



# **BRIGHTON HOVE AND SUSSEX SIXTH FORM COLLEGE - PROPERTY STRATEGY**

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## **BRIGHTON HOVE AND SUSSEX SIXTH FORM COLLEGE**

### **Property Strategy**

#### **THE COLLEGE**

Brighton, Hove and Sussex Sixth Form College (BHASVIC) occupies a single site in Hove, within the Unitary Authority of Brighton and Hove. There are four 11-16 comprehensive schools, three 11-18 comprehensive schools and two 11-18 academies. There is also another sixth form college and a college of general further education. BHASVIC currently draws approximately 40% of its 16-18 year old students from outside the unitary authority.

The Unitary Authority was formed in 1997 and has a population of about 250,000. It is a lively cosmopolitan city, which contains some areas of acute social deprivation.

The clear focus for BHASVIC's work, and the basis for its reputation, is in providing courses for full-time 16-19 year olds, predominantly at Level 3. We also meet the needs of the local ethnic minority and refugee communities for ESOL and IT courses. We offer modern foreign language courses on a full-recovery basis.

The College has productive links with a wide range of local and regional organisations. These include working arrangements with the two other colleges and with the schools in Brighton and Hove via the local learning partnership; the Sussex (sixth form) Colleges consortium and FE Sussex (which includes all the colleges of further education in Sussex). Principal among these partnerships are the Brighton and Hove Colleges' Accord and the 11-19 Operational Board of the Local Learning Partnership. BHASVIC has led and helped shape 'City Curriculum 15', a Learning Partnership initiative to provide a curriculum to meet the needs of young people from 2015 when the raising of the participation age to 18 is fully implemented.

#### **Accommodation implications of the Strategic Plan**

The College's strategic aim is to be able to house a maximum student population of 2,000 in accommodation which optimises teaching and learning. We envisage the curriculum we offer will be devised in conjunction with our partners within the City, as noted above.

The College's Self Assessment Report indicates that the quality of the College's provision is high. This quality in the provision of teaching and learning is in stark contrast to that of the accommodation in which it takes place.

Analysis of the practice within departments graded 1 indicates the benefits of strong teams of subject specialists working together and sharing ideas. Such collaborative working is promoted by appropriate accommodation for staff as well as for students. In order to further drive up the quality of the teaching and learning experience we offer students, the following issues must be addressed:

- Mobile classrooms must be replaced
- More classrooms are needed

- All classrooms to be fit for purpose
- Insufficient independent student study space with online access
- Science laboratories need expansion in order not to constrict the delivery of courses
- Music accommodation must be made fit for purpose
- Performing Arts accommodation should be co-located
- The College should provide a proper theatre space
- Staff working space (both teaching and support staff) needs to expand and be more rationally located
- Insufficient suitable exam space

In addition we are mindful that:

- The College has no dedicated meeting / conference room
- There are not enough toilets
- Student recreational areas (even with the Sports Centre) are not adequate
- Provision of bicycle parking and staff showers is inadequate
- Security of the site remains an issue
- Improved access to the main road from the lower car park is required
- The College has nowhere for quiet contemplation or staff benefits such as various stress-reduction therapies

In developing accommodation solutions to meet these needs, the College is committed, in line with the Values Statement in our Strategic Plan, to working closely and consensually with its staff and students.

## **EXISTING SITE AND BUILDINGS**

The College is situated on a triangular site bordered on two sides by the Dyke and the Old Shoreham Roads. The third 'side', to the rear of the College is made up of playing fields, a portion of which is owned by the College, the majority of which are owned by the Local Authority. A Joint User Agreement to which the College, the Local Authority and Cardinal Newman School are partners governs use of the playing fields.

A public footpath maintained by Brighton & Hove City Council bisects the site separating the main campus from the playing fields, and forming a pedestrian link between Dyke Road and Old Shoreham Road.

Since Incorporation, work has been carried out, notwithstanding straitened financial circumstances, to manage the increase in the student population that has more than doubled in that time, to meet Health and Safety requirements and to improve the appearance of the College. The principal achievements have been the creation of a new Sports Centre, the refurbishment and extension of the library that has transformed it into an Open Learning Centre, the addition of ramped access and a lift to the main building and the replacement of large portions of the roof in the main building. In 2010 we created a dedicated Students Services Centre to achieve our aim of co-locating our guidance and welfare provision. In 2011 we completed the refurbishment of College House, to include new roof, new boilers and the replacement of 70 windows, as well as internal redecoration. We have also completely refurbished, and expanded, our toilets, refurbished our science labs and prep rooms, increased provision for bicycles as well as successfully converted a photography wet room into a digital photography facility.

