



Battling Brook

Asset management plan

This plan sits alongside the schools premises improvement plan to record our plans for future maintenance and development.

Introduction and estate strategy

The aim of this plan is to set out the vision and objectives for the development of the Battling Brook Primary School.

At Battling Brook our estates vision is that we will invest in our buildings, surroundings and infrastructure to:

- Ensure that the building is water tight and is suitable to support and enhance pupils learning.
- Ensure that the school adheres to and complies with the DFE School Estate Management Standards.
- Create outstanding teaching and learning spaces, both indoors and outside
- Promote innovation in energy efficiency and use of our environment.
- Improve the resilience and capacity of our digital estate.
- Plan accessible, flexible spaces to safeguard our pupils and to provide safe and healthy spaces for our pupils and staff now and in the future

Our objectives are:

- To obtain best operational value from the site and buildings
 - To ensure:
 - Sufficiency (i.e. enough classrooms and specialist spaces to meet the school and local needs)
 - Suitability (i.e. fitness for purpose in terms of size, shape and climate)
 - Condition (i.e. maintenance and decoration)
 - Accessibility (particularly for protected groups)
 - Safety and security
- To identify issues with our buildings and infrastructure that impact the learning and development of pupils
- To meet the DFE School Estate Management Standards

Our estate strategy is to:

- Maintain a vigilant watch on the population demographics in the local area, applications for places.
- Plan accessible, flexible spaces to safeguard our pupils and to provide safe and healthy spaces for our pupils and staff now and in the future
- Engage the whole organisation to create outstanding teaching and learning spaces, both indoors and outside
- Enhance the pupil experience.
- Promote innovation in energy efficiency and use of our environment.
- Improve the resilience and capacity of our digital estate.
- Co-ordinate the asset management with the school premises improvement plan.
- Improve the energy efficiency of the school and work towards a goal of net zero.

Organisational framework

Our approach to strategic and operational premises management will involve:

- Site inspections daily/weekly/monthly/termly by the Site Manager/Business Manager meeting routine operational compliance
- Prioritisation of areas highlighted in the condition survey and the commitment to have a full condition survey completed every 5 years.
- Termly site tour with Head Teacher /Business Manager /Site Manager re: improvements to site
- Working towards achieving the DFE School Estate Management Standards
- Annual site visit by LCC H & S team with follow-up an audit report
- Termly Business Manager's report to trustees via Head Teacher re: operational legal compliance/ outcomes of planned works/benchmarking
- Resources sub-committee site visits
- Dedicated trustee compliance meeting with the Business Manager
- Complete and submit School resources management self-assessment tool (SRMSAT) with trustee

The school manages its premises responsibilities by adopting the premises checks as set out in the Good Premises Management (GEMS) document compiled by DfES for schools – link below

<https://www.gov.uk/guidance/good-premises-management-for-schools>

Estate management policies and procedures

Premises Policies

- Accessibility Plan
- Fire Emergency Action Plan
- Fire Safety Plan
- Bomb Threat, Suspicious Packages and Lock Down
- Business Continuity Management Plan

- CCTV Policy
- Estates Strategy
- Estates Vision
- Health & Safety Policy Inc. Risk Assessments
- No smoking policy
- Sustainability Plan
- L.A.M.P. Local asbestos management plan
- Staff Google drive for all policies and procedures
- GEMs Self-Assessment

Premises Checks

- Air Conditioning maintenance
- Asbestos Management Survey (5yr formally Type1)
- Asbestos Survey (formally Type2)
- Asbestos re-furbishment & demolition surveys
- Boiler maintenance
- External & Internal play equipment checks
- Emergency lighting check
- Fire alarm check
- Fire extinguisher maintenance
- Fixed electrical wire testing
- Gas safety checks
- Grounds maintenance
- Health & Safety Audit - LCC
- Intruder alarms maintenance
- Kitchen fan & high level cleaning
- Legionella and Water Hygiene testing
- Microwave testing
- No smoking policy
- Portable electric rolling programme
- Premises Management & Compliance
- Step ladder check
- Tree surveys (3 yearly)
- Water tank testing

Decision-making processes for premises matters

- General maintenance / compliance program managed by Site Manager and Business Manager.
- The Senior Leadership Team have thoroughly read and prioritised areas highlighted in the 5 yearly condition survey by need and impact.
- The Senior Leadership Team keep abreast of changes to government legislation relating to premises and prioritise remedial works within the timescales provided.
- Issues picked up during regular site walks.

