' or 'B' within five years.
- Maximising the capital spend within the five year improvement programme and reduced programme slippage.

Financial impact

- The Children and Families capital asset management programme reflects current and future priorities. It represents a £30m programme of investment in the estate over the next five years, (subject to Council ratification).
- Capital expenditure will be contained within the approved asset management budget allocation for Children & Families. Whilst the budget allocation for 2014/15 and 2015/16 has been determined; that for later years is currently based on an assumed proportion of the overall budget available which may be subject to change in future.
- With regard to the revenue implications identified by the condition surveys, there is a significant revenue budget pressure of £29.1m identified over five years. A similar prioritisation of revenue works will be necessary to respond to the pressure on the revenue budget.

Equalities impact

This report focuses on targeting investment to ensure continuity of service provision within each local community. This investment will improve environmental conditions at the identified establishments, but does not specifically identify funding for equalities act compliance.

Sustainability impact

There are positive impacts on carbon, adaptation to climate change and sustainable development arising directly from this report, in terms of the changes brought about in these buildings as a result of this investment and the way it is implemented.

Consultation and engagement

Priorities have been agreed in consultation with Children and Families. Further engagement will be required with the individual establishments included in the programme to agree the timing of any proposed works to ensure minimum disruption to the services.

Background reading / external references

Scottish Government guidance: The Condition Core Fact: Building Our Future: Scotland's School Estate at
<http://www.scotland.gov.uk/Publications/2007/03/12142801/1>

Children and Families Capital Asset Management Programme priorities 2014-2019

1. Background

- 1.1 The purpose of this report is to seek Committee approval of a recommended programme of capital investment required across the Children and Families estate to maintain establishments in a 'satisfactory' condition ('A-B' condition rating). A description of the ratings is set out below:
- A: Good – Performing well and operating efficiently
 - B: Satisfactory – Performing adequately but showing minor deterioration
 - C: Poor – Showing major defects and/or not operating adequately
 - D: Bad – Economic life expired and/or risk of failure
- 1.2 The programme has been developed from the priority recommendations contained within the condition surveys completed in 2013.
- 1.3 A prioritisation process has been carried out in consultation with Children and Families to agree criteria for investment that is affordable within the confirmed budget allocations for 2014/15 and 2015/16 and the funding which it has been assumed will be available in the subsequent three years to 2018/19.

2. Main report

- 2.1 A comprehensive survey of the Children and Families estate was undertaken in 2012/13. The results of the survey demonstrated that 91.6% of the Council's primary, secondary and special school estate is at least satisfactory (ie rated A or B), with over a quarter of schools (28.6%) rated A (excluding any school with committed funding for replacement). This compares very favourably with peer authorities in Scotland, illustrated below.

Table 1: Condition of Schools Estate: Edinburgh and peer authorities

	A	B	C	D	Unspecified
Edinburgh Number of schools	28.6% 41	63% 90	8.4% 12	0	0
Glasgow	43.2%	32.5%	21.8%	1.9%	0.5%
Aberdeen	19.4%	73.2%	2.9%	0	4.5%
Dundee	27.7%	48.9%	23.4%	0	0
Scottish Average	22%	59%	17%	1%	0

Note: Scottish and peer authority data based on 2012 returns; CEC condition surveys carried out during 2012/13

- 2.2 The purpose of undertaking the condition surveys was to identify the scale of the works considered to be necessary over the next five years and to allow spend to be targeted where it is most needed. The priorities set out in this report will be progressed via an annual programme of capital works, known as the asset management works. This is a full year programme of works, and while the school holidays offer opportunities for delivery of elements of the programme, the nature of the works in many instances is likely to take place during term time as well as the holiday periods.
- 2.3 The purpose of seeking approval of the 2014/15 works at this juncture is in cognisance of the significant lead in time between budget approval and start on site to allow for design, procurement and wider consultation with the clients and FM services. This will allow a full calendar year for the delivery of the works on-site.
- 2.4 The financial investment recommended within the condition survey reports equates to a total of £90.6m (including inflation) required to address the backlog of planned maintenance over the next five years across the Children and Families estate.
- 2.5 Analysis of the split between the revenue and capital works estimates that £29.1m would be considered revenue repairs and £61.5m capital improvements.

