



# Estates Strategy

Warrington Primary Academy Trust (WPAT)

2025 - 2030

December 2025

# Estates Strategy 2025-30

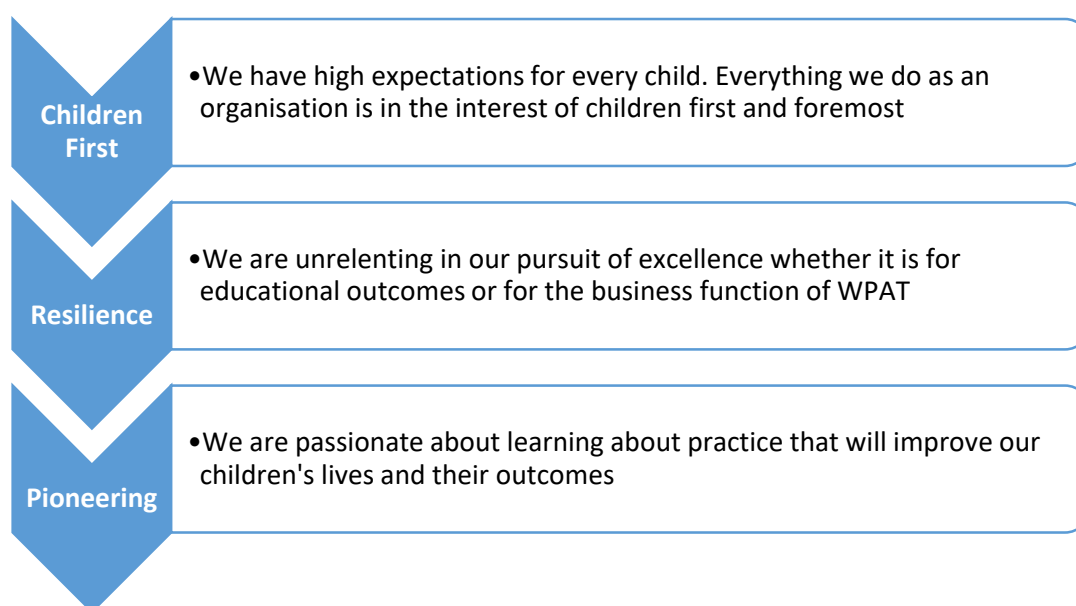
## 1.0 Introduction

This document sets out how WPAT will manage our estate strategically in order to achieve our Estate Vision, which ultimately supports WPATs Guiding Principle and Core Values. This Estate Strategy provides the framework and direction by which our Estate Vision will be delivered over a 3 to 5 year period whilst being reviewed annually. Resources Committee will monitor and report to Trust on the progress that is made in delivering the Estate Strategy and understand the role of the estate in meeting educational objectives.

### Guiding Principle

To deliver a first class education through partnership, innovation, school improvement and accountability.

### WPAT Core Values



## 2.0 WPAT Estates Vision

WPAT strives to create safe, exciting and inspiring learning spaces for our pupils, both indoors and outdoors, further enhancing their educational experience. We continuously improve the resilience of our school estates both land and buildings, leading improvement projects and the day to day running of the estate to enable school leaders to focus on creating academic excellence in their settings. We consistently promote innovation in energy efficiency, links to the curriculum to aid learning and are committed to seek new ways in which to build sustainability, thereby reducing our carbon footprint and ultimately creating a better future for our children.

### 3. Estate Management

WPAT are guided by the DfE's Good Estate Management for Schools documentation (GEMS) which sets out the fundamentals of best practice [Good estate management for schools - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/good-estate-management-for-schools).

WPAT have a wide ranging and experienced team of professionals who manage the school estate day to day. The Estates Manager, Roving Caretaker, and Maintenance Officers are appropriately skilled and trained to undertake a wide variety of tasks. External assistance is quality assured and purchased where skills are not available within WPAT. Health and Safety is also audited annually by external consultants to ensure compliance in all areas.

The team ensures that there is full compliance with all health and safety regulations continuously and unannounced spot check visits are undertaken regularly by the Estates Manager to ensure ongoing site compliance.

The estates team coordinate all capital project improvements and the day to day management of the schools in line with our Compliance Monitoring and Premises Management Procedures. Benchmarking is used to measure and monitor the performance of our estate as we strive for continual improvement.

A rigorous planned preventative maintenance schedule for each school ensures that our estate assets have the longest useful life possible and are safe to all users. Each school has an individual Asset Management Plan detailing their particular challenges, priorities, proposed actions, timeframes and possible funding sources.

