

**Report to:** Children's Services Scrutiny Committee

**Date of meeting:** 27 November 2017

**By:** Director of Children's Services

**Title:** The state of school buildings and plant and wider issues relating to school expansions and closures

**Purpose:** To provide an overview of the current status of school buildings and plant in East Sussex, including reference to the school maintenance programme and Education Commissioning Plan

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## RECOMMENDATIONS

The Children's Services Scrutiny Committee is recommended to note and comment on:

- 1) the robust approach to place planning and forecasting and delivery of the Capital Programme.
  - 2) the current condition backlog position and approach to managing the backlog maintenance and priority works identified through the condition survey programme.
  - 3) the steps taken regarding Health and Safety information in respect of fire risks following the Grenfell Tower incident.
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## 1 Background

1.1 The Children's Services Scrutiny Committee requested a report be brought to their November 2017 meeting covering the 'state of school buildings and plant' and 'wider issues relating to school expansions and closures'.

1.2 The relevant extracts from the minutes of the meeting, held on 26 June 2017, requesting this report are detailed as follows:

*The Committee want an overview of the current status of school buildings and plant in East Sussex. This includes reference to the school maintenance programme and school commissioning plan. Such a review would also include consideration of health and safety issues following the Grenfell Tower fire.*

*...Fiona Wright, Assistant Director, informed the Committee that responsibility for school buildings is shared between the Children's Services Department and the Business Services Department (where the estates and capital and maintenance teams are based). Also, academies are separate institutions which are not funded via the local authority. These two factors make delivering an accurate picture of the current state of school buildings challenging and time will therefore be needed to co-ordinate relevant information for the Committee. With this in mind, it was requested that a report is provided to the Committee's November meeting.*

*...wording is added to confirm that a report which updates the Committee on the state of school buildings in the county and wider issues relating to school expansions and closures is provided to the November 2017 meeting.*

1.3 This report seeks to address the requests posed in the extracts of the minutes above and is structured as follows:

1.4 Section 2 covers the provision of school places including forecasting, commissioning and organisation of schools. This addresses requests made in the first and the final sections of the minutes above in looking at both the '*...school commissioning plan..*' and '*...issues relating to school expansions and closures...*'.

1.5 Section 3 covers the County Council's Capital Programme that seeks to meet the forecast need detailed in Section 2 and is relevant to how the current status of school buildings and plant ensures that East Sussex County Council meets its statutory duty to ensure there is sufficient capacity to meet present and future demand for early years, primary, secondary and special school places.

1.6 Section 4 covers the Maintenance Programme and provides the '*...overview of the current status of school buildings and plant in East Sussex.*' As requested by the Scrutiny Committee in the first section of the minutes above.

## **2 School Places**

### **Commissioning school places**

2.1 East Sussex County Council, as the local authority, has a statutory duty to ensure there is sufficient capacity to meet present and future demand for early years, primary, secondary and special school places.

2.2 The Council is responsible for promoting a good supply of strong settings and schools through planning, organising and commissioning places in a way that raises attainment, increases diversity, encourages collaboration and promotes community cohesion. The Council seeks to achieve this in partnership with key stakeholders including early year's settings, schools and academies, parents and carers, the dioceses, borough and district councils, the Department for Education, the Regional Schools Commissioner and local communities.

2.3 The Council publishes an Education Commissioning Plan (ECP) every two years which sets out its place planning strategy over a four year period. The current ECP was approved for publication by the Lead Member for Learning and School Effectiveness on 21 December 2015. The plan is available online at:

<https://www.eastsussex.gov.uk/educationandlearning/management/download/>

2.4 The ECP explains the Council's pupil forecasting methodology and the key factors that are taken into account in producing forecasts of future demand for places. These include:

