



Briefing Note: Updated Information on Nelson College Following Your Visit on 17 August.

To:	Hon Jan Tinetti, Associate Minister of Education		
Cc:	Hon Chris Hipkins, Minister of Education		
Date:	26 August 2022	Priority:	High
Security Level:	In Confidence	METIS No:	1294620
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Messaging seen by Communications team:	No	Round Robin:	No

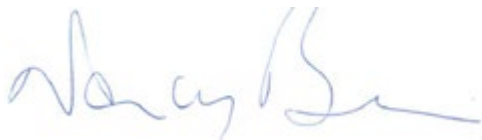
Purpose of Report

The purpose of this paper is to provide further information to you following your visit to Nelson College on Wednesday 17 August.

Proactive Release

- a **Agree** that the Ministry of Education release this briefing once it has been considered by you, with appropriate redactions made in line with the provisions of the Official Information Act 1982.

☒ **Agree** ☐ **Disagree**



Nancy Bell
Hautū | Deputy Secretary
Te Mahau | Te Tai Runga



Hon Jan Tinetti
Associate Minister of Education

26/08/2022

04/09/2022

Summary

Following your visit to Nelson College, you requested more details in relation to the following:

- *Principal and Presiding Member have raised the local office's lack of flexibility with property funding.*

The school's Ten-Year Property Plan (10YPP) is being negotiated and a large volume of work on essential infrastructure is required. This essential work will use all of the school's Five-Year Agreement funding as well as requiring supplementary funding. Other more desirable discretionary works will not be achieved through the 10YPP process this time. The 10YPP needs to be completed to release funding to allow essential works to begin.

- *Asbestos in Dining Hall*

The dining hall, which is largely owned by the school, has an unrepaired leak that is dripping through the ceiling. The ceiling lining textured coating contains asbestos. To enable repairs the 10YPP needs to be approved to allow funding to be confirmed and at the same time, the school needs to have funding to contribute its ownership share.

- *Fire Alarms' functionality*

The fire alarms comply with the Building Code and the Building Warrant of Fitness is current, however, they may not support other management functions. The school's alarm is planned for renewal through a Ministry led Fire Alarm Upgrade (FAU) project after other higher priority schools have been upgraded and subject to ongoing budget availability.

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Background

The Principal and Presiding Member have raised concerns over the local office's lack of flexibility:

1. The school and Ministry have started 10YPP planning where completion of the 10YPP releases 5YA funding. Specialist reporting is nearing completion and a follow up to the first 10YPP initiation meeting between the school and the Ministry Asset Management team would ideally take place soon.
2. The specialist reports so far have identified that a significant amount of Priority 2 work (P2) exists. This work is *Essential Infrastructure* that keeps the buildings to a good condition for watertightness, warmth and safety. Generally, the Nelson College Asset condition is *good*, however, attention to essential infrastructure is required to support the assets condition rating.
3. The school has 5YA of \$1,551,514.00 to begin work after the 10 Year Property Plan (10YPP) is signed. The P2 work alone has been initially estimated at \$3,035,764.00 so requiring additional *prioritisation* funding of \$1,484,250.00, which the local Ministry

Office will recommend be provided. Priority levels are addressed in the 10YPP process starting at P1 Health & Safety, through to P4 discretionary works.

4. Ideally schools would prefer to spend some 5YA funding on discretionary items rather than entirely on base asset maintenance. In this next 10YPP there will be no 5YA funding left for more discretionary spending.
5. The school also has maintenance issues to address around the site such as cleaning and painting of the blocks. This is funded by the School Property Maintenance Grant (PMG). In some instances, maintenance not being undertaken is likely to contribute to a later 'knock on' 5YA spend.
6. The school is 9 teaching spaces over current entitlement. Rationalisation of some older standalone classrooms has been suggested to reduce overall property maintenance costs.

Asbestos in Dining Hall

7. This building is jointly owned between the School Board (83%) and the Ministry (17%). The roof was highlighted in the 10YPP planning specialist report to require replacement.
8. The roof has begun leaking at some point that has resulted in puddling on the floor. The textured coating on the ceiling lining contains an asbestos binder that was a concern. The affected area was closed off to clean and make safe. An asbestos specialist tested and confirmed that the asbestos is currently encapsulated in the textured coating and therefore safe.
9. The estimated cost of a full repair is currently sitting at \$810,100.00 This would require the Ministry contributing \$137,717.00 and the school board contributing \$672,383 based on the ownership ratio. Other options for repair may be available at a lower cost which could be explored.
10. The Ministry contribution to the repair would be allocated in year 1 of the 10YPP after it is completed. The school would need to provide the remaining 83% of the required funding.

Fire Alarms' Functionality

11. The school has a current Building Warrant of Fitness (BWOFF) certifying the fire alarms work and comply with the Building Code. The school would prefer that the alarm is improved to a 'TYPE 4' site wide system that would support other school management functions like school-wide time announcements.
12. The school is required to have an evacuation scheme approved by FENZ as a part of its ordinary management where that relies on a compliant fire alarm.
13. Schools across New Zealand are part of a Ministry led Fire Alarm Upgrade (FAU) programme which is upgrading all school fire alarms on a worst-case priority basis. The project is an annual programme that is dependent on available funding. Nelson College is included in the programme where the timing of upgrade for Nelson College is, as yet unknown

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Key Risks

17. The 10YPP process has been developed to distribute funding for asset management and maintenance. The process is the same for all schools and does not provide additional funding for schools that have older or harder to maintain buildings. Changing management practice by the school can also influence outcomes. The Ministry is following the prescribed methodology for funding release. An *out of policy* approach could create a precedent or a perception of favouritism with other schools.
18. The school has a significant number of buildings that it owns that require significant investment. The buildings are not generally needed for a high school or are additional to entitlement and as such are not funded by the Ministry. The buildings, however, make up a large part of the school's history and culture.

Next Steps

19. The next step for this school is to complete the 10YPP that allows funding to become available so that essential infrastructure maintenance and improvement works can begin to ensure the asset condition is maintained. The Ministry is happy to work and support Nelson College as it works toward its long-term property vision.
20. 9(2)(f)(iv)

Proactive Release

21. We recommend that this Briefing is proactively released as per your expectation that information be released as soon as possible. Any information which may need to be withheld will be done so in line with the provisions of the Official Information Act 1982.