The premises consist of an older main block attached to a block of teaching accommodation together with a free standing building, which is the former boarding house, called College House. In addition there are two areas of hard standing forming the upper and lower car parks and tennis courts. A pavilion is located on the playing fields together with a workshop.

- The main building, constructed between 1911 and 1914, was originally built as a boys' Grammar School. It is constructed on a sloping site and as a consequence the southern part has a lower ground floor together with ground and two upper floors. The main frontage, while imposing, is not listed. This block comprises traditional teaching accommodation and administration areas around three sides of a central hall, following the perimeter of the building, on the lower ground, ground and first floors. The whole of the second floor is used for teaching purposes. Access to these upper floors is via two solid, spiral staircases located in the north-east and south-east corners of the building. There is lift access to all floors. Construction is traditional brickwork elevations to a multi pitched tiled roof, with solid floors. The majority of windows are timber casements with Georgian style metal framed infill and a significant proportion have been replaced in the original style in modern double glazed units. The windows to the stairwells are timber framed porthole style. The internal finishes include a mixture of terrazzo, linoleum or block work floors, plastered and painted walls for the most part with some classrooms having ceramic tiles to dado height. The majority of ceilings are plastered and painted with a vaulted construction to corridors and some second floor rooms. The central hall comprises a woodblock floor, timber panelling to part of the walls, the remainder being plastered and painted with murals to a vaulted ceiling. A large, leaded, stained glass window forms a feature. Ground floor access and various metal walkways, partly covered, link this block to the teaching block at the rear.
- The teaching block at the rear of the main building (the connecting block) was built in the 1930's and currently provides teaching/learning accommodation, a canteen and a refectory. A lower ground floor is accessed only from the southern elevation, with ground and first floor above. The building is quite narrow and access is via two solid staircases located at the east and west end of the building. There are no internal corridors. Construction is traditional brickwork elevations with a pitched tile roof, floors are a mixture of timber and solid and windows are either timber casement with metal frame infill or Upvc sealed units. Internal finishes are plastered and painted walls with various floor coverings including linoleum, carpet and bare timber.
- College House, built in the same period as the main building, was a purpose built boarding house, with master's residence at the rear. This explains the rather unusual distribution, room shapes and sizes and the inherent structural difficulties. The accommodation is arranged on basement, ground and two upper levels, the design of each floor being such that the front part of the building is at a lower level than the rear, resulting in several half floors. The building has a central courtyard to the rear, and the second floor is smaller than the lower floors. Construction is traditional brickwork elevations to multi pitched roofs, windows are Georgian style timber casements with metal frame infill or Upvc sealed units, dormer windows to part of the second floor have felt covered roofs, and floors are mostly solid with some timber.

- The student common room is a small single storey structure triangular in shape, situated to the west of the main campus and attached to the connecting block, but with no direct access from there. It was constructed during the 1970s. Construction is brickwork elevations with some timber fascia boarding to a flat felt roof, large timber framed picture windows form the western elevation. The floors are solid and linoleum covered, walls are plastered and painted to a suspended acoustic tile ceiling. Due to the slope of the site a walkway giving access to the public footpath, playing fields and gym beyond, passes underneath part of the building. For health and safety reasons, this building is now not available to students, and the estimated cost of repair is in excess of available funds. However, if funding were available it is anticipated that this would be converted to an open access computer centre.
- The Sports Centre was opened in April 2003 and comprises a sports hall, changing rooms, two classrooms, a dance studio, a student recreation area with canteen facilities and office space.
- The Student Services Centre was opened in September 2010. It is a space of 634m<sup>2</sup> and has seven classrooms, six tutor rooms, eight offices as well as toilet facilities. This has temporary planning permission until August 2015.
- The pavilion, built in 1956 is located on the playing fields to the north boundary and is used as a changing facility on an irregular basis. It comprises a single storey building with brickwork or block work elevations, which have been rendered, to a pitched tiled roof. The building was extensively refurbished in 2001.

The College owns a portion of the playing fields at the rear of the site. Use of the fields by the College and two other schools is governed by a Joint User Agreement to which the Local Authority is also a signatory.