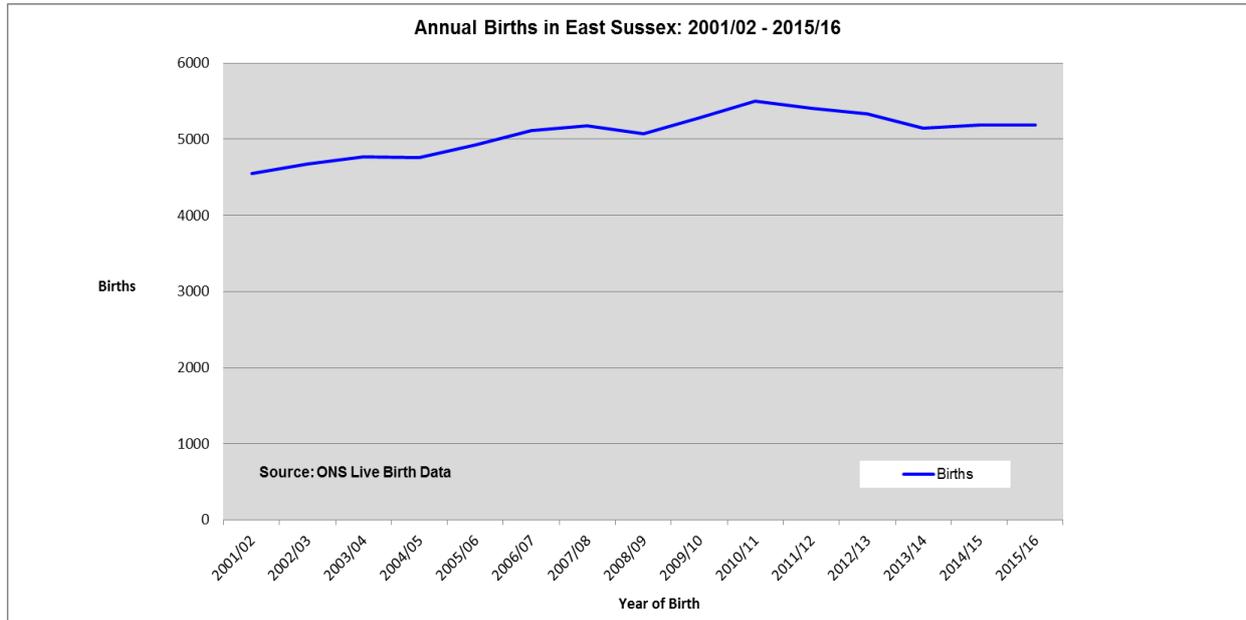
- Existing and planned capacities of schools as well as published intake numbers
- Existing numbers of pupils in schools (from pupil census data)
- Future births and resulting primary Year R numbers
- Parental preference for primary and infant Year R, junior Year 3 and secondary Year 7 places as expressed through the school admissions system
- Transfer (cohort survival) rates between school year groups
- Transfers and transfer rates between infant and junior and primary and secondary schools
- Staying-on rates into school sixth forms
- Additional pupils arising from new housing development in each area

2.5 The ECP also sets out the Council's School Organisation Policy which outlines the principles it will apply when working with schools to review leadership and school structures, including an exploration of collaborations, federations and amalgamations.

2.6 A new ECP, covering the period 2017-2021, is currently being prepared. The Council intends to publish the new plan in early 2018, subject to approval from the Lead Member for Education and Inclusion, Special Educational Needs and Disability.

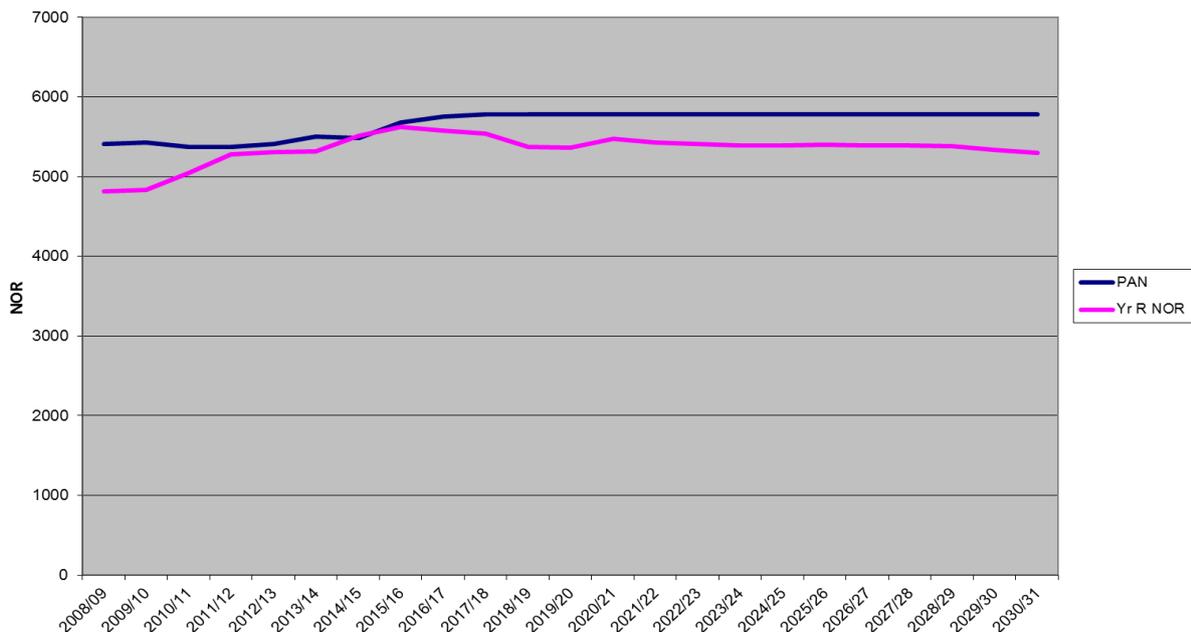
## Overview of mainstream school places in East Sussex

2.7 Births in East Sussex rose significantly, from around 4,500 in academic year 2001/02 to a peak of approximately 5,500 in academic year 2010/11. Since then, countywide births have fallen to around 5,200 in 2015/16. This is illustrated in the table below.



