



## **Notes of Property Working Group**

**19 May 2004**

Attending:	Mrs P Firkins	Governors Network, Archbishop Illsley
	Rick Jones	Governor Network, Plantsbrook
	David Ambler	ATL
	Raymond Rowe	ATL
	John Carmichael	NUT
	Madeline Cooper	NASUWT
	Mary Edwards	CE Diocese
	Janet Rowe	RC Diocese
	Terry Green	BASS
	Lesley Fowler	Cherry Oak
	Jackie Lewis	Perry Beeches Nursery
	Taff O'Hara	Operations Manager, DSO Catering
	Mike King	Operations Manager, DSO Catering
	Kevin Kendall	Urban Design
	Allan Cooper	Urban Design
	Mike Yarnold	Performance & Support Services
	Peter Farrell	Education Asset Management
	Denise O'Brien	Education Asset Management

<u>Apologies:</u>	Chris Gilbert	Education Asset Management
	Nigel Baker	NUT
	Fiona Laurie	Gilbertstone Primary
	Sue Twells	Coppice Primary
	Roger Redgrave	Newtown Nursery

### **2. Minutes of Last Meeting**

It was noted that Councillor Afzal's name was incorrectly spelt.

### **3. Matters Arising**

- i) Peter advised that DfES were hoping to make an announcement over the summer period on the second/third waves of the BSF bid. We hope to be successful for the second wave. We hope to be allocated £300m.

- ii) The Statement of Priorities has been approved by DfES
- iii) Sylvia McNamara has held a series of meetings with school representatives with regard to a review of secondary education in the city. Draft document will be issued shortly.
- iv) Peter confirmed that in future Cabinet reports would be shared confidentially in draft form with PWG members.
- v) Kevin gave an update on the Architectural week

#### **4. Contract Partnering**

Kevin updated group members and passed round a paper and CD Rom re 'Birmingham Construction Partnership'. Meetings are being held regularly to discuss progress.

#### **5. Framework Agreement**

Peter advised that interviews would take place in June for 2 property professionals. To shortlist, site visits of projects ongoing and completed will take place. Hope to have completed by September.  
The schools handbook will be updated to include Contract Partnering and Framework Agreement.

#### **7. Education Condition Programme 2004/5 Sustainability Issues**

Allan Cooper introduced this item and advised that to comply with Part L of the Building Regulations when reglazing large areas of a building to comply with the regulations we need to improve the thermal efficiency levels by the use of double glazing systems. Schools need to be aware of this as in many instances concern is expressed as to the cost of the replacement of double glazing units due to vandalism and the effect this has on the school budget. Where possible surveyors will try to design window systems which minimise the size of the unit thereby reducing replacement costs in the event of a breakage.

Schools should also consider when having schemes undertaken the use of energy saving features such as control systems etc which could reduce the cost of running the building.

For Energy Management advice call 0121 303 6530

## **8. Condition of School Kitchens**

Kevin tabled a paper which expressed UD's concern re the condition of school kitchen buildings. The situation was discussed at length with regard to funding and responsibility. It was confirmed that current responsibility and funding was with schools but that delegated funding, as in so many other areas, was not sufficient to meet needs quickly.

Jane Firkin suggested that Kevin and Allan could attend the next School Forum on 12 June to discuss this. This was agreed.

Mike suggested a working group be set up to include himself, Allan Cooper, Peter Farrell, Andy McHale and Nigel Sandland to review formula dynamics and get clarity of responsibility. . A paper on their discussions could then be brought to the next meeting of PWG.

## **6. Dual Funding**

Peter advised that there was £3/4m for schools for Dual Funding this year. It was thought this could be spent on

- 1) Asbestos Surveys
- 2) Ventilation extraction in school kitchens

Cost of surveying secondary schools who have not had a survey would cost in the region of £1/4m. Mike pointed out that CAD would need to be updated to include asbestos information. Cost of this would be approximately an additional £1/4m. Money left could be spent on urgent asbestos issues and ventilation work required.

After a debate Peter suggested we devote £1/2m this year and again next year to primary asbestos survey work and CAD plan. The remaining £1/4m this year to go towards ventilation problems. UD to come up with analysis of costs re ventilation. Peter Finn and Ray Salt working on this.

Peter will write to schools offering primary schools asbestos survey/CAD plan. If take-up exceeds this years funding, we will fund again next year.

Allan Cooper to check with David Brazier what schools have already had surveys done.

## **10 School Contribution to Major Schools Projects**

Community schools look to LEA – VA schools aided through LCVAP

Peter advised that he had attended at meeting with Shropshire County Council who look for 20% contribution from their schools for major projects.

Peter to produce a paper for next meeting.

Janet asked how devolved capital was monitored. Peter advised that this was through the annual property sessions made by the Area Team Managers.

**11 AOB**

Jackie asked if there was a suitability model for nursery. Peter confirmed that there was but more data needed to be with DfES by end of this term. Peter to talk to Chris.

**12. Date of Next Meetings**

2pm - 15 September 2004 – Room G29, Martineau Education Centre

2pm – 17 November 2004 – Committee Room C, Margaret Street