Original “playgrounds” at two levels at the rear of the main building, together with a small area at the front of the College and an area to the rear of College House provide car parking space. Vehicular access from the two main roads is via 5 entrance/exit routes. All entry routes are narrow and allow only one vehicle to pass at a time. Exit is by the same route as entry from the lower car park, the car park at the front of the College, and the car park at the rear of College House. The upper car park has separate entry and exit routes. In the last few years, work has been carried out to improve separation of vehicles and pedestrians; however, improved access to the main roads is desirable.

The current accommodation is made up of 67 teaching areas, 13 of which are temporary classrooms. Planning consent for 4 of these expires in August 2013, and the remainder in August 2015.

Under the Brighton & Hove City Council Local Plan, 2001, the site is designated for educational purposes. The site does not lie within a conservation area and none of the buildings on site are listed. However, the College is entered as a “building of local interest” which also includes the gates to the east of the site.

## Physical condition and the planned maintenance programme

The College commissioned a condition survey in February 2010. This was carried out by Overton-Hart, Chartered Building Surveyors, and has resulted in a 5 year planned maintenance programme.

Financial constraints mean that prioritisation is essential and the following criteria have been used to arrive at priorities:

- To ensure the health and safety of users of the building
- To undertake repairs where delay will increase the eventual cost of the repairs.
- To improve the attractiveness of BHASVIC as a place to learn and work.

Other factors that were taken into account were:

- All rooms in the College in a poor or medium condition will be redecorated over the next four years.
- Work will be packaged as far as possible in an efficient way, for example using scaffolding to attend to all repairs that are accessible from it.
- All external elevations will be redecorated and rainwater goods replaced over the next five years.

In addition to the planned maintenance programme, a sum of some £50,000 is spent annually on general repairs and maintenance and minor improvements.

The following gives estimates of expenditure for the next five years.

The years are as follows:

PLAN YEAR	YEAR
1	2011/12
2	2012/13
3	2013/14
4	2014/15
5	2015/16

A broad basis for expenditure is:

Year 1:

Roof repairs OLC	355,000
Re pointing brickwork	22,000
Internal redecoration	63,000
Mechanical and electrical	35,000
<b>Total</b>	<b>£475,000</b>

Year 2:

Roof repairs link building	90,000
Re pointing brickwork	6,000
Remaining windows in College House	23,000
Internal redecoration	70,000

Mechanical and electrical	43,000
<b>Total</b>	<b>£232,000</b>

Year 3:

Re pointing brickwork main building	30,000
External redecoration	4,000
Internal redecoration	82,000
Mechanical and electrical	40,000
<b>Total</b>	<b>£156,000</b>

Year 4:

Sports Centre minor repairs	5,000
External redecoration	5,000
Internal redecoration	75,000
Mechanical and electrical	39,000
<b>Total</b>	<b>£124,000</b>

Year 5:

Whole college minor repairs	5,000
Internal redecoration	17,000
<b>Total</b>	<b>£22,000</b>

The total planned expenditure over the next five years is £1,009,000. All costs are inclusive of professional fees and VAT. The College has decided that maintenance will be carried out in accordance with the list of priorities detailed above.

Details of significant maintenance work carried out at the College over the last five years is attached at Appendix A.

## Running costs

Overall running costs for 2010/11 were:

	£
Energy	94,000
Services	15,000
Rates	16,000
General repairs / maintenance	191,000
Cleaning	146,000
Caretaking	123,000
Security (alarms and patrols)	22,000
Waste management	18,000
Rental of Portacabins	79,000
<b>Total</b>	<b>£704,000</b>

This equates to an average running cost of £80 per m<sup>2</sup>. At the time of writing, up to date benchmark costs were not available. However, the following table shows

comparable unit utility costs. As can be seen, apart from our water usage, which has decreased significantly in 2010-11, we operate very efficiently

#### **2009/10 benchmark medians for English 6<sup>th</sup> form colleges.**

<b>Measure</b>	<b>BHASVIC</b>	<b>All English 6th Form</b>
Energy consumption per FTE (KWH)	644	1202
Energy consumption per GIA (KWH)	140	187
Electricity Consumption per FTE (KWH)	357	475
Electricity Consumption per GIA (KWH)	78	77
Water Consumption per FTE (M <sup>3</sup> )	4.19	3.18
Water Consumption per GIA (M <sup>3</sup> )	0.91	0.47
Fossil Fuels Consumption per FTE (KWH)	286	776
Fossil Fuels Consumption per GIA (KWH)	62	108

#### **Disabled facilities**

The age of the buildings and the inherent nature of the original design mean that the needs of the disabled are hard to incorporate. The existing strategy is two-fold. Firstly, when refurbishments take place the opportunity is taken to incorporate as far as practical improvements for disabled access and use. Secondly, the College will make adaptations to facilities to meet the specific needs of students who join the College.

