



Staffordshire University Academies Trust

ASSET MANAGEMENT PLAN 2016 – 2019

SUAT's Asset Management Plan (AMP) is a key element in ensuring that Capital funding and existing assets are used as effectively and efficiently as possible in raising standards. A decent quality learning environment is central to our goal of raising standards and providing a good quality environment in which to study and work. Our AMP consists of three linked components:

- **Condition** - needs focus on the physical state of the premises to ensure safe and continuous operation as well as other issues involving building regulations and other non-educational statutory requirements.
- **Suitability** - needs focus on the quality of the premises to meet curriculum or management needs and other issues impacting on our ability to raise standards.
- **Sufficiency** - needs focus on the quantity of, and organisation of, spaces across the college site taking into account the potential demands of other services such as community use.

Asset Management Plan Surveys

AMP data will play a crucial role in developing the Trust's Asset Management Plan and the prioritisation of funding and resources. SUAT's Asset Management Plan consists of the following main elements:

- Condition Surveys
- Disability Discrimination Act Surveys
- Premises Information
- Security Surveys
- Sufficiency (Net Capacity)
- Suitability Surveys

The following are the priority grades that are applied to works identified in our surveys in the context of the two-year planning period from 2015 – 2017:

- **Priority 1** - Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.
- **Priority 2** - Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.
- **Priority 3** - Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
- **Priority 4** - Longer term work required outside the planning period that will prevent deterioration of the fabric or services

CONDITION SURVEY

The Trust undertakes this annually in the late spring term, in order to inform spending plans prior to the formulation of the budget for the next financial year.

DISABILITY DISCRIMINATION ACT SURVEYS

In order to assess our facilities a working party undertakes a 'sequential journey' through the Academies within the Estate. The working party contains local disabled people from within the community of that Academy, and is coordinated by the SUAT Estates Coordinator.. The purpose is to identify where the physical environment hinders access and could be interpreted as contributing to discrimination. It is important though to bear in mind that the physical environment forms only one part of access and that an accessible environment cannot guarantee against discriminatory practise.

This data contributes to our AMP and enables the Trust to put in place measures to promote disability equality and eliminate discrimination, as required by the Disability Equality Duty and The Equality Act 2010.

Management and organisational policies are in place to ensure that such discrimination does not happen, and our policies comply with the 2005 Disability Discrimination Act and the 2010 Equality Act's requirements.

The findings from our surveys are summarised, costed and prioritised according to the following categories:

- **A** - An area that gives immediate concern which requires prompt attention or a likely requirement to comply with the Equality Act 2010, DDA Act 2005 and the SENDA 2001.
- **B** - Items considered to be required to provide an acceptable level of access for disabled people, which may be required to comply with the Equality Act, the DDA or SENDA.
- **C** - An item that may be required to comply but which would cost little or nothing if included as part of *routine* maintenance.
- **D** - An item of best practise that would be desirable.

This allows us to link our AMP to our Accessibility Plan.

PREMISES INFORMATION

Data for this file is gathered primarily from the line management meetings between the Chief Finance Officer, the Headteachers, the SUAT Estates Officer and the relevant Site staff.

PREMISES SECURITY

There is no model solution to problems with the security of our premises.

The Resources Committee of the Trust Board oversees the individual LAC conducting an annual survey, assisted by students and staff and the local police, to assess the security of the site.

As well as looking at the physical environment and identifying potential risks, the group also takes into account the practises of that Academy, the location of the buildings and grounds and the number of security breaches that have occurred at the site to determine the likelihood of the Academy facing further security issues. We use the following scoring system scoring:

- 0 - 50 points is generally low risk
- 50 - 100 points is generally medium risk
- 100 - 150 points is general high risk

The surveys are intended to provide structured information on the issues surrounding security at that Academy and whilst they do not offer solutions, they do highlight the particular needs of the Academy.

SUFFICIENCY & NET CAPACITY DATA

Net capacity provides a method of assessing the capacity of the individual Academies. In September 2015 our net capacities were

John Wheeldon
Moorgate
SUA

SUITABILITY SURVEYS

A company named Tribal, on behalf of the Local Authority conducts these surveys. The last survey was conducted in

John Wheeldon

Moorgate

SUA

The purpose of the suitability survey is to define *“how well the school premises meet the needs of pupils, teachers and other users, and contribute towards raising standards of education”*.

The Suitability Survey covers the following areas:

- Number, type size, shape and location of each type of internal space
- Characteristics & Quality of each type of internal space
- External Areas
- Health and Safety & Security aspects

The aim of the survey is to assess how well our buildings meet the needs of that Academy in delivering the curriculum and efficient operations. For example, whether that Academy has the correct number of properly equipped laboratories to deliver the science curriculum or whether our PE facilities enable us to address concerns relating to healthy lifestyle issues, for example, obesity.

Suitability does not deal with the condition of the building, e.g. rotten windows, but instead with the layout of the building and the site. An example being corridor size and whether they are too narrow for the volume of pupils.