Table 2: Condition Survey Outcomes: Revenue and Capital Split (Inflation Adjusted)

Property	Year 1 (Q1 2014)		Year 2 (Q1 2015)		Year 3-5 (Mid point = Q1 2017)		TOTAL Year 1-5
	Capital £000S	Revenue £000s	Capital £000S	Revenue £000s	Capital £000S	Revenue £000s	£000s
High Schools	£6,919	£2,411	£5,496	£1,094	£4,898	£4,022	£24,839
Primary Schools	£8,053	£3,388	£16,590	£5,410	£10,580	£6,796	£50,817
Nursery Schools	£180	£273	£356	£192	£527	£318	£1,846
Community Centres	£1,722	£1,201	£2,410	£1,033	£1,243	£1,099	£8,707
Special/Residential schools*	£329	£384	£1,326	£184	£294	£371	£2,888
Residential Units	£38	£92	£0	£24	£11	£48	£212
Children & Families Centres	£182	£239	£12	£47	£45	£70	£596
Outdoor centres	£90	£107	£0	£85	£128	£243	£652
TOTAL	£17,512	£8,093	£26,190	£8,068	£17,726	£12,967	£90,557

* Special schools includes over £1m spend for Wellington Special School

- 2.6 The recommendations in the condition survey reports were reviewed to take into consideration work completed or planned since the time of the surveys. The

outcome was a net reduction of £11.3m from the works identified by the surveys which had already been completed or was underway during 2013/14, bringing the total capital work identified as being necessary to £50.1m over the next five years. Examples of this work already undertaken or planned include stonework repairs at Abbeyhill, Broughton and Dalry Primary Schools and window replacement at Craiglockhart and Ratho Primary Schools.

Table 3: Revised capital spend recommendations taking account of completed/planned works (Inflation adjusted)

Property	Revised Year 1	Revised Year 2	Revised Year 3 - 5	TOTAL
	H&S (Non Critical) £000s	Poor Condition £000s	Other Non Critical Costs £000s	£000s
High Schools	£5,493	£5,429	£3,128	£14,050
Primary Schools	£6,688	£14,804	£8,594	£30,086
Nursery Schools	£314	£619	£1,169	£2,102
Community Centres	£480	£746	£853	£2,078
Special/Residential schools*	£44	£1,194	£264	£1,501
Residential Units	£0	£0	£0	£0
Children & Families Centres	£99	£10	£45	£155
Outdoor centres	£0	£0	£128	£128
TOTAL	£13,118	£22,802	£14,181	£50,101

* Special schools includes just over £1m spend for Wellington Special School

- 2.7 It should be noted that the £50.1m capital spend identified above addresses condition issues only and excludes sufficiency (ie ensuring the buildings provide sufficient capacity and space to meet demand) or suitability (upgrading the buildings to change the facilities they offer). Examples of these exclusions include fire upgrade, water quality improvements, pupil specific integration works, security improvements, contingency for unforeseen building failure, vandalism or energy efficiency improvements, new halls or improvements for external grounds/pitches. Statutory compliance (changes in legislation and upgrades required to meet current safety standards), such as fire upgrade and water quality improvements, is subject to separate budget provision, and is additional to the £50.1m identified by the condition surveys.
- 2.8 An annual budget of approximately £10m would be required to address all the recommended capital investment identified, plus an additional budget allocation for statutory compliance requirements or contingency for unforeseen building fabric failure. However the profile of the identified spend is heavily loaded towards the first two years which places pressure on these years' budgets.

