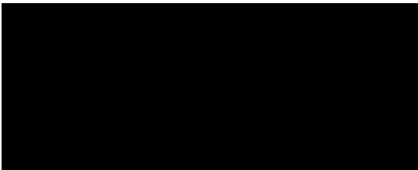




11 DEC 2017



Dear 

Thank you for your email of 10 November 2017 to the Ministry's Media Team in which you request the following information:

- a. *a list of the schools currently in category 5 [of the Ministry's rating and reporting mechanism for schools' maintenance requirements) – that is, expected to require maintenance over the next 10 years to a value greater than their [sic] 30% of their estimated replacement value; and;*
- b. *a brief summary of the maintenance work required for each school.*

Your request has been considered under the Official Information Act 1982 (the Act).

As a strategic asset manager, we are constantly seeking to improve the management of our school property portfolio (the portfolio) to ensure it provides a high quality learning environment that supports students to achieve their best. Property condition assessments are one of the ways in which we do this.

The property condition indicator (the indicator) is a technical measure of condition designed to assist in managing the portfolio over time. Comparing the ratio of the cost of maintenance over 10 years to the estimated replacement value of a building allows us to consider the most cost-effective way to upgrade buildings. A relatively low ratio indicates that ongoing maintenance will likely provide best value-for-money over time, whereas a high ratio might suggest that replacing the building entirely would provide a better value option.

The indicator, as identified in our 2017 Annual Report, measures individual school **buildings** rather than entire **schools**. The condition of buildings can vary considerably within a single site. There could for instance be buildings on a school site that are no longer required for educational purposes, and consequently are not being maintained ahead of their eventual rationalisation.

We are therefore refusing both parts of your request under section 18(e) of the Act as, given buildings rather than schools are categorised, the information does not exist. Furthermore,

in respect of summaries of the maintenance work required, we do not create individual plans for the repair of Category 5 buildings, as such work is captured within each school's 10-Year Property Plan process (10YPP).

In the interests of being helpful, we have compiled a list of schools that currently have at least one building in Category 5. This is attached for your information.

As you are likely aware, 10YPPs identify a school's property work schedule for a 10-year period and prioritise the following:

- *health and safety work to keep buildings safe for occupancy;*
- *essential infrastructure work;*
- *plans for maintenance work;*
- *plans for any potential changes in roll numbers;*
- *plans for the modernisation of learning spaces; and;*
- *requests for any available capital funding.*

10YPPs are based on a condition assessment of all buildings, facilities, plant and underground services at a school, and is undertaken by professionally-qualified consultants.

As the portfolio's value has increased over time, the maintenance requirements have not been re-evaluated in the same way, and consequently the number of buildings in each category has changed. This is because the indicator does not specifically take into account the impact of the portfolio's revaluation. The assessment of required maintenance costs is based on condition assessment work undertaken during the development of a school's 10YPP. This means it can be up to five years old, while accounting standards require revaluation of the portfolio more frequently.

Should schools have any safety concerns regarding buildings the responsibility to ensure that any potential risks are managed appropriately lies with a School's Principal. This would be done in consultation - if necessary - with the Ministry. A correlation does not necessarily exist between lower condition rating and safety issues. For instance, some buildings might be listed in Category 5 because they have features that make them expensive to maintain relative to their replacement value.

It is important to note that while a building may have a comparatively high expected cost of maintenance compared to its replacement value, it may still provide a high quality internal learning environment. A low rating does not necessarily equate to a poor quality teaching and learning environment, in much the same way that a high rating should not by right be considered an indicator of a learning environment that meets the Ministry's standards for teaching spaces.

The indicator is still being developed, and, as such, has not been rolled out to schools as an official assessment of their property condition. Such decisions are made by schools in conjunction with the Ministry through the development of their 10YPPs.

If you have any questions about this response, please feel free to contact the Media Team at media@education.govt.nz.

Thank you again for your email. You have the right to ask an Ombudsman to review this decision. You can do this by writing to info@ombudsman.parliament.nz or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely



Rob Giller
Acting Head of Education Infrastructure Service

Schools with at least one Condition '5' Building as at 30 November 2017	
School Name	
1	Amuri Area School
2	Arohanui Special School
3	Ashburton Borough School
4	Barton Rural School
5	Bayfield High School
6	Bayview School
7	Beachlands School
8	Bluestone School
9	Brookby School
10	Broomfield School
11	Bruce McLaren Intermediate
12	Bucklands Beach Intermediate
13	Cashmere Avenue School
14	Central Southland College
15	Clendon Park School
16	Clevedon School
17	Cockle Bay School
18	Dahnevirke South School
19	Darfield High School
20	Dargaville High School
21	Don Buck School
22	Greenmeadows Intermediate
23	Greenpark School (Tauranga)
24	Hamilton East School
25	Hawera Intermediate
26	Howick Intermediate
27	Howick Primary School
28	Hunua School
29	Hutt Central School
30	Island Bay School
31	Kaitiaki School
32	Kaitao Intermediate
33	Kamo Intermediate
34	Kauri Park School
35	Macleans Primary School
36	Manakau School
37	Mangorei School
38	Manuka Primary School
39	Manurewa Central School
40	Manutuke School
41	Marlborough Girls' College
42	Matarau School
43	Matauri Bay School

44	May Road School
45	Mellons Bay School
46	Merivale School
47	Morrinsville College
48	Mt Albert Grammar School
49	Nayland Primary School
50	Nelson Central School
51	Newlands College
52	North Street School
53	Northcote College
54	Ohaeawai School
55	Okaihau College
56	Orini Combined School
57	Otago Boys' High School
58	Otahuhu School
59	Palmerston North Boys' High School
60	Papakowhai School
61	Papakura High School
62	Papanui High School
63	Parkview School
64	Point View School
65	Pukerua Bay School
66	Purakaunui School
67	Putaruru College
68	Queens High School
69	Queenstown School
70	Randwick Park School
71	Rangiora High School
72	Rangitoto College
73	Raroa Normal Intermediate
74	Remuera School
75	Renwick School
76	Riccarton High School
77	Russell School (Porirua East)
78	Somerville Intermediate School
79	Strath Taieri School
80	Sunnydene Special School
81	Sunnyhills School
82	Taumarunui High School
83	Tawhai School
84	Te Kura Mana Maori Maraenui
85	Thorndon School
86	TKKM o Ngarangaomatariki
87	TKKM o Te Rawhiti Roa
88	TKKM o Wairarapa
89	Tokoroa Intermediate

90	Tuakau School
91	Verran Primary School
92	Waimea Intermediate
93	Waituna Creek School
94	Waiwera South School
95	Wellsford School
96	Whakamaru School
97	Whangarei Boys' High School
98	Whangaruru School
99	Whenuapai School
100	Winton School
101	Woodleigh School

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