2.8 The fall in countywide births is reflected in a fall in primary Year R intake numbers. In 2015/16 there were 5,623 Year R children in East Sussex. By 2019/20 intake numbers are predicted to fall below 5,400. Based on the Council's demographic projections, longer term Year R numbers are forecast to remain around 5,400 – with a continued downward trend in births in some parts of the county being offset by the stimulus to births from high levels of new housing in other areas. See the table below.

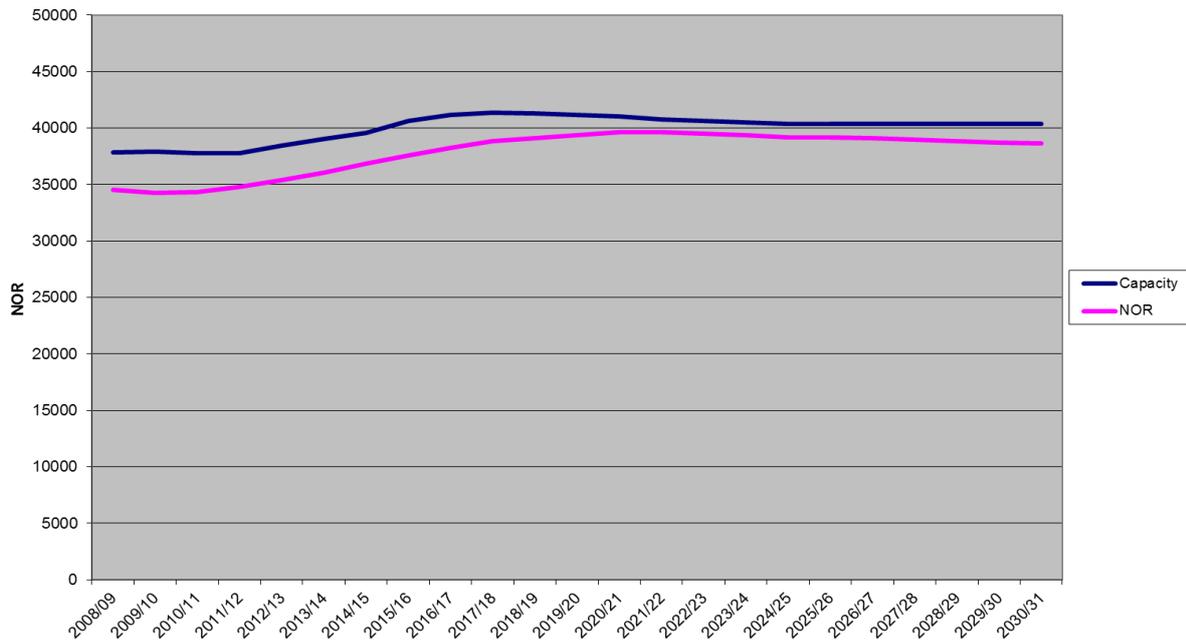
Forecast Yr R NOR - East Sussex Primary Schools



2.9 It will take a number of years before the recent peak in births and Year R numbers works its way through the system. Total primary numbers on roll, standing at 38,264 in 2016/17, are

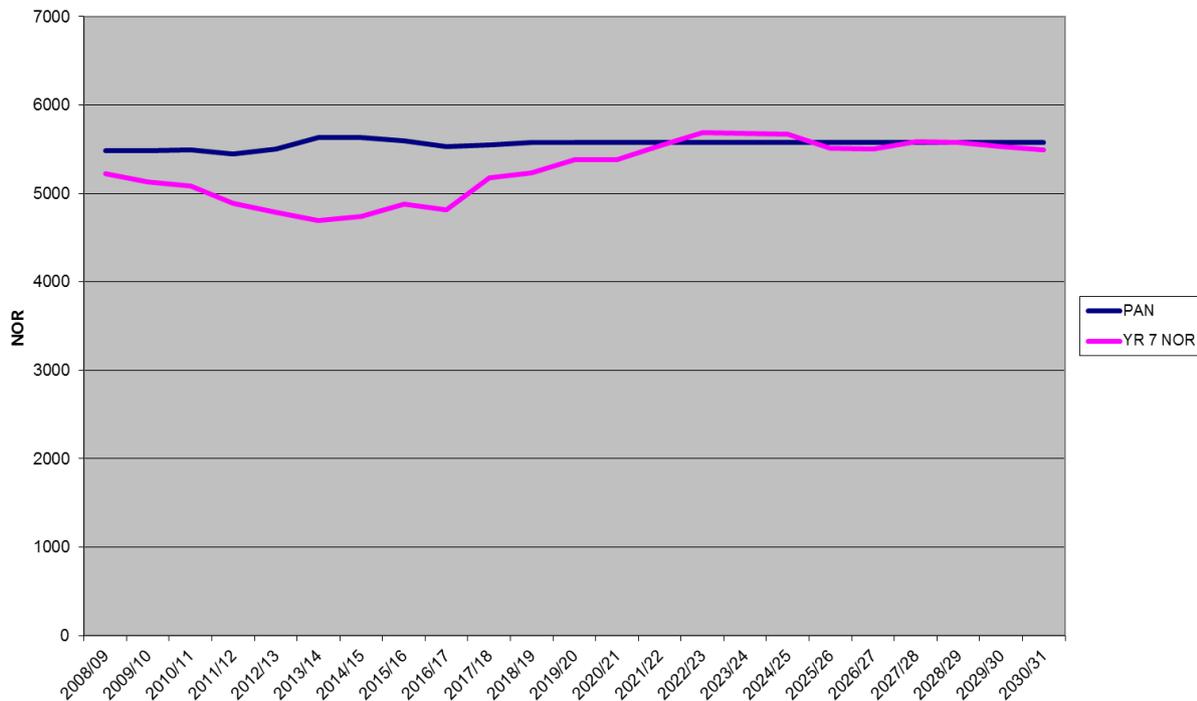
forecast to peak at around 39,700 in either 2020/21 or 2021/22. The following table demonstrates this.