Whilst the surveys identify what requires to be done, they make no judgment on the deliverability of the works within that period.

- 2.9 With regard to the revenue implications identified by the condition surveys, there is a significant revenue pressure of £29.1m identified, with over £8m being identified for year 1. Revenue spend on building fabric issues is required to ensure that further pressure on the capital spend does not emerge over forthcoming years.
- 2.10 The full implications of the identified value of the revenue costs across the Children and Families estate, and its impact on the wider Council property holding, have to be fully considered in the context of available resources from year 1 onwards. Currently, the Repairs and Maintenance budget (excluding statutory compliance requirements) stands at about £3m. This will increase by about £800,000 when the property repairs element of the devolved schools budget is transferred to SfC. A comprehensive review of the current FM budget is being carried out currently with an expected conclusion by the end of December 2013, which will indicate the budget's current performance and also provide the basis for a forecast to the financial year end. Running in parallel with this work is a programme to address how revenue spend across the city and specifically the Children and Families estate can be prioritised. The assessment will consider, for example, the setting-up of planned maintenance schedules aimed at addressing "Wind and Watertight" actions, Health and Safety requirements and mechanical and electrical matters. It is planned to report on this matter to the Education, Children and Families Committee in March 2014.
- 2.11 The Children and Families capital budget allocation within Asset Management Works funding for the next two years is £15.6m: £7.27m in 2014/15 and £8.33m in 2015/16.
- 2.12 In addition to the base budget allocated for 2014/15, there will be slippage expected from 2013/14, however this will already be committed to existing projects and is already reflected in the revisions to the estimated capital spend from £60.5m to £50.1m.
- 2.13 The total Asset Management budget allocation to cover all Council properties in 2016/17 and 2017/18 will be reduced from its current level of around £20m per annum to £14m per annum; a similar level will apply in 2018/19. Discussions are ongoing regarding the means of allocating this budget to each service area. The non PPP schools estate accounts for 38% of the Council's total operational portfolio running costs. It is proposed to apply this ratio to the total capital allocation from 2016/17 onwards to determine the minimum Children and Families estate budget allocation.
- 2.14 With regard to statutory compliance issues, a £800k budget allocation should be set aside for fire upgrades in 2014/15 and £200k per annum thereafter, and a budget of £400k per annum is required to address water quality improvements.

2.15 A contingency element of around 10% should also be retained from the budget at the start of each year to allow for any unexpected issues which arise during the course of a year and/or variations in actual cost relative to budget estimates. Any remaining contingency that is not required by month six in any given year would be allocated to accelerating projects identified on the priority list.

2.16 The prioritisation process agreed with Children and Families is that the funding available should focus on Health and Safety and Wind and Watertight requirements across the estate which will focus on the following works to keep buildings operational:

- roofs
- external walls, windows and doors
- mechanical services
- electrical services

2.17 Thereafter, the following priorities would be applied:

- Priority 1: The poorest condition rated establishments ('C' & 'D')

Condition 'C' Establishments:

Wester Hailes Education Centre	Queensferry HS	Abbeyhill PS School
Blackhall PS	Gilmerton PS	Holycross PS
Nether Currie PS	St Cuthbert's PS	St John Vianney PS
Stenhouse PS	Hope Cottage Nursery	Tynecastle Nursery
Craigentinny CC	Gorgie War Memorial Hall	Gracemount Youth Centre.

Wellington Residential School, regarding which Committee has approved that a statutory consultation be undertaken regarding the proposed closure at the end of the 2013/14 school year, is a condition C rated school but has been excluded at this stage until the consultation process has been concluded and a decision made regarding the future of the school.

Duncan Place Resource Centre has been rated Condition 'D', with a total identified spend of £2.3m. This has also been excluded from the programme at this stage to allow time for consideration of solutions for this area.