- The Senior Leadership Team receive feedback from employees, pupils and parents on the school site. This feedback is used to determine potential improvements to the site detailed within the School's Premises Improvement Plan.
- Premises budgets will be set annually for maintenance, development, compliance checks, long term compliance checks, LCC traded services Health & Safety and Property Services buy back, reactivity to situation which may arise (e.g. damage by high winds / flooding) grounds maintenance, cleaning services and cleaning consumables
- Following the above processes quotations for works will be sourced and action plans put into place as agreed with the Head Teacher, Business Manager and Site Manager. These are shared with the Trustees, where required externally contractors will be commissioned to provide specialist knowledge, they will be required to provide evidence of adequate insurance cover, qualifications, comply with all health and safety legislation, provide detailed risk assessments for the works and
- Termly updates will be discussed and reported to the Head Teacher and Trustees

Premises Performance Indicators

- Full compliance with all health and safety compliance requirements
- Water tight and secure building
- Potential reducing in accidents
- Reduction in lost learning time e.g. areas closed due to damage, ICT equipment not working
- Progress on achieving the DFE School Estates Management Standards
- Feedback received from parents, employees and pupils

Funding profile

This table shows potential funding expenditure for the financial year 2025/26 These figures are based on current pupil numbers.

FUNDING SOURCE	[PREVIOUS ACADEMIC YEAR]	[CURRENT ACADEMIC YEAR]	PROJECTED [NEXT ACADEMIC YEAR] (CURRENT AND INFLATION%)
Devolved formula capital income	-£10,705	-£10,772	-£10,772
Devolved formula capital expenditure	£10705	£10,772	£10,772
Revenue capital budget (Revenue budget spent on capital projects	£109,356	£109,500	£10,000
Revenue maintenance budget	£48,024	£29,000	£29,000
Premises hire – Income Received	-£1,830	-£3,000	-£3,000
Additional grants – CIF Grant Income		Bids being submitted	-
Additional grants – CIF Grant Expenditure		Bids being submitted	-

Development plans – maintenance and minor works

ISSUE IDENTIFIED	PRIORITY	LOCATION	OPTIONS AND PROPOSED SOLUTION	BUDGET/ GRANT	APPROX COST	TIMESCALE	SOLUTION'S IMPACT ON SCHOOL'S STANDARDS
Compliance record keeping	1	Whole School	Purchase and implement an online management system, which shows at a glance what is outstanding and what has been completed	Revenue Budget	£750	Ongoing	Improved oversight for the SLT / Trust Board.
Hedge Trimming		Outside Area		Grounds Revenue Budget		On-going	Maintenance of the environment
Grass cutting and pitch maintenance		Field		Grounds Revenue Budget		On-going	Lettings income, reduces the potential for accidents
Astro-turf maintenance		Field		Grounds Revenue Budget	£350	Summer 2026	Prolongs the life of the astro-turf, reduces the potential for accidents
Repainting – annual cycle		Whole Site		Building Maintenance Revenue		On- going	Learning environment

ISSUE IDENTIFIED	PRIORITY	LOCATION	OPTIONS AND PROPOSED SOLUTION	BUDGET/ GRANT	APPROX COST	TIMESCALE	SOLUTION'S IMPACT ON SCHOOL'S STANDARDS
Boiler maintenance – annual service	1	Whole Site	Annual compliance check	Building Maintenance Revenue		2026	Heating reliability, safe environment for pupils and staff
Annual Asbestos Check – removal as required	1	Whole Site	Annual compliance check	Building Maintenance Revenue		2026	Safe environment for pupils and staff
5 Yearly Asbestos survey	1	Whole Site	Statutory Compliance Check	Building Maintenance Revenue			Safe environment for pupils and staff
Electrical Fixed wiring testing – 5 years	1	Whole Site	Statutory Compliance Check	Building Maintenance Revenue	£1,000	Next survey is due in 2027	Safe environment for pupils and staff
Gas Tightness tests / risk assessments	1	Whole Site	Annual compliance check	Building Maintenance Revenue		2026	Safe environment for pupils and staff
Annual fire alarm, emergency lighting and fire extinguisher checks	1	Whole Site	Annual compliance check	Building Maintenance Revenue		2026	Safe environment for pupils and staff
Total							

Development plans – planned and capital works

ISSUE IDENTIFIED	PRIORITY	LOCATION	OPTIONS AND PROPOSED SOLUTION	BUDGET/ GRANT	APPROX COST	TIMESCALE	SOLUTION'S IMPACT ON SCHOOL'S STANDARDS
Replacement of poorly fitting windows, which leak, let heat out, cause mould issues in the classroom	1	1 * Reception Classroom	New Windows to be fitted in specified areas.	Revenue budget - failed CIF bid.	£19,769 + Management Fee	Work to be carried out in Christmas Holidays 2025	Improved learning environment, reducing in heating bills. Removal of mould from the learning environments
Remove and replace the 2 year 6 classrooms which have been out of action since December 2023	1	2 * Year 6 Classrooms	Remove the 2 mobiles and the adjoining corridor and replace it with modular buildings.	CIF Bid 2025/26 CIF Bid 2024/25 + appeal were unsuccessful	£510,428.78 including management fees Contribution from school £51,042	Summer 2026 Reapply for CIF funding 2025/26	The additional classrooms will bring much needed space for intervention groups and peripatetic lessons. Bringing the two year 6 classes