**Forecast Number on Roll - East Sussex Primary Schools**



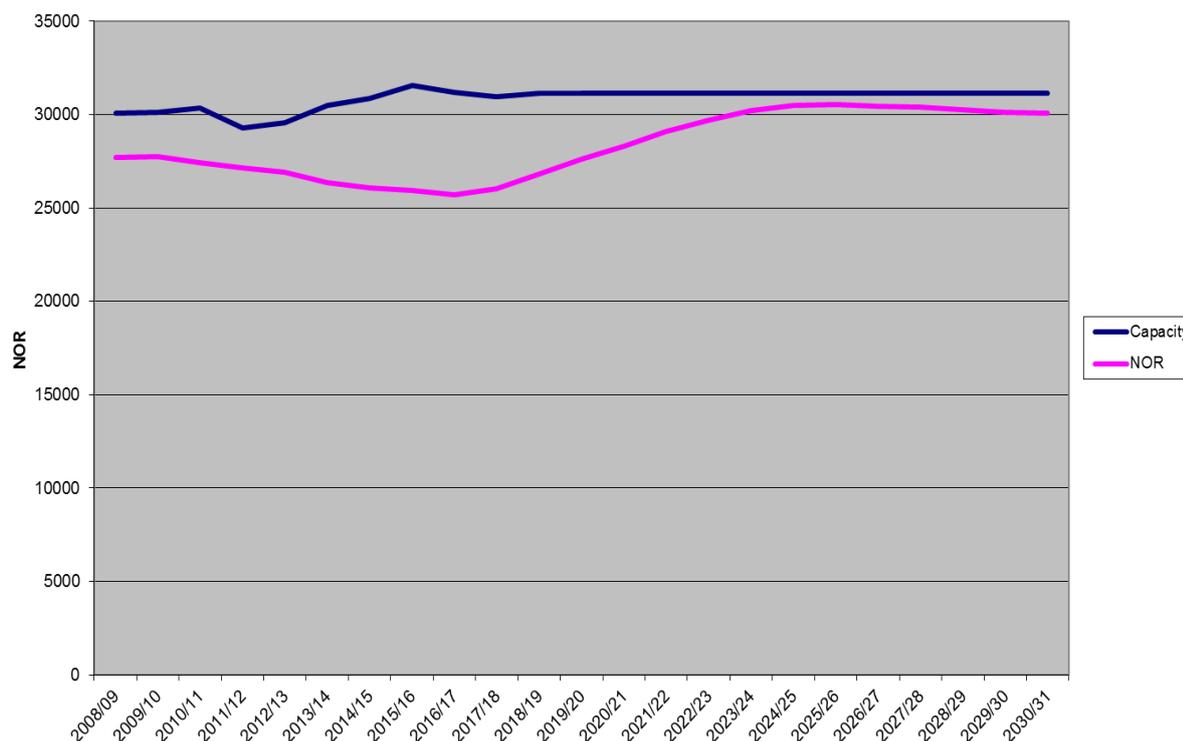
2.10 The rise in births between 2001/02 and 2010/11 is starting to impact on secondary school numbers. Year 7 intake numbers have generally been rising since 2013/14. In 2016/17 the countywide Year 7 total was 4,814. It is predicted to continue to rise until it reaches a peak of around 5,700 in 2023/24. See the table below.

**Forecast Yr 7 Number on Roll - East Sussex Secondary Schools**



2.11 In 2015/16 total numbers on roll in secondary schools hit their lowest point in recent years at 25,919. By 2023/24 numbers are forecast to exceed 30,000, peaking at approximately 30,500 around the middle of the decade as illustrated in the following table.