- Priority 2: 'B' condition rated establishments which require significant levels of investment in year 1 (£1m + for High Schools and £300,000+ for Primary Schools):

Currie HS	Liberton HS	Trinity Academy
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Broughton PS	Davidson Mains PS	Gracemount PS
Prestonfield PS		

- 2.18 Any establishments scheduled for replacement (ie the wave 3 schools, Castlebrae HS and Greendykes YPC) have been excluded from the prioritised list, however, ongoing maintenance will continue as necessary in line with the buildings remaining lifespan.
- 2.19 The table below illustrates the identified spend for each category, along with the necessary budgets for fire upgrade and water quality works, plus 10% contingency. Programmes will have to be agreed with establishments to identify how the disruption can be mitigated through use of holiday periods etc. Accordingly the programme identified below is expected to be a five year programme, with projects carried out in a phased manner over a number of years.

Table 4: Spend Priority over a Five Year Programme, adjusted to reflect deliverability, budget profile and inflation

	Year 1 &2	Year 3-5	Total
All Health and Safety and Wind & Water tight issues across estate (excluding categories below)	£4,494,290	-	£4,494,290
Priority 1 Condition C establishments	£2,731,298	£8,542,805	£11,274,102
Priority 2 Condition B with significant spend	£3,886,583	£5,685,636	£9,572,219
Condition Total	£11,112,171	£14,228,440	£25,340,611
Fire Upgrade	£1,000,000	£600,000	£1,600,000
Water Quality	£800,000	£1,200,000	£2,000,000
Contingency @ 10%	£1,560,000	£1,596,000	£3,156,000
Running TOTAL	£14,472,171	£17,624,440	£32,096,611
Budget available	£15,400,000	£15,960,000 minimum	£31,560,000

- 2.20 In order to meet immediate needs across the estate, and taking a realistic view of what can be achieved in one establishment in any one year, some of the works identified in the condition surveys have been reprofiled to later years. This reprofiling will meet available budgets and allow for a deliverable programme to be achieved. It is, however, proposed that a degree of flexibility is retained to allow Health and Safety/Wind and Water tight works to be brought

forward once a more detailed programme and cost plan has been developed, and if deemed affordable within the two year budget allocation. It is anticipated that an element of over programming to allow acceleration of some projects would be appropriate as long as the five year spend comes within budget.

- 2.21 It should be noted that there remains a shortfall of around £25m capital over the five year period to address the full extent of the investment identified as being necessary in the condition surveys. Should urgent work in line with priorities set out in this report emerge then the contingency budget will be applied, however there may also require to be reprioritisation of later years of the programme should contingency be insufficient to address these issues.
- 2.22 Further detailed consultation will be required with the management team of each affected establishment to determine the logistics of completing the individual work packages during holiday periods and term time with minimum disruption to day to day operations over the programme period.
- 2.23 The Building Programme Team has commenced scoping the priority works outlined above to determine more detailed and accurate timescales for completion and cost plan once detailed specification have been developed.

3. Recommendations

- 3.1 The Education, Children and Families Committee is requested to:
- (a) Note the condition of the estate as set out in the report.
 - (b) Note the proposed £30m programme of investment in the Children and Families estate over the next five years.
 - (c) Approve the capital spend prioritisation criteria, as follows:
 - That establishments across the estate will be kept Wind and Water tight and Health and Safety issues are addressed, thereafter:
 - Priority 1: Upgrade Condition 'C' establishments.
 - Priority 2: Upgrade Condition 'B' establishments where large capital spend has been identified.
 - (d) Approve the content of the programme and prioritised scope of works focussing on, roofs, external building fabric improvements, upgrade mechanical & electrical services and statutory requirements.
 - (e) Note that unforeseen issues may emerge over the course of the programme which will require use of the contingency element of the budget and possible reprioritisation of the programme in later years.

