



Estates Strategy

Warrington Primary Academy Trust (WPAT)

2024 - 2029

November 2024

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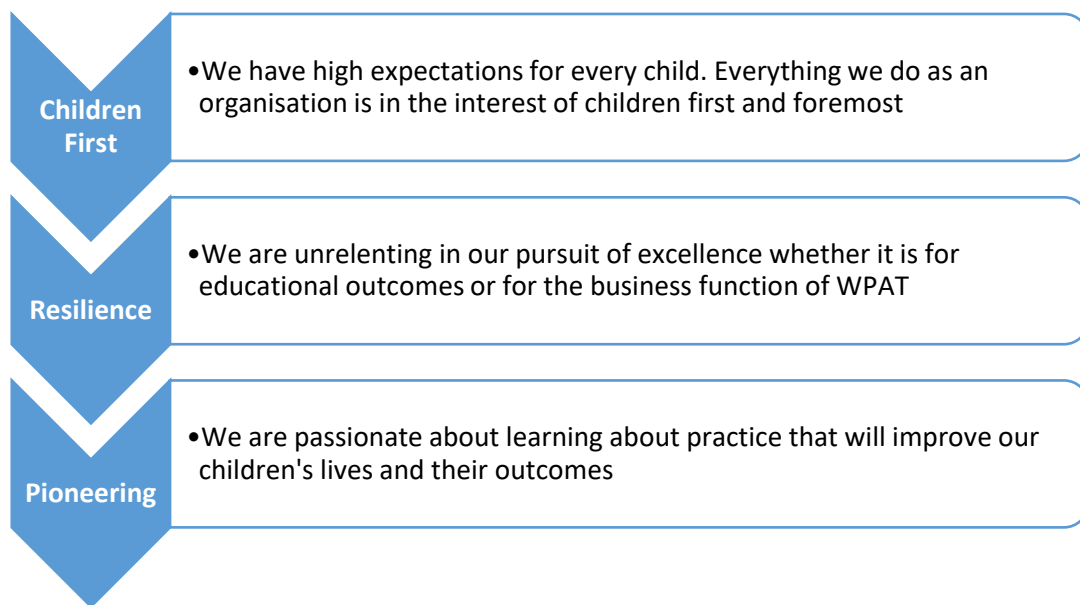
1.0 Introduction

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 DfEs Good Estate Management for Schools documentation (GEMS) which sets out the fundamentals of best practice [Good estate management for schools - Guidance - GOV.UK \(www.gov.uk\)](http://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 (formerly Simms Cross)	Windows	247,078
2021/22	Kingsway	Roof	658,180
2022/23	Frodsham	Building Improvements	40,000
2023/24	Beamont	Heating infrastructure	647,680
Total Capital Grants Secured			5,569,219

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. Below is a summary of climate change initiatives in progress under Project 8 of 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 8 primary schools across the boroughs of Warrington, Halton and Cheshire West.

All schools are leasehold and the local authorities retain ownership. A summary of the estate is detail in appendix B.

7. Proposed Changes in 2024/25

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 & 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.

Parago electronic estates compliance monitoring system continues to be used across the estate and further ways to develop the system will be explored. 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 is due to convert to academy on 1 April 2025 and join WPAT as the 9th school. Due diligence of the estate has taken place and there are no immediate health and safety concerns.

There are draft proposals from Warrington Borough Council (WBC) for Bruche Primary Academy to become a through school from September 2026. This will require the building of a £10 million, 2 form entry secondary school building on the Bruche site. Architects plans have been submitted to WBC along with a preplanning application. A significant change proposal has also been submitted to the Regional Schools Commissioner and project team formed.

Example of Current Climate Change Improvements

	Alderman	Beamont	Bruche	Ditton	Evelyn	Penketh	Kingsway	Frodsham
Roof/insulation	2020	2020	2017	1996	2014	2017	2022	2015
Windows	2020	2014	2018	All aluminium double glazed	2014	Too small for CIF bid	2021	20% need replacing, CIF bid Dec 24
Boilers	2015	2024	2018	When built 2000 CIF bid Dec 24	2014	2018	Replacement within 5 years	Biomass
Boiler use training	Yes	Yes	Yes	No new staff	Yes	Yes	Yes	Yes
Replace Pipework	Partial 2015	2024	2019	As boilers	2021	2020	As boilers	Unknown
Lighting	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
Recycling – food	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Electric charging	No	Quote	No	No	Quote	No	No	No
Solar	Considering	Considering	2024	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	https://goo.gl/maps/eT9mQahEFtaU2YVs6	Warrington	Circa 1900	8,061m ²	1,870m ²	2	Nursery to YR6	No
Beamont Primary Academy	https://goo.gl/maps/73FTkQXq4MDFpwwJ6	Warrington	Circa 1900	10,079m ²	2,805m ²	2	Nursery to YR6	No
Bruche Primary Academy	https://goo.gl/maps/Ji2EZsnXSfhtJsyFA	Warrington	1966	30,104m ²	1,595m ² *	1*	Nursery to YR6*	No
Ditton Primary Academy	https://goo.gl/maps/YVR8LzYvizkVCVpk6	Halton	Circa 1999	17,074m ²	2,118m ²	1	Reception to YR6	No
Evelyn Street Primary Academy	https://goo.gl/maps/UnitfZdSGowLxyGM7	Warrington	Circa 1900	9,952m ²	1,950m ²	2	Nursery to YR6	No
Frodsham Primary Academy	https://goo.gl/maps/Ker52Nf4pGhZBSg99	Cheshire West	Circa 1970	17,506m ²	1,386m ²	1	Nursery to YR6	Yes
Penketh Primary Academy	https://goo.gl/maps/NbCLhSkHkDnEwFo87	Warrington	Circa 1966	18,349m ²	1,481m ²	1	Reception to YR6	No
Kingsway Primary Academy	https://goo.gl/maps/aUBRC2oZKV9mMfm19	Halton	Circa 1915	8,720m ²	3,127m ²	2	Nursery to YR6	Yes

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