



Achieving the MAT Vision

Developing and Funding the Estate

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Directors

The Impact of Buildings on Pupil Learning



"Those children in poorer school environments tend to have poorer attitudes and behaviour as well as lower attainment."

- Kumar et al., 2008

"School layouts can influence a child's development by as much as 25% over the course of an academic year."

- University of Salford, 2012

The Impact of Buildings on Pupil Learning

- 60% of school buildings built before 1976
- More than 1 in 6 schools in England require urgent repairs
- 1 in 20 teachers who left their job cited poor building conditions

S2e are passionate about improving this

S2e - An overview

- A team of Chartered Building Surveyors
- Formulate Estate Strategies to support and help fund the MAT vision
- **Only work in the Academy sector**
- Delivered > 1,500 School refurbishment projects equating to almost £0.5 billion

Agenda – Achieving the MAT Vision

1. Establishing Strong Foundations

2. Capital Funding – The Last Decade

3. Estate Funding Challenges

Establishing Strong Foundations

Getting the basics right

**3D Modelling &
CAD Floorplans**

Condition Surveys

Capital Funding

Maintenance Planning

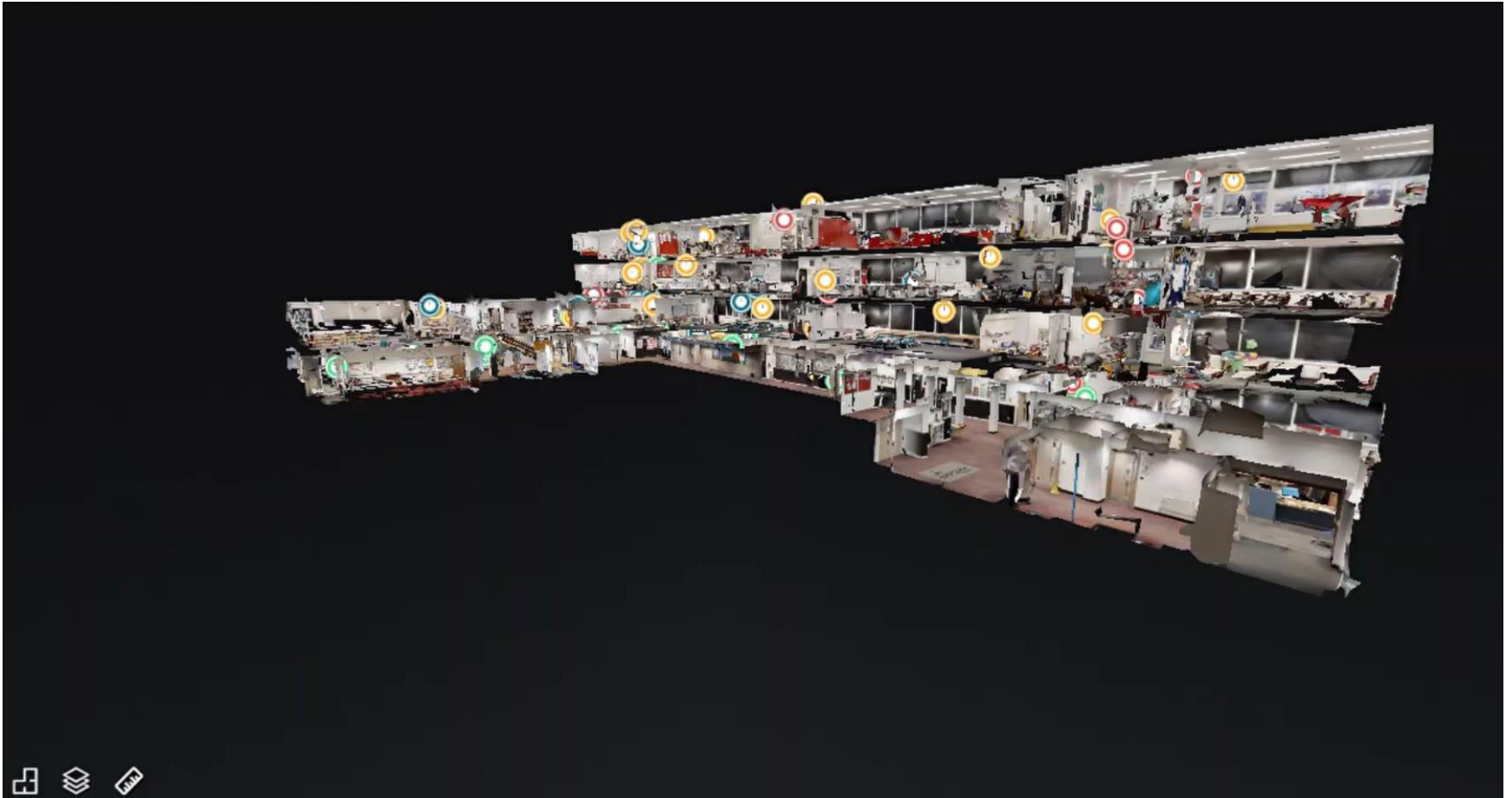
**Building Replacement
Strategy**

Statutory Compliance

**Space
Utilisation**

Energy Planning

Interactive 3D Modelling -The Future of Building Management



Interactive 3D Modelling -The Future of Building Management

- Cost – Circa £1,250 Primary / £2,950 Secondary
- 2D CAD Floor Plans & 3D Modelling
- Remote communication tool
- Educational – Pupil lead surveying
- BB103 – Surplus and deficit spaces
- Pros – Strategic benefits, speed, cost, educational, interactive features