Forecast Number on Roll - East Sussex Secondary Schools



2.12 Countywide, the forecasts for primary and secondary school numbers in 2017 are significantly down on the 2016 forecasts. Mainly as a result of the significantly reduced new housing figures in the latest revision to Wealden District Council's Local Plan, there are now 5,000 fewer new homes planned for East Sussex in the period to 2027/28. Despite this, there remain certain parts of the county (e.g. Hailsham, Uckfield, Bexhill, Polegate/ Willingdon and Newhaven/Peacehaven) where significant volumes of new housing have been built/are planned and additional school places are likely to be required to meet the demand arising from the new housing.

2.13 The changing picture in Wealden District over the last couple of years has brought real challenges in terms of developing a coherent place planning strategy for each growth area. The significant changes over this time, not only to the overall growth figures, but also to locations and timing of proposed developments has required the Council to re-model its pupil forecasts, sometimes at very short notice, and identify new strategies and infrastructure requirements (including land) to support that level of growth. The Council's most recent update to its forecasting model and its newly emerging place planning strategies take account of the reduced housing figures in the Wealden Local Plan, particularly in Hailsham. However, the Council is mindful of the risk that the situation might change again and require a further re-visit of the pupil forecasts and hence its place planning strategy. This places undue pressure on the Council to deliver additional school places in areas of pressure in a timely manner.

2.14 A number of rural schools are full to their capacity partly as result of demand from children living in nearby large towns, particularly Eastbourne and Hastings. This has sometimes resulted in these schools having difficulty accommodating in-area children. To help alleviate this problem a change to East Sussex County Council's School Admissions Policy has been made from 2017/18. Under the existing admissions criteria, siblings of children who already have a place at a school normally take priority for places over children with no siblings, even when the child with the sibling lives outside the school's admissions area. From 2017/18 only siblings of 'in-area' children take precedence. The change does not apply to children whose siblings are already in the school before September 2017. As a consequence of this phasing in, the new policy may take a few years to impact significantly on pupil pressures on rural schools.

2.15 A small margin of surplus school capacity is often allowed to facilitate parental choice, to take account of the fact that schools with available places may not always be in the part of a planning area where the demand is, and to allow for a degree of error in the forecasts. In larger towns around one form of entry (30 intake places) is allowed while in other areas around half a form of entry (15 intake places) is allowed although margins vary depending on specific forecasts, capacities and circumstances.

2.16 As identified above, the biggest factors affecting pupil numbers in East Sussex have been high births and new housing development. Certain parts of the county (e.g. Eastbourne) also appear to have experienced higher than normal levels of net inward migration in certain year groups. In common with many other local authorities the Council is committed to accepting the equivalent of 0.07% of our total child population as unaccompanied asylum seekers over 3 years, which equates to 72 young people in total.

2.17 The national education landscape has changed dramatically in recent times with local authority maintained schools sitting alongside voluntary aided schools, foundation trusts, stand-alone academies, multi-academy trusts and free schools. This more autonomous and diverse landscape brings new challenges to the Council as it endeavours to discharge its statutory obligation to secure sufficient capacity to meet demand for places. While the Council retains powers of direction over community and voluntary controlled schools in terms of admissions, it does not have the same authority over voluntary aided schools, academies or free schools. At times this has led to difficulties in reaching agreement with non-maintained and voluntary aided schools about exceeding their published admission number (PAN) to serve children living in their local communities. This is likely to continue to be a challenge as pressure on places moves from primary to secondary, where the majority of schools are non-maintained.

### **Mainstream school places provided**

2.18 In the period 2010/11 to 2017/18 3,738 additional mainstream school places have been created in East Sussex through the provision of temporary bulge classes, the permanent expansion of existing schools and the establishment of new schools. This can be summarised as follows:

Place planning area	Phase	Number of additional places provided
Eastbourne	Primary	1,230
Hastings	Primary	323
Lewes	Primary	165
Newhaven	Primary	300
Peacehaven	Primary	130
Seaford	Primary	300
Iford & Kingston	Primary	70
Ringmer	Primary	105
Wivelsfield	Primary	70
Bexhill	Primary	375
Battle	Primary	30

Rye	Primary	105
Crowborough	Primary	30
Hailsham	Primary	240
Polegate/Willingdon	Primary	90
Buxted	Primary	35
Mayfield	Primary	40
Park Mead	Primary	30
Rotherfield	Primary	70
<b>Total</b>		<b>3,738</b>

2.19 Over the period to 2022/23 the Council plans to create an additional 1,580 primary and secondary school places through the provision of temporary bulge classes, the permanent expansion of existing schools and the establishment of new schools. This is summarised below.