Links

Coalition pledges	<p>P3 - Rebuild Portobello High School and continue progress on all other planned school developments, while providing adequate investment in the fabric of all schools</p> <p>P30 - Continue to maintain a sound financial position including long-term financial planning</p>
Council outcomes	<p>CO5 - Our children and young people are safe from harm or fear of harm, and do not harm others within their communities</p> <p>CO19 - Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm</p> <p>CO24 - The Council communicates effectively internally and externally and has an excellent reputation for customer care</p> <p>CO25 - The Council has efficient and effective services that deliver on objectives</p>
Single Outcome Agreement	<p>SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential</p> <p>SO4 - Edinburgh's communities are safer and have improved physical and social fabric</p>
Appendices	<p>Appendix 1: - Health and Safety and Wind and Watertight Issues across the estate</p> <p>Appendix 2: Priority 1 - Scope of works proposed at Condition 'C' Rated Establishments</p> <p>Appendix 3: Priority 2 - Scope of works proposed at Condition 'B' Rated Establishments with significant investment required</p>

APPENDIX 1

Year 1 Health and Safety and Wind and Watertight requirements across the estate

Property	Comments
Gilmerton CC	Window upgrade
Inch CC	Stonework improvements
Jack Kane CC	Upgrade doors
Juniper Green CC	Upgrade windows & doors
Munro CC	External fabric enhancements
Norwood CC	Window Upgrade
Balgreen PS	Upgrade rainwater goods
Brunstane PS	Window upgrade
Bruntsfield PS	Roof, rainwater goods and stonework improvements
Buckstone PS	Upgrade internal lighting
Canal View PS	Roof improvements
Clovenstone PS	Window Upgrade
Colinton PS	Water Quality improvements
Corstorphine PS	Roof improvements
Craiglockhart PS	Water Quality improvements
Dean Park PS	External fabric improvements
Dean Park Annexe	Upgrade external doors and water quality improvements
Duddingston PS	External fabric enhancements
East Craigs PS	Water Quality improvements
Echline PS	Upgrade windows & doors
Ferryhill PS	External fabric upgrade, heating & water quality improvements
Granton PS	Roof and window improvements
Gylemuir PS	Window upgrade, water quality improvements
Hermitage Park PS	Upgrade windows and doors
Hillwood PS	Upgrade lighting and small power
Kirkliston PS	Upgrade roof and rooflights, and water quality improvements
Leith PS	Roof upgrade
Leith Walk PS	Window upgrade

Liberton PS	Roof and rainwater improvements
Longstone PS	Window upgrade and water quality improvements
Lorne PS	Water Quality improvements
Murrayburn PS	Roof improvements
Newcraighall PS	Roof improvements
Parsons Green PS	Roof and rainwater improvements, water quality upgrade
Queensferry PS	Rooflights upgrade and water quality improvements
Roseburn PS	Ventilation improvements
Royal Mile PS	External fabric improvements
South Morningside PS	Upgrade rainwater goods
St Margaret's PS	Roof improvements and window upgrade to nursery and water quality improvements
St Mark's PS	Upgrade windows to nursery
St Mary's Edin PS	Roof and rooflight improvements
St Ninian's PS	Roof and rooflight improvements
The Royal High PS	Roof and rooflight improvements
Balerno Community High School	Upgrade windows and doors
Castlebrae High School	External fabric upgrade
Leith Academy	Ventilation improvements
Trinity Academy	External fabric improvements
Balgreen Nursery	External fabric improvements
Calderglen Nursery	Window upgrade and external fabric improvements
Hope Cottage Nursery	Roof and rainwater improvements, window upgrade
Lochrin Nursery	Window upgrade
Stanwell Nursery	Upgrade doors and screens
Craigmillar C&F Centre	Window upgrade
Granton C&F Centre	Upgrade external fabric Portakabin
Greendykes C&F Centre	Upgrade windows doors and rooflights
Hailesland C&F Centre	Mechanical upgrade
Sighthill C&F Centre	Upgrade windows and doors
Viewforth C&F Centre	Upgrade windows, doors and rooflights