Establishing Strong Foundations

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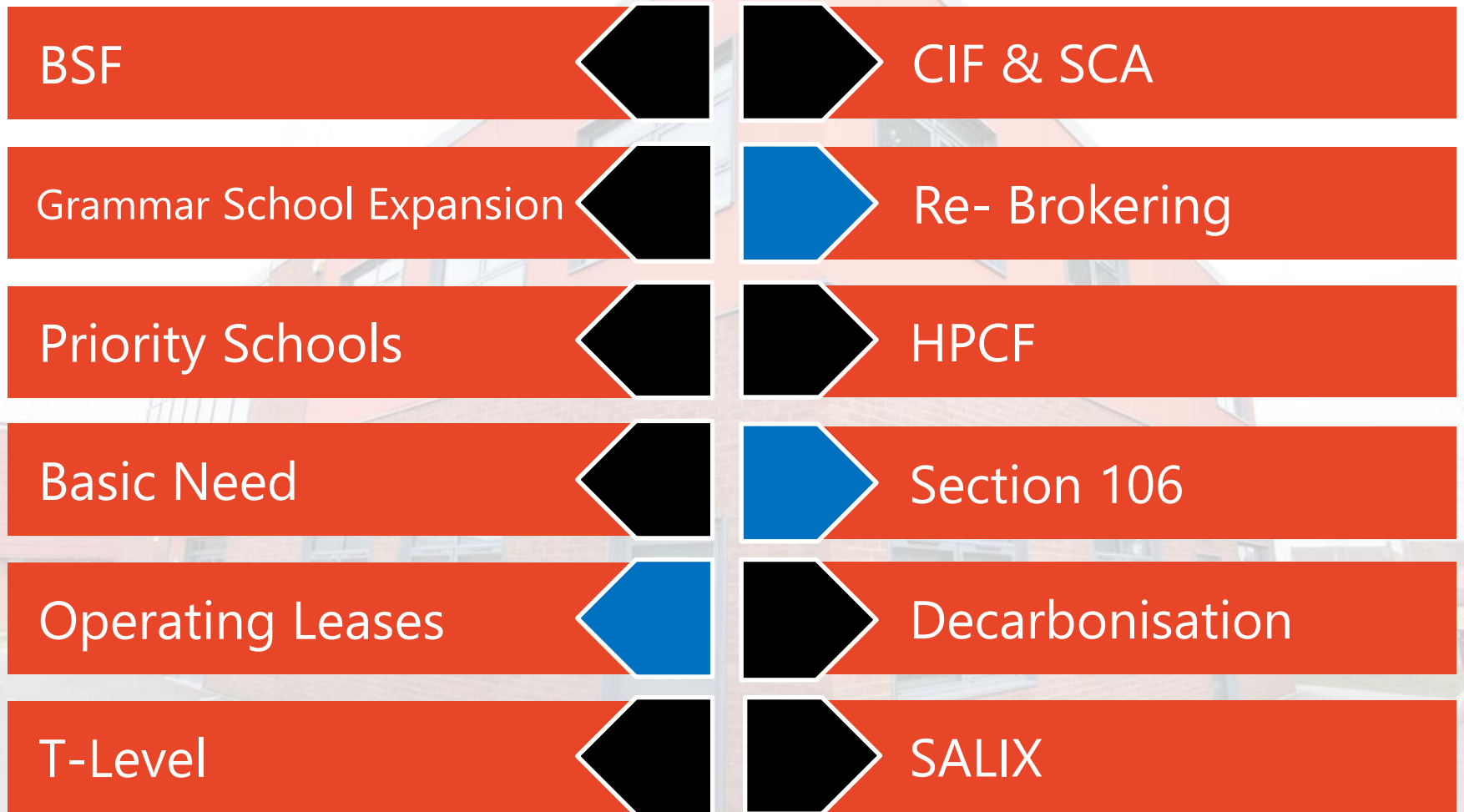
Building Replacement
Strategy

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Space
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Energy Planning

Capital Funding – The last decade



Challenge 1:

Taking on New Academies by Re-brokering

■ Challenge:

- MATs encouraged by RSC to take on new or failing Academies or Trusts
- Academies may require maintenance/capital investment
- Increased MAT liability

■ Solutions:

- Understand the condition / due diligence liabilities
- Utilisation of space – deficit and suitability of spaces

■ Funding:

- Negotiation with DfE Complex Projects Team
- Maximise capital funding to address liabilities raised
- E.g. roof replacement / block replacement / upgrading fire alarms



**S2e have secured over
£8.5million when
re-brokering**

Challenge 2: Demographic Growth Maximising S106 Capital Funding

■ Challenge:

- New housing developments affect pupil numbers
- LA's statutory duty to ensure sufficient pupil places
- Roughly 1,000 houses = 1 form entry

■ Solutions:

- What is planned locally?
- Could your school grow
 - feasibility study or masterplan?

■ Funding:

- Unspent funding due to complexities
- Some LA's are sitting on huge contributions
 - what is your LA sitting on?



**Section 106 developer
contributions approx.
£15k / pupil**

Challenge 3: Top-Up Operating Leases For New Buildings

■ Challenge:

- Hired facilities
- Additional facilities / expansion
- Buildings in poor condition

■ Solutions:

- The core of the estate strategy
- Replacement and new buildings
- Modern methods of construction

■ Funding:

- Operating leases to top-up existing funds
- Future revenue or maintenance savings



S2e - Sector Specialists



**PRIORITISED
£32M SCA
ANNUALLY**

1,500 CAPITAL PROJECTS



220 CLASSROOMS



**SECTION 106
£7 MILLION**



S2e are passionate about helping Trusts achieve their MAT vision



Please come and talk to us!

Trade Expo - Estates & Facilities Zone

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