Place planning area	Phase	Number of additional places provided
Newhaven	Primary	30
Peacehaven	Primary	60
Hailsham	Primary	420
Polegate	Primary	210
Eastbourne	Secondary	60
Newhaven/Peacehaven	Secondary	450
Hailsham	Secondary	150
Willingdon	Secondary	200
<b>Total</b>		<b>1,580</b>

### Overview of special school places in East Sussex

2.20 The Council's recently developed SEND forecasting model is predicting that overall numbers of children with SEND could rise to over 8,500 by 2020/21 and to 9,800 by 2030/31. The numbers with Education Health Care Plan (EHCPs) could rise to over 3,200 by 2020/21 and to over 3,800 by 2030/31.

2.21 Reflecting recent increases in the number of placements and the presentation of anxiety and mental health issues in requests for support, the numbers with plans with a primary need of Social Emotional and Mental Health (SEMH) could rise by 400 by the end of the next decade.

2.22 If recent trends continue, numbers with plans and a primary need of Autistic Spectrum Disorder (ASD) could also rise by around 400 over the same time period.

2.23 Even if the recent high rate of increases will not be fully repeated, the numbers of children with EHCPs and a primary need of Speech Language and Communication Needs (SLCN) could rise by over 100 in the period to 2030/31.

2.24 Probably linked to the increased survival rates of very premature babies, the numbers of children categorised as having Profound and Multiple Learning Difficulties (PMLD) has increased quite significantly in recent years. It is unclear if longer term, with medical developments, the trend will stabilise. However, if recent rising trends do continue we would see this total rising by 100 over the next 15-16 years.

2.25 The Council has worked closely with our current special schools and potential new providers to develop a strategy for the provision of additional special school places to meet the predicted demand and to reduce the high revenue costs to the Council of placing pupils in independent schools. This strategy includes the development of new schools, including through successful free school applications, and a review of specialist facilities as detailed below:

- The Flagship School (wave 12 free school): 9-16 years, with 56 places with High Functioning Autism and pupils with social, behavioural and communication difficulties. Provider – Flagship School Ltd. Preferred site in Hastings. The ESFA will fund the capital works centrally. Indicative opening date: September 2020.
- The Summerdown School (wave 12 free school): 5-16 years, with places for 84 pupils with autism and speech language and communication needs. Provider – Southfield Academy Trust. Preferred site in Eastbourne (Council owned land). The ESFA will fund the capital works centrally. Indicative opening date: September 2020.
- The Workplace Alternative Provision (wave 12 free school): 11-16 years, co-educational, alternative provision school offering provision for 94 pupils with behavioural issues and excluded children. Provider – SABDEN Academy Trust. Preferred site in Bexhill (Council owned land). The ESFA will fund the capital works centrally. Indicative opening date: September 2019.
- New PMLD provision: subject to approval by the Regional Schools Commissioner it is intended that the new Summerdown School above extends its offer to include 51 PMLD places. The Council would fund the PMLD element of the new provision from its capital programme. Indicative opening date: September 2020.
- New SEMH provision: the Council is currently investigating options for delivering 80 SEMH places in either Eastbourne or Hailsham on land that is either in the Council's ownership or is available under an option agreement with a housing developer. The Council would fund the new provision from its capital programme. Indicative opening date: September 2020.
- New specialist facilities: as part of its High Needs Review the Council is also considering a strategy to develop more specialist facilities at mainstream schools which would cater for a broad range of lower level SEND needs where pupil's requirements could be met in a specialist facility that includes appropriate access to mainstream provision. The agreed strategy would be subject of an invest-to-save business case to the Capital Strategic Asset Board for funding in the capital programme.

## **School organisation**

2.26 In addition to the 47 schools in East Sussex which became academies between September 2010 and September 2017, the Council has, in line with its School Organisation Policy, undertaken/overseen a number of organisational changes to its mainstream schools:

2.27 In the last 6 years the Council has determined the following school amalgamations.

Schools	Name of new all-through primary school	Effective date
Hampden Park Infant School and Highfield Junior School	Heron Park Primary Academy	September 2011
Peacehaven Infant School and Hoddern Junior School	Peacehaven Heights Primary School	September 2012
Grays Infant School and Southdown Junior School	Harbour Primary and Nursery School	January 2013
Whitehill Infant School and Herne Junior School	Ashdown Primary School	September 2015
St Thomas a Becket Catholic Infant School and St Thomas a Becket Catholic Junior School	St Thomas a Becket Catholic Primary School	September 2017