APPENDIX 2 - Priority 1

Scope of works proposed at Condition 'C' Rated Establishments

Property	Description of Work	detailed description of work
Wester Hailes Education Centre	External fabric improvements Electrical enhancement	upgrade curtain walling/screens (Art/CDT block) enhancements to lighting, small power and fire alarm
Queensferry High School	Mechanical Improvements H&CW distribution	upgrade ventilation upgrade cold water tanks and heat exchangers
Abbeyhill Primary School	Roofing External fabric improvements	flat roof upgrade to extensions upgrade timber sash and case windows building 1
Blackhall Primary School	External fabric improvements	upgrade single glazed windows with double glazing
Gilmerton Primary School	Roofing External fabric improvements	upgrade mineral felt roof upgrade fascia panels
Holycross Primary School	Roofing H&CW distribution	upgrade mineral felt roof upgrade cold water storage tanks
Nether Currie Primary School	Roofing External fabric improvements Electrical enhancement Mechanical improvements	upgrade mineral felt roof covering and rooflights(North wing) upgrade single glazed windows with double glazing enhance small power install ventilation system to toilet areas
St Cuthbert's Primary School	Roofing Mechanical Improvements H&CW distribution	upgrade covering mono pitch roof install extract fans to toilet areas upgrade domestic hot and cold water services
St John Vianney Primary School	External fabric improvements External fabric improvements Electrical installation heating system H&CW distribution	upgrade external cladding (South wing) upgrade single glazed window/screens and external doors (South wing) enhance small power, internal lighting and emergency lighting and fire alarm panel upgrade heating pipework and space heating upgrade water heaters and cold water tanks
Stenhouse Primary School	Roofing External fabric improvements Electrical enhancements H&CW distribution	upgrade mineral felt roof covering and roof glazing panels and rain water goods render improvements (west elevation) upgrade small power upgrade water heaters , CWS tanks
Hope Cottage Nursery	Roofing External fabric improvements External fabric improvements Electrical improvements	upgrade roof covering and effective roof lights upgrade defective wall tiles upgrade single glazed windows with double glazing upgrade lighting and small power
Tynecastle Nursery School	Roofing External fabric improvements H&CW distribution	upgrade roof covering and rainwater goods upgrade single glazed windows with double glazing upgrade water tanks
Gorgie War Memorial Hall	Roofing	Reslate roof, upgrade timber sarking and overhaul rain water goods
Gracemount Youth Centre	External fabric improvements	wall enhancement
Greendykes Children & Families Centre	External fabric improvements	upgrade windows, doors, roof lights and rainwater goods

APPENDIX 3 - Priority 2

Scope of works proposed at Condition 'B' Rated Establishment with significant investment required

Property	Description of Work	detailed description of work
Currie High School	Roofing External fabric improvements	upgrade flat roof covering structural improvements to the concrete panel system
Liberton High School	External fabric improvements Electrical enhancements Mechanical improvements	Upgrade render and trespa cladding panels lighting upgrade and rewire water quality improve, old gym & CDT heating
Trinity Academy	Roofing External fabric improvements External fabric improvements	upgrade flat roof covering to Tower block upgrade cladding and curtain walling to Tower block Upgrade windows block 1
Broughton Primary School	Roofing External fabric improvements External fabric improvements H&CW distribution H&CW distribution	upgrades roof coverings stone work upgrade windows new cold water storage tank block 1 new hot water system block 1
Davidson's Mains Primary School	Roofing External fabric improvements External fabric improvements H&CW distribution	upgrade roof coverings TU's upgrade timber cladding upgrade single glazed screens to high level block new cold water storage tank
Gracemount Primary School	Roofing Mechanical improvements	Upgrade rain water goods upgrade heating distribution and pipework and space heating
Prestonfield Primary School	Roofing	Phased re-tile pitched roof sections and recover flat felt roofs