



11 February 2021



Tēnā koe 

Thank-you for your November request to the Ministry with queries on the Ministry's Post Occupancy Evaluations (POEs).

Following the release of [Te Rautaki Rawa Kura - The School Property Strategy 2030](#), we have carried out a range of initiatives to improve how we design, build and maintain school buildings. These initiatives include:

- **Reference Designs:** One way we can ensure all schools have access to quality learning environments and consistent outcomes across schools is by replicating reference designs. We are currently preparing a catalogue of reference designs to share popular, successful and easily customised designs for schools.
- **Design Assurance:** We have made changes to the existing process for design review. The new Design Assurance Process aims to support earlier engagement and increased collaboration to reduce overall project delivery timeframes.
- **Construction Observation:** We undertake construction observation activities at key project milestones and regular performance evaluations of our suppliers to support the identification and resolution of any issues.
- **School Design Performance Standards:** We have recently updated our [Designing Quality Learning Spaces \(DQLS\)](#) suite of documents which set methods for evaluating building performance when undertaking Post Occupancy Evaluation (POE).

Our [DQLS – Acoustics](#) and [DQLS – Lighting](#) requirements were published in December 2020 and our DQLS – Indoor Air Quality and Thermal Comfort requirements is currently being updated and will be published by April.

- **Post Occupancy Evaluation (POE's):** We have set aside 100 Internal Environmental Monitoring (IEM) devices for POE's.

With our updated design documents and IEM devices, we now have clear built verification performance requirements and tools for POEs, and we are currently evaluating an update to our current POE model. We are also working on an implementation plan to monitor Modular Buildings (MB's) and Reference Designs.

Your request has been considered under the Official Information Act 1982 (the Act), and I am pleased to provide the following point by point responses to your queries in the table below.

Query	Response
<p><i>Can I please have all the new-school post-occupancy evaluations completed and received by the ministry in the 2019 calendar year and all that have been received to date this year please? If similar evaluations are completed also for rebuilds of schools and new buildings in existing schools, I would also like to receive those reports too.</i></p>	<p>In response to part one of your request I am providing you with copies of three Post-Occupancy Evaluations (POE), for Kaiapoi School, Orakei School and Riverhead School.</p> <p>The Ministry is evaluating an update to the current POE model and as such has deferred commissioning POEs while this work is underway.</p>
<p><b><i>Also, and separately to the above, I see that schools are required to notify the ministry within six months of any defects with modular buildings. Can I please have the following information:</i></b></p>	
<p><i>The number of modular classrooms delivered to schools in the 2019 calendar year.</i></p>	<p>The Ministry delivered nine modular classroom teaching spaces in the 2019 calendar year. In late 2019 three additional Modular Building suppliers were brought on board by the Ministry to expand our delivery capacity.</p>
<p><i>The total cost of those classrooms.</i></p>	<p>I am withholding the total cost under section 9(2)(j) of the Act, so as to enable the Ministry to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>
<p><i>The number of defect notifications from schools in the 2019 calendar year.</i></p>	<p>During the 2019 calendar year we were notified of 48 defects by schools. Because there is a defects liability period of 12 months post completion these notifications cover modular buildings completed during 2018 and 2019.</p>
<p><i>What were the most common defect complaints? (Please note the broad area of alleged defect and the number of complaints.)</i></p>	<p>The most common defect complaints we were notified of were either for missing or faulty door and window hardware with 14 instances.</p>
<p><i>How were defects remedied?</i></p>	<p>Once notified we alerted the supplier to return to the school and either install or replace the hardware.</p>
<p><i>The above figures but for the 2020 year to date.</i></p>	<p>After the appointment of three additional modular building suppliers at the end of 2019, the Ministry delivered 119 modular teaching spaces in 2020. 43 defects were notified by schools in 2020, with the most common defect again being either missing or faulty door or window hardware with 16 defects.</p>
<p><i>Any analysis the ministry has completed in 2019 or in 2020 on the modular building programme.</i></p>	<p>The Ministry has completed a Pilot Study of the Internal Environmental Performance of a typical Modular Building. I am providing you with a copy of the findings. You will note in this report there is mention of further analysis becoming available by February 2020. This assessment was not completed and there have been no further reports produced. We undertake construction observation activities and we regularly appraise modular building suppliers performance. We are withholding these documents</p>

Query	Response
	<p>in full under section 9(2)(b)(ii) of the Act, to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>As the Modular Building programme has matured, and with the appointment of additional suppliers to the programme, our short-term roll growth and modular delivery programmes are now seeing new classrooms delivered, fitted out and operational less than six months after the project was commissioned.</p>

Please note, the Ministry now proactively publishes OIA responses on our website. As such, we may publish this response on our website after five working days. Your name and contact details will be removed.

Thank you again for your email. If you have further questions please feel free to contact our media team in the first instance at [media.team@education.govt.nz](mailto:media.team@education.govt.nz). If you are unsatisfied with my response, you have the right to ask an Ombudsman to review it. You can do this by writing to [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz) or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Nāku noa, nā



Kim Shannon  
**Head of Education Infrastructure Service**

## Appendix A Documents for release

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Document Number	Date	Title
1	22 July 2019	Post-Occupancy Evaluation: Kaiapoi Boroughs School Project 2019
2	22 July 2019	Post-Occupancy Evaluation: Orakei School Project 2019
3	22 July 2019	Post-Occupancy Evaluation: Riverhead School Project 2019
4	26 November 2019	Pilot Study Findings on the Assessment of the Internal Environmental Performance of a Typical Single Learning Studio Modular Building (MB)