From 1 September 2002, part 4 of the Disability Discrimination Act (DDA) 1995 came into force, introducing duties for all involved in the provision and facilitation of education and learning for disabled pupils and students. The guidance given is that under the reasonable adjustments duty, schools and colleges are not required to remove or alter physical features. Physical alterations are covered by the longer term planning duties. However, this does not mean that schools and colleges should do nothing where there is a physical barrier. There is still a positive duty to make reasonable adjustments to ensure that a disabled student is not at a substantial disadvantage.

Support for disabled pupils comes from the planning duties of the Act. This sets out requirements on education providers to draw up accessibility plans to improve access to education at colleges over time. The College commissioned a disability access survey in May 2003 and implemented all of the recommendations in that report with the exception of any relating to College House. This is because the options available to improve access to the curriculum are limited due to the age and design of the building. The main building is now fully accessible due to the construction of a ramped access at the front of the building, and the installation of a lift.

#### **Space Need Assessment**

The College commissioned GVA Grimley, International Property Advisers, in September 2002, to carry out a Space Needs Assessment, and their report is attached at Appendix B. Attention is drawn to section 4 of the report "Conclusions

and recommendations". Although this seems to be a long time ago it is felt that no further Space Needs Assessment is needed due to little new accommodation being added since the last one together with a significant increase in student numbers to 1,905 in 2011 from 1,377 in 2003.

### **Attested accommodation issues**

The judgements which the College and various consultants have reached about our accommodation are summarised below:

#### **The College View**

We believe our current accommodation is:

- Cramped
- Obstructive to high quality teaching and learning
- Hostile to disabled access
- Short of student study and social space
- Costly to maintain

#### **Ben Johnson-Hill**

In 2004, Ben Johnson-Hill carried out a bench-marking exercise with the Surrey and Sussex Sixth Form Colleges. The survey was based on data from 2002-03. They noted:

"Our analysis showed that the College used 7,519 m<sup>2</sup>; this was 17% (1539 m<sup>2</sup>) less than the "Reasonable Space" comparison.....Your mix of teaching rooms was interesting. Overall you had 24 less (sic) teaching rooms, surely a significant lack of resource. Classroom sizes were generally in-line. Overall teaching room utilisation (taught hours/room/week/day) was and probably has to be 18% higher than others. We jointly concluded that the current m<sup>2</sup> and configuration was not adequate for the long term if the College planned to grow in student numbers.....we noted that your repairs and maintenance costs were £55,000 higher than the norm (page v-vi)"

As highlighted above, the student population has increased significantly from 1,377 when this survey was carried out, to 1,905 in 2011.

#### **GVA Grimley**

The College commissioned a Space needs Assessment in 2002 from GVA Grimley, whose analysis suggested that the College requires:

- 1,047 m<sup>2</sup> of additional space to come up to minimum recommended level as proposed by the LSC (i.e. 12% increase in floorspace)
- replacement space of 2,330 m<sup>2</sup> to replace College House, the temporary buildings and the existing Common Room, which is unusable as it has been deemed unsafe
- substantial additional work to improve accessibility to the remaining estate
- substantial reconfiguration is required to improve functional suitability to the remaining poor areas of the main building.

## Ofsted

The Ofsted Inspection of the College in October 2003 noted that:

“The financial affairs of the College are well managed and the College provides good value for money. Over £2 million has been spent in the past 15 months in maintaining the buildings, renovating laboratories and constructing a new sports block. However, much of the accommodation is inaccessible to those with restricted mobility.(p.5)”

The Inspection confirmed the view of the College Staff, the College Senior Management and the College Corporation that the poor quality of our accommodation damages the quality of the education we can provide:

“Increased student numbers have put a strain on the existing accommodation. There is little social space for students. Many classrooms, particularly those in the old college house, are too small to accommodate the classes that use them. This, and the awkward shape of some rooms, restrict (sic) the effectiveness of some teaching methods. (para.15)”

Two of the five strategic recommendations made by Ofsted focused on accommodation:

- teaching and learning at level 2
- management at curriculum level
- poor access for students with restricted mobility
- some unsuitable accommodation
- the rigour of staff appraisal (p.2)

The Report noted that:

“Opportunities for the practice and development of skills are constrained by unsuitable accommodation in dance and music.(p4; see also p.35) ...the attainment of students in dance, media and music is constrained by the lack of appropriate facilities for practice and independent study (para. 74)...Classrooms in music are too small for the size of classes and poor soundproofing in music practice rooms limits rehearsal opportunities....There is poor access to the media area for people with restricted mobility. Student enrolments have increased and space constraints are limiting opportunities for students to work on their own. (para. 77)... Although the large student numbers (in Art) lead to crowding and pressure on resources, space is effectively managed to its full potential. (para. 81)”

The later Ofsted Inspection of the College in 2007 noted that:

“whilst most teaching resources are good and students have good access to computers, accommodation is cramped and no longer fit for purpose” It was also noted that “rebuilding the College is an integral part of the College’s strategy for further improvement...”

The impact of the accommodation on the quality of provision was highlighted, with the report noting that “although teachers make the most of the accommodation available, much of it is cramped and unsatisfactory and inhibits learning.”

However, it was also noted that “despite having accommodation which is largely scheduled for demolition, very good efforts have been made to meet the requirements of the Special Educational Needs and Disability Act 2002 (SENDA).”

### **Disability Access**

The College commissioned a Disability Access Survey in 2003 from A P Appleby, Chartered Building Surveyor. In relation to College House, which represents 20% of existing accommodation, the consultant reported that “... the building has many disadvantages in relation to providing suitable accommodation to meet current teaching requirements. Additionally the building has undergone structural modifications to strengthen floors, which has further added to the problems of providing level access. Accordingly all recommendations are restricted to achieving basic improvements...”

In addition to this, our Architects, Nick Evans Architects, have confirmed that it is impractical to consider making College House DDA-compliant

### **OPPORTUNITIES FOR DEVELOPMENT**

The College occupies a single site and all its premises are currently used. There is therefore no scope for the sale of surplus sites or for consolidation of activities. Equally there is no scope for the demolition of underused buildings to save on running or maintenance costs.

The College is reliant on easy access to both Hove and Brighton railway stations. A change of site is therefore precluded unless the College were to change the pattern of students for whom it caters very significantly.

The Corporation is of the view that the most desirable way of addressing the weaknesses identified in earlier sections would be by way of new building. New build would be on the existing site. In addition, the design of new buildings could include a holistic rather than a piecemeal approach to the present difficulties; it could address the sustainability and equality and diversity agendas and provide future-proofing against IT developments whilst at the same time producing an architecturally stimulating environment to reflect the high quality and vitality of the College’s educational offer.

### **DEVELOPMENT OPTIONS**

#### **Drivers for change**

The College is mindful of the following pressures:

- The College’s Strategic Objectives
- Temporary accommodation for which there is time limited planning permission needs to be replaced (strictly by August 2008) if the College is not to shrink in student numbers
- Unacceptable constraints curtail student provision
- There are pressing infrastructure needs
- College House is an unsatisfactory building in a number of ways particularly in regard to its major disability discrimination access problems

- Maintenance and running costs are generally higher for old buildings than for new
- New build would enable the College to ensure that more of its accommodation complied with up to date safety criteria, including the desirability of securing the site and controlling all access to it.

Six development options for the College's accommodation have been defined in response to the Drivers for Change.

**Development Option 1**, the status quo, or "do nothing" option fails to address any of the accommodation issues satisfactorily and places the College at risk of having to shrink in student numbers due to the loss of the temporary accommodation. This option therefore potentially entails as much as a 30% reduction in the College's revenue. Thought would still be needed under this option to ensure the allocation of function to accommodation was optimised.

**Development Option 2**, for which planning permission remains in force until 29 January 2012, allows for the redevelopment of the site. This is the **BCF** plan. This option would resolve all of the issues noted above as drivers for change.

**Development Option 3** would be some limited new building consistent with the accommodation masterplan embodied in DO2.

**Development Option 4**, which could be used to mitigate DO1, would involve entering into agreement with local organisations for use of their space. Initial steps are already being taken in this direction.