2.28 Since 2008 the Council has supported the creation of the following school federations.

Federation name	Schools	Effective date
The Woodlands Federation	Punnetts Town Community Primary School, Broad Oak Community Primary School and Dallington CE Primary School	January 2008
South Ashdown Schools Federation	Bonnors CE Primary School and Buxted CE Primary School	April 2015
St Thomas a Becket CE Federation	Blackboys CE Primary School and Framfield CE Primary School	September 2015
Roselands and Stafford Federation	Roselands Infant School and Stafford Junior School	September 2015
The Saxonbury Federation	Mark Cross CE Primary School and Frant CE Primary School	October 2015
The Pioneer Federation	East Hoathly CE Primary School and Chiddingly Primary School	November 2015
Beckley and Peasmarsh Schools Federation	Beckley CE Primary School and Peasmarsh CE Primary School	April 2016
Riverside Federation	Etchingham CE Primary School and Bodiam CE Primary School	July 2016
Quercus Federation	Hurst Green CE Primary School and Northiam CE Primary School	September 2016
Aspire Federation	Five Ashes CE Primary School and Mayfield CE Primary School	September 2016
The Skylark Federation	Barcombe CE Primary School, Hamsey Community Primary School and Plumpton Primary School	June 2017

2.29 Since 2014 the Council has closed/resolved to close the following small schools.

Schools	Effective date
Mountfield and Whatlington CE Primary School	August 2014
Pells CE Primary School	August 2017

Rodmell CE Primary School	August 2018

2.30 The Council and governing bodies face an increasing pressure to maintain the efficient organisation and effective leadership of its schools; particularly of primary schools. In some rural areas where there is little or no housing to sustain the birth rate, small schools are facing real challenges in terms of their long term financial viability and the impact this could have on their ability to maintain high standards of education.

2.31 The Council will manage a programme of ongoing planning and review of school organisation and leadership arrangements, to provide support for governing bodies to address this challenge and to maintain a sustainable network of village schools, through exploring a range of partnership solutions where appropriate (e.g. collaborations, federations, multi-academy trusts).

2.32 Where there is sustained evidence that a school is failing to meet the needs of its local community and/or to deliver improved outcomes and/or is not financially viable, the Council will also explore the options for closure.

### **3 Capital Programme**

#### **Funding**

3.1 The Council receives schools basic need grant funding from central government to help with the costs of providing additional primary and secondary school places. The grant funding is provided on a locally weighted 'cost per pupil place' basis and is calculated from data submitted by the Council in its annual School Capacity (SCAP) return to the Education and Skills Funding Agency (ESFA).

3.2 The per pupil rate of funding the Council receives is generally insufficient to cover the entire capital costs of new build and expansion projects and the Council must supplement the funding received from other sources including its own capital programme and development contributions from S106 and CIL.

#### **ESCC Capital Programme**

3.3 In the period 2017/18 to 2022/23 an allocation of £86 million is identified in the Council's capital programme to create new primary, secondary and special school places. New school places are delivered through a mix of temporary (bulge classes) and permanent (school expansions/new schools) solutions depending on how long the pressure on places is expected to last in a given area.

3.4 The capital programme for provision of school places, in common with the remainder of the capital programme across the Authority is predicated on a 'Basic Need' premise. The RPPR process is used to scrutinise and develop the programme which is ultimately signed off by Cabinet and Full Council.

3.5 The programme for school places was developed through the completion of a range of inception studies that took the pupil forecasts described in the previous section and developed very broad outline project scopes for meeting these place number demands. The inception studies completed by external consultants (architects) were then costed by external quantity surveyors using a broad basis methodology including the application of a £/sq.m rate, together with assessments of and making allocations for 'abnormal' costs and significant risk and contingency items.

3.6 This approach was used for each of the individual areas of need across the programme period and an aggregated sum (above) was developed for inclusion in the capital programme.

3.7 As projects come forward for delivery they are subject to a detailed commission prepared by the Children's Services Department detailing the specific deliverables required. Orbis Property Team is then engaged to manage the feasibility, design, planning, construction and handover. All projects in the programme are reported on monthly to the Schools Capital Sub Board, which highlights any significant risk areas likely to affect delivery timescales or costs and makes recommendations for remedial actions or changes to the agreed programme to the Capital and Strategic Asset Board.

## 4 State of School Buildings and Plant

### Identification of planned major building and plant condition need and H & S work

4.1 The County receives an annual School Condition grant from the Department for Education (DfE) which is managed directly by ESCC. The focus of this budget is on addressing firstly high priority 1 & 2 works that are classified as:

- Priority 1 – Urgent work that will address an immediate high risk to the health and safety of occupants and/or prevent immediate closure of premises and/or remedy a serious breach of legislation. Example – boiler unexpectedly fails and no economical repair, requiring immediate replacement to keep school operational.
- Priority 2 - Essential work required within two years that will prevent serious deterioration of the fabric or services and avoid a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation. Example – flat roof with localised leaks staining ceiling. No immediate risk that effects school operation, but roof considered at the end of its working life, and programmed in for renewal.

4.2 Due to the large scale of investment required it is not possible to address all condition backlog work in one year. A rolling programme is required addressing priority 1 and 2 with priority 3 and 4 deteriorating over time into Priority 1 or 2 needs. This ensures schools are fit for purpose and ESCC complies with its legal statutory duty for property H & S legislation.

