



## Briefing Note: Next steps - redevelopment of Spotswood College

<b>To:</b>	Hon Chris Hipkins, Minister of Education		
<b>Date:</b>	10 September 2020	<b>Priority:</b>	Low
<b>Security Level:</b>	Confidential	<b>METIS No:</b>	1240140
<b>Drafter:</b>	Sam Thompson	<b>DDI:</b>	9(2)(a)
<b>Key Contact:</b>	Scott Evans	<b>DDI:</b>	

### Purpose of Report

The purpose of this paper is to provide an update on our planned approach to the redevelopment of Spotswood College.

### Summary

- On 3<sup>rd</sup> July 2020 you and the Prime Minister announced \$23 million of funding through the National School Redevelopment Programme for the replacement of classrooms in poor condition and 'right-sizing' of Spotswood College (see Appendix A for press release).
- We have arranged an initiation meeting with the Principal and Board Chair scheduled for 15 September. The Ministry's Regional Infrastructure Manager, Education Manager and Capital Works Delivery team will be in attendance. The school has indicated it will send a series of questions in advance of the meeting so we are prepared to address the key questions they have.
- At the meeting we will discuss master plan options with the school, look at a staged plan to rationalise some of the poorer quality teaching spaces, and discuss how other teaching spaces can be remediated. This will inform next steps for the programme, the details of which will be agreed in close co-ordination with the school.

**Agree** that this Briefing will be proactively released.



Kim Shannon  
**Head of Education Infrastructure  
Service**

10/9/2020



☒ **Agree** ☐ **Disagree**

Hon Chris Hipkins  
**Minister of Education**

6 / 10 / 2020

## Property context

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1. Spotswood College is a co-educational decile 5 secondary school in New Plymouth with around 760 students enrolled.
2. The College has mixed property conditions and the school has struggled with property maintenance in the past. While the school has some new or refurbished spaces, the majority are in tired condition. There is a significant property surplus including 23 excess teaching spaces which has been a factor in the school's inability to adequately maintain its facilities.
3. The school's current 5YA budget is \$1.415m and will be invested in infrastructure not covered by the upcoming redevelopment. The school's new ten year property plan is being drafted and the Board is expected to have the capability to deliver the identified projects with our guidance.
4. Planned 5YA works include an upgrade of the boiler system, weathertightness repairs, reconfiguration of the library, replacement of the pool pump and an upgrade of the pool changing shed. The school has received an additional \$200k under the Accelerated Modernisation Scheme which has been earmarked for Block B internal classroom upgrades.
5. School Investment Package funding of \$400k is being used for several projects including electronic signage, AstroTurf lighting, hardcourt areas and fencing, a market garden and a sun shade.

## Key aims of redevelopment

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6. The planned redevelopment will address significant condition issues and rationalise surplus space. The funding identified for this work was based on a high-level assessment of need, and we are now moving to more detailed work on the exact programme of work to be carried out. This will be a collaborative exercise with the school.
7. The College has already seen master plan options for the site. However we plan to refresh these prior to meeting the school next week. This will form the basis for discussions and agreement on the exact redevelopment approach.
8. Discussions will cover a range of likely works (subject to confirmation) including:
  - demolition of some of the poorest quality teaching spaces;
  - remediation of some teaching spaces, and replacement of others;
  - seismic strengthening of the hall;
  - weathertightness work on the technology block;
  - addressing deferred maintenance of Block B;
  - fire system and main electrical switchboard upgrades; and
  - relocation of caretaker facilities.
9. The school will have a build roll of 800 (which will accommodate the school's current roll comfortably) and a master plan roll of 1080 (allowing for limited expansion should roll growth eventuate). This may not align with the school's expectations but it has retained excess space for an extended period, and the appropriate investment approach is to provide the facilities the school actually needs. We will manage this carefully with the Board and encourage it to focus on the positive development that can be achieved.