Major works to WPAT estates are scheduled during school holidays wherever possible and out of school hours in order to minimise the impact to our children and day to day operations.

### 4. Finance

Robust policies and procedures around financial authority, procurement processes and measuring value for money and sustainability ensure careful use of public funds in accordance with Financial Regulations, Anti-Fraud, Corruption & Bribery Policy, Competitive Tendering Policy, Reserves Policy and Whistleblowing Policy. Understanding the performance of our estate and using it to challenge and demonstrate value for money is an important part of accountability.

The major funding sources open to WPAT for building compliance, repairs, maintenance and improvements are:

#### **Revenue**

- General Annual Grant – schools building repairs and maintenance budgets
- General Annual Grant – health and safety compliance documentation

## Capital

- Devolved Formula Capital annual allocations (approx. £7,000 per school per year)
- Condition Improvement Grant bids, see table below
- Bids to external sources e.g. Lottery Fund
- Once WPAT reaches 3,000 pupils the ability to bid for CIF is removed and we will receive an annual allocation of capital funding called School Condition Allocations

WPAT are successful at securing additional funding for the benefit of our communities. The table below summaries the capital funding secured by WPAT since conversion to academy.

Financial year bid	School	Works undertaken	CIF Grant Secured (£)
2017/18	Evelyn Street	Emergency Heating	81,825
	Bruche Primary	Boiler replacement	202,006
		Roof	576,368
	Penketh Primary	Boiler replacement	227,457
		Roof	524,360
2018/19	Bruche Primary	Heating infrastructure	224,407
2019/20	Alderman Bolton	Roof	664,599
	Beamont Primary	Roof (part)	526,543
	Penketh Primary	Heating infrastructure	189,645
2020/21	Beamont Primary	Fire Safety	401,688
	Alderman Bolton	Windows	116,609
	Evelyn Street	Heating Infrastructure	240,774
	Kingsway	Windows	247,078
2021/22	Kingsway	Roof	658,180
2022/23	Frodsham	Building Improvements	40,000
2023/24	Beamont	Heating infrastructure	647,680
2024/25	Alderman Bolton	Drainage improvements	84,411
	Penketh Primary	Fire Safety	261,270
	Kingsway	Fire Safety	410,652
	Frodsham	Fire Safety	334,752
<b>Total Capital Grants Secured</b>			<b>6,660,304</b>

## 5. Environmental Improvements and Climate Change

Warrington Primary Academy Trust are committed to reducing the carbon footprint across all of the estate by consideration and analysis of the environmental impact of our activities. By taking an inclusive approach we will ensure involvement of our staff, children and communities. A Climate Action strategy has been developed for each school and a Trust wide network formed to support practical initiatives and share ideas for improving sustainability.

Below is a summary of climate change initiatives in progress across the Trust to improve the estate and reduce our carbon emissions. Resources Committee are committed to maximising improvements whilst balancing the budget. The latest version is reported termly and an example shown at appendix A.

## 6. WPAT Estate

It is critical that our schools are exciting, safe and inspiring environments, not only because they are a physical representation of the trust, but to provide outstanding learning spaces from which to grow. WPATs estates team have a shared pride in enabling the best possible environment for all users.

Warrington Primary Academy Trust currently consists of nine primary schools across the boroughs of Warrington, Halton and Cheshire West.

All schools are leasehold and the local authorities retain ownership. The leasehold for Bruche is under consideration to be expanded during 2026, in line with the capital development. A summary of the estate is detail in appendix B.

## 7. Proposed Changes in 2025/26

As a learning organisation we are constantly reviewing working practices and considering ways to streamline process. Headteacher and Business Managers in each school also have a critical role in estates and Health and Safety management. Some responsibility for tasks must be kept site specific but there is more that can be completed on behalf of all schools reducing administration and duplication of task.

Civica Education (Parago) electronic estates compliance monitoring system continues to be used across the estate and further ways to develop the system will be explored (including mobile recording keeping, remote access records and alternative system providers). Spot checks will continue to ensure we maintain safe and secure working practices.

Following the successful installation of solar panels at Bruche and the resulting positive impact on our carbon footprint, a feasibility study is being undertaken to assess their potential use across the rest of the estate where roof areas are suitable. Callands Primary School converted to an academy on 1 April 2025 and joined WPAT as the 9<sup>th</sup> school. Due diligence of the estate was undertaken place and there are no immediate health and safety concerns. The maintenance and development of the site and buildings will be incorporated into our asset planning process.