4.3 The level of School maintenance backlog is estimated at –

Priority	Backlog	
Urgent Priority 1 & 2	(< 2 yrs)	£1,426,489 **
Essential works Priority 3	( 3 – 4 yrs)	£17,046,093
Desirable works Priority 4	(4 - 5 yrs)	£12,197,327
Long term works Priority 5	(5 yrs and above)	£1,326,589

\*\* Note – There are no outstanding priority 1 works in the maintenance backlog. However a yearly amount is set aside for unforeseen breakdowns of building elements and services, which need to be included for immediate repair in the current years planned maintenance programme, to ensure school operations are not disturbed.

4.4 The Local Authority Maintained (LAM) schools identification and prioritisation of work is by:

- A five yearly condition survey undertaken by external consultants, of the fabric and mechanical and electrical systems. There are potential future fee savings from placing less reliance on external consultants in preference for using internal Orbis delivery resources.
- A yearly ESCC Property client Officer annual inspection and meeting with each school, to go through and check the condition survey, where priorities need to be adjusted, or where new works are identified.

## Funding

4.5 Funding for the upkeep and maintenance of LAM school buildings and plant is split. Each school has a devolved budget they manage, part of which is used for carrying out minor repairs and maintenance, including the servicing of plant and systems to comply with legislation, such as boiler servicing, legionella testing etc. They also receive a revenue budget for structural maintenance. There is no funding managed centrally by ESCC for academies, as they receive their funding direct from the DfE, and have responsibility for identification and prioritisation of works on their site.

4.6 The majority of LAM schools buy in to the ESCC BSD Property Services, BM01 support service, where their structural budget is managed centrally on their behalf, also providing them with access to a property help desk supporting them for any property issues they may have, including reactive and emergency repairs.

4.7 ESCC receive a yearly capital DfE School Condition grant for LAM schools, for funding of condition and H & S planned maintenance works i.e. boiler renewals, new roofs, window replacement etc. Also for improvement works such as Schools Access Initiative (SAI), where adaptations are required for the specific requirements of new pupils with particular identified needs to attending school, and other legislative requirements requiring major upgrade.

4.8 The below table sets out recent, and future years funding.

Budget Type	(£m)	15/16	16/17	17/18	18/19	19/20
Schools Condition Capital		5.048	4.967	4.721	4.669	4.422
Schools Structural Revenue		1.700	1.400	1.400	1.400	1.400

\* With the likely continuing programme of LAM schools converting to academy status, the DfE School Condition grant received by ESCC is likely to reduce as further schools transfer and receive their grant allocation direct. This will require the budget allocation to be revised to match the reduced grant received.

\* The DfE School Condition grant funding that will be received by ESCC is not technically ring-fenced but authorities are to provide a return to the DfE at the end of the year detailing where the money has been spent on LAM schools.

## Consideration of Health & Safety Issues following the Grenfell Tower

4.9 As referenced above, the ongoing school surveys and ESCC inspections inform the need of H & S projects needing urgent consideration for funding, from the EFA condition allocation. Prior to the Grenfell Tower incident, ACM (Aluminium Composite Material) cladding was not identified as an issue, and hence would not have been identified in condition surveys as a risk.

4.10 Following the incident a review was undertaken of the 371 individual LAM school buildings, following the Department for Communities and Local Government (DCLG) and Fire &

Rescue Service guidelines. The review included risk assessments considering type of use, height, number of storeys and cladding type in all LAM schools buildings. The results showed that no ESCC LAM school buildings were assessed as at risk, and none were assessed to be requiring further investigation/action. A return to the ESFA was completed on this basis and we continue to monitor bulletins and guidelines issued by the DCLG for any further action to be taken.

4.11 For the ongoing management of fire risk, LAM Schools continue to be provided with guidance, documentation and suggested specialists to undertake their Fire Risk Assessments to inform their required fire operational management of buildings. There is assurance that this is in place, it is being monitored by the BSD Property Team inspections, and through H&S team audits.

4.12 Academies were responsible for their own ESFA return for how they were managing the cladding risks at their sites. ESCC communicated with ESFA to request details of returns made by all educational providers in ESCC, that if any issues identified, ESCC would work with the providers to ensure that all buildings providing ESCC educational spaces are safe.

## **5. Conclusion and reasons for recommendations**

5.1 The report addresses the Committees wish to receive an overview of the current status of school buildings and plant in East Sussex. This included reference to the school maintenance programme and school commissioning plan. Such a review was to also include consideration of health and safety issues following the Grenfell Tower fire.

5.2 The committee is asked to acknowledge the work of Children's Services Department in ensuring a robust place planning and forecasting process is in place to deliver a schools capital programme to meet the County's statutory obligations to deliver school places.

5.3 The committee is asked to ratify the approach of Orbis Property to ensuring the school estate is maintained in a safe and operational condition.

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