## Engagement and next steps

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10. As outlined in your press release (Annex One), design work is not scheduled to begin until mid-2021. Following that announcement we had not yet initiated a meeting with the school to discuss next steps. However the school contacted us proactively to request a meeting and we did not respond in as timely a manner as we should have. We have since apologised to the Principal and Board Chair.
11. We contacted the Board Chair, Mike Cole, on 2<sup>nd</sup> September to arrange a meeting with the Board and Principal on 15 September. This will inform next steps for the programme, the details of which will be agreed in close co-ordination with the school.
12. We will agree a schedule of regular meetings through the creation of a project steering group. This will ensure regular communication, issues management and importantly, school involvement in and ownership of decisions.
13. We also plan to engage a new designer for the work as the school has a poor relationship with the designer appointed to previous works.

## Timeframes for on-site work

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14. As outlined in your press release, design work is expected to get underway in mid-2021. Timeframes for the initiation of on-site works will be informed by an agreed plan of work followed by the completion of detailed design. As design work is expected to get underway mid-2021, it is likely the first on-site works linked to the redevelopment will occur sometime in 2022.
15. In the meantime, the College will have several 5YA projects that can get underway. We will ensure they are fully supported to carry these out in a way that aligns with and complements the redevelopment scope.

## Proactive Release

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16. 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.

## Annexes

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- Annex 1: Press release – ‘Four new projects announced as part of the biggest ever national school rebuild programme’.

3 JULY 2020

## Four new projects announced as part of the biggest ever national school rebuild programme



RT HON JACINDA ARDERN



HON CHRIS HIPKINS

Prime Minister

Education

Prime Minister Jacinda Ardern and Education Minister Chris Hipkins today announced significant funding for Auckland's Northcote College as part of the first wave of a new nationwide school redevelopment programme to upgrade schools over the next 10 years.

The \$48.5 million project brings the total investment in Northcote College to \$60 million since 2018. The additional funding will be used to refurbish two of Northcote College's heritage buildings, and relocate a third to a better location on the site. A new gym will be built, and 20 ageing classrooms rebuilt or upgraded.

Jacinda Ardern said Northcote College is one of four projects announced today, worth \$126 million, which will need hundreds of skilled workers. Design work at Northcote will start shortly, and construction is on track to start early next year.

"Families rightly expect their children to be able to learn in warm, dry and comfortable classrooms, and we are working hard to make that happen as a major contributor to New Zealand being the best country in the world to bring up a child," Jacinda Ardern said.

The other school redevelopments announced today are:

- Extending an existing redevelopment project at Wanaka's Mt Aspiring College to replace poor condition relocatable classrooms, and better configure the site to accommodate future growth - \$33.5 million (plus \$13 million announced by this government in 2017). Construction is expected to start in early 2021.
- A rebuild of Twizel Area School, replacing existing relocatable classrooms that are up to 49 years old and in poor condition - \$21 million. Design work to start early 2021, and
- Rightsizing Spotswood College in Taranaki, and replacing poor condition classrooms - \$23 million. Design work starts from the middle of 2021.

"The schools are part of a new National School Redevelopment Programme that bring projects together under one co-ordinated plan.

"It is the most ambitious school redevelopment programme by a New Zealand government and will upgrade around 180 schools over the next 10 years, representing more than 93,000 student places and needing many more workers.

“The first wave includes around 40 schools and has a budget of up to \$1.3 billion,” Jacinda Ardern said.

Education Minister Chris Hipkins said the four projects and the \$32 million for Taita College, announced recently, will be a major boost to regional economies.

“The investment is vital to improve learning through higher quality classrooms. But there is another huge benefit from today’s announcement.

“Construction companies need confidence to plan, and this government’s approach to plan ahead and roll projects up into large, billion dollar programmes – which we’ve also done with the **National Education Growth Plan** – provides greater scale and certainty.

“Critically, this funding and our approach to look 10 years ahead sends a strong signal to the construction sector that we’ve got a full book of work lined up, and we’ll need a skilled workforce to do it.

“These five projects alone will need hundreds of workers. We’re working on that too by offering free apprenticeships and training courses and providing support to firms to keep on their apprentices through Covid.

“In August, we’ll make information available for the remaining schools in the programme, which is funded from a mix of depreciation funding and future roll growth.

“It adds to the \$400 million Schools Investment Package, which we announced late last year and brings forward support for schools to carry out smaller scale building and upgrade projects,” Chris Hipkins said.