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							<p>back into the main school, will remove learning time lost by moving between classrooms.</p> <p>Protect the fabric of the rest of the school buildings, from damp / mould caused by the water ingress in the 2 classrooms.</p>
<p>ICT Server – Out of date and warranty, risk that if the server goes down access to the MIS. Depending on the recovery process, the school could be without computer systems for a number of days</p>	1	ICT Suite	Remove the server and replacing using cloud based software	ICT Revenue	Cost of the license for the new MIS system.	<p>Start of the 2026 academic year</p> <p>Delayed until September 2026</p> <p>EKTE will provide a temporary server if ours goes down in the meantime.</p>	<p>Partial fix carried out in 23/24 with the move to access finance/ budgeting and the move to work being stored on the google drive.</p> <p>In order to completely reduce the risk to the school of the server failing and the school being without their MIS system. A new</p>

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							<p>cloud based system needs to be procured and installed.</p> <p>A cloud based system that can be accessed anywhere and could reduce subscriptions to other 3rd parties such as schoolscomm.</p>
Deterioration of the wooden cladding on the hive	1	Hive - External	Replace the wooden cladding on the hive with composite cladding	Revenue Budget	£10,180	Christmas 2025	<p>Removes the health and safety risk of splinters.</p> <p>Stops further deterioration of the integrity of the building</p>
Replacement of the toilets in preschool - due to changes in Government legislation (September	1	Preschool	Redesign of the toilet space and resitting of the staff sink to allow for 4 cubicles to be sited in the existing space.	Revenue Budget	£21,600	February Half Term	Facilities which meet Government legislative changes

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2025)- 1 cubicle per 10 pupils							
Deterioration of the playground linked to concrete plinths covered by tarmac.	1	External Playground	Repairs to existing surface, drains checked and cleared to ensure that they were not exasperating the damage	Sports Premium - allows for the maintenance and repair of existing facilities	Quotations required	Summer 2026	Improve the quality of PE and Playtime provision by providing a surface which is safe and does not flood.
Potential damage to the Lodge roof identified during routine maintenance	1	Lodge Roof	Roof survey to be commissioned Pollarding of the trees next to the Lodge to take place.	Revenue	Awaiting Quotations	ASAP	Once the roof survey has been completed. All of the potential different options will be examined.
Drainage	2	Drainage across the site.	Full Drainage Survey received. Quotation required for regular cleaning and replacement of damaged drain. Potential for retrospectively installing soak aways for new builds.	Revenue - Further investigate whether this is suitable for a CIF bid	Awaiting Quotations	Summer 2027	Reduce the flooding in some areas of the playground. Reduces the damage to buildings, currently insufficient soak aways, means that water is

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							backing up and overflowing.
Flooring in the school hall is uneven, with areas that can not be used.	2	School Hall	Replace the flooring, screed the floor first to ensure that it is level	Sports Premium - allows for the maintenance and repair of existing facilities	Quotations required	Academic Year 26/27	Improve the quality of indoor PE.
Old Boiler – parts are hard to find, the main school building is on one thermostat, so some areas are cold while others are hot. Some heaters are not repairable. High energy costs	3	Main School Building	Replacement the boiler, pipework and heaters	Decarbonisation Grant / CIF Bid	Quotations Required	Autumn 26 / Autumn 27 Government decarbonisation grants have been removed - June 2025. Unlikely to succeed with a CIF Bid - due to lack of failures Will continue to monitor / gather evidence and consider CIF bid in Autumn 26	Improved learning environment, reduction in heating bills. Works towards the schools aim of achieving Net Zero
Lack of insulation in some areas of	2	Variety of areas in the main school	Conduct a heat loss survey to identify all reads	De-carbonisation grants	Quotations Required	Government decarbonisation grants have	Improved learning environment,

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the main school building, leading to cold learning environments, increased energy bills and heat loss		building including reception classrooms, staff offices.	requiring additional insulation. Obtain quotations for the work, look at grant options	Potential CIF Bid		been removed - June 2025. Look at commissioning a full thermal survey Autumn / Winter 2026	reducing in heating bills. Works towards the schools aim of achieving Net Zero
Resite the Frederick Road entrance to site – Gates lead straight on to the car park	2	Frederick Road Entrance	Move the entrance gate, to the pre-school site and then install a new pathway allowing fenced access along the side of the car park	Potential to bid for section 106 money when/if building commences opposite Morrisons. LA refused section 106 money from Holycroft Estate	£20,000 / £25,000	Ongoing depending on funding LA refused application for funding from Section 106 pot linked to the triumph estate - continuous monitoring of proposed building opposite Morrisons - No new school on site due to falling birth rates - strong push for some of the section 106 funding to be used on this site.	Safe entry / exit point to site for parents and pupils .

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<p>Refurbishment of the year 3 /4 toilets</p> <p>The toilets are old, cold and not attractive. However they are still functioning</p>	3	Year 3 /4 Toilets	Potentially redecorate or refurbish the whole toilets	Buildings Revenue Budget	Quotations Required	Funding not available - due to other projects	Improvement of the school environment