Termly inspections and annual asset management plans are conducted on all sites. This will continue to inform capital funding applications and budget setting. With the guidance of our

Capital Investment Fund partner (Eddisons) further bids will be made for resources to improve the estate in 2026/27 by mid-December 2025.

Warrington Borough Council (WBC) identified a need for greater secondary places and the RSC approved a significant change Bruche Primary Academy to become Bruche Academy, Warrington's first all through school from September 2026. This will require the building of a £13.1 million, two-form entry secondary school building on the Bruche site. It will improve the early year's provision and provide expanded common facilities (dining area, learning resource centre, reception, offices and staff room) plus a large sports hall. Architectural plans were submitted to WBC in a preplanning application early in 2025 with a decision due by December 2025.

### Example of Current Climate Change Improvements

Improvements	Alderman	Beamont	Bruche	Callands	Ditton	Evelyn	Penketh	Kingsway	Frodsham
Roof/insulation	2020	2020	2017	2022 tbc	1996	2014	2017	2022	2015
Windows	2020	2014	2018	All	All aluminium double glazed	2014	Too small for CIF bid	2021	20% need replacing, CIF bid Dec 24
Boilers	2015	2024	2018	Boiler in main school cif bid	When built 2000 CIF bid Dec 24	2014	2018	Replacement within 5 years	Biomass
Boiler use training	Yes	Yes	Yes	Yes	No new staff	Yes	Yes	Yes	Yes
Replace Pipework	Partial 2015	2024	2019	tbc	As boilers	2021	2020	As boilers	Unknown
Lighting	100% LED	100% LED	100% LED	100 % led	100% LED	100% LED	100% LED	100% LED	100% LED
Recycling – paper	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recycling – food	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Electric charging	No	Quote	No	No	No	Quote	No	No	No
Solar	Considering	Considering	2024	Considering	Considering	Considering	Considering	Considering	Considering

### Summary of Current WPAT Estate

School	Map location	LA	Age	Site area	Building size	Floors	Pupils	Base
Alderman Bolton primary Academy	<a href="https://goo.gl/maps/eT9mQahEFtaU2YVs6">https://goo.gl/maps/eT9mQahEFtaU2YVs6</a>	Warrington	Circa 1900	8,061m2	1,870m2	2	Nursery to YR6	No
Beamont Primary Academy	<a href="https://goo.gl/maps/73FTkQXq4MDFpwwJ6">https://goo.gl/maps/73FTkQXq4MDFpwwJ6</a>	Warrington	Circa 1900	10,079m2	2,805m2	2	Nursery to YR6	No
Bruche Primary Academy	<a href="https://goo.gl/maps/Ji2EZsnXSfhtJsyFA">https://goo.gl/maps/Ji2EZsnXSfhtJsyFA</a>	Warrington	1966	30,104m2	1,595m2*	1*	Nursery to YR6*	No
Callands Primary Academy	<a href="https://maps.app.goo.gl/cQQPRFTYMgsEYzcr5">https://maps.app.goo.gl/cQQPRFTYMgsEYzcr5</a>	Warrington	Circa 1971	tbc	1900m2	1	Reception to Yr6	No
Ditton Primary Academy	<a href="https://goo.gl/maps/YVR8LzYyizkVCVpk6">https://goo.gl/maps/YVR8LzYyizkVCVpk6</a>	Halton	Circa 1999	17,074m2	2,118m2	1	Reception to YR6	No
Evelyn Street Primary Academy	<a href="https://goo.gl/maps/UnitfZdSGowLxyGM7">https://goo.gl/maps/UnitfZdSGowLxyGM7</a>	Warrington	Circa 1900	9,952m2	1,950m2	2	Nursery to YR6	No
Frodsham Primary Academy	<a href="https://goo.gl/maps/Ker52Nf4pGhZBSg99">https://goo.gl/maps/Ker52Nf4pGhZBSg99</a>	Cheshire West	Circa 1970	17,506m2	1,386m2	1	Nursery to YR6	Yes
Penketh Primary Academy	<a href="https://goo.gl/maps/NbCLhSkHkDnEwFo87">https://goo.gl/maps/NbCLhSkHkDnEwFo87</a>	Warrington	Circa 1966	18,349m2	1,481m2	1	Reception to YR6	No
Kingsway Primary Academy	<a href="https://goo.gl/maps/aUBRC2oZKV9mMfm19">https://goo.gl/maps/aUBRC2oZKV9mMfm19</a>	Halton	Circa 1915	8,720m2	3,127m2	2	Nursery to YR6	Yes

\*Bruche site is proposed to increase to a two storey build and from nursery to year 11