**Development Option 5**, would involve ceasing educational activity on the present site and re-siting the College.

**Development Option 6**, would involve ceasing educational activity on the present site by closing down the College.

## DEVELOPMENT OPTION EVALUATION

The matrix below attempts to summarise, very simply, how the six Development Options fit with the Drivers for Change:

	<b>DO1:</b> Status quo	<b>DO2:</b> BCF plan	<b>DO3:</b> Limited new building consistent with masterplan	<b>DO4:</b> Rent space	<b>DO5:</b> Re-site the College	<b>DO6:</b> Close the College
Houses 1800 students with some room for expansion	No	Yes	Yes	Possibly, but at risk	Improbable	No
Replaces existing mobile accommodation	No	Yes	Some possibly	Unlikely	Yes	Yes
Addresses curriculum constraints	No	Yes	Some certainly	To a limited extent	Presumably	Yes: by winding up
Addresses	No	Yes	Some	Mitigates in	Presumably	Yes: by

infrastructure constraints			certainly	a limited way		winding up
Addresses access problems	No	Yes	Some possibly	Unlikely	Presumably	No: only for the College
Addresses maintenance and running cost issues	No	Yes	Some possibly	No	Presumably	No: only for the College
Enhances accommodation safety	No	Yes	Possibly	Mitigates in a limited way	Presumably	Possibly

Four potential funding sources have been identified:

**Funding Source 1:** the College's own resources, including bank loan supported by its assets only.

**Funding Source 2:** capital support from the Government, possibly supported by FS1.

**Funding Source 3:** funding from a partner organisation achieved through merger. This could be combined with FS1 and/or FS2.

**Funding Source 4:** financial donation to the College. This could be combined with FS1, FS2 and possibly FS3.

## DEVELOPMENT AND FUNDING OPTION EVALUATION

The matrix below attempts to summarise, very simply, the extent to which the six Development Options are achievable via the four funding options.

	<b>DO1:</b> Status quo	<b>DO2:</b> BCF plan	<b>DO3:</b> Limited new building	<b>DO4:</b> Rent space	<b>DO5:</b> Re-site the College	<b>DO6:</b> Close the College
<b>FS1:</b> Fundable by College's own resources?	Yes	No	Possibly	Yes	Unlikely/undesirable	Not applicable
<b>FS2:</b> Fundable by Govt. capital support?	Yes	Unlikely	Probably	Unnecessary	Possibly	Not applicable
<b>FS3:</b> Fundable via merger?	Presumably	Unlikely	Unlikely	Unnecessary	Unlikely	Not applicable
<b>FS4:</b> Fundable by donation?	No	Unlikely	Unlikely	Unnecessary	Unlikely	Not applicable
<b>FS5:</b> Fundable only by a combination of the above?	No	Possibly	No	Unnecessary	Possibly	Not applicable

## IDENTIFICATION OF PREFERRED OPTION

In the view of SMT:

DO1 is highly undesirable, but may be the reality for a good while

DO2 is not presently realistic

DO3 & 4 may both be feasible

DO5 although never having been the subject of a feasibility study, the importance of being close to Brighton railway station combined with the planning designation (for education) of the present site discourage us from believing re-siting is a realistic alternative

DO6 is not presently justified.

SMT recommend DO1, DO3 and DO4 as the Options on which we should focus. Specifically this would mean:

1. Reviewing the location of current departments and support functions in relation to the present accommodation and identifying priorities in regard to which we would move were further accommodation to be found under DO3 or DO4.
2. Estimating how much we could affordably raise as a bank loan to finance capital investment.
3. Being prepared to move very quickly on the basis of the work at 1. And 2. if and when funds were made available for capital work.
4. Pursuing partnership opportunities with neighbouring organisations for the use of extra space for College activities.

## Appendix A

### Major maintenance works in previous five years

<b>2007</b>	Re point brickwork main building	46,000
	Upgrade power supply main building	12,000
	Replace doors Chemistry and lower ground floor	7,000
	Create new office for the Principal	24,000
	Air conditioning in Sports Centre	15,000
	Upgrade boiler control panel	12,000
	Automate front entrance doors	3,000
	Create new Learning Support area	12,000
	<b>£131,000</b>	
<b>2008</b>	New Portacabin installation costs	50,000
	College House heating pipes lagged	25,000
	Roof and gutter repairs OLC	10,000
	Main building electrical upgrade	10,000
	<b>£95,000</b>	
<b>2009</b>	Repairs to front of College house	23,000
	Internal redecoration	16,000
	Upgrade automatic doors	5,000
	New windows in Canteen	2,000
	<b>£46,000</b>	
<b>2010</b>	New Student Services Centre	740,000
	Roof repairs College House	150,000
	Toilet refurbishment	370,000
	Roof repairs Drama Studio	25,000
	Canteen refurbishment	30,000
	Cycle shelter	5,000
	<b>£1,320,000</b>	
<b>2011</b>	Convert darkroom to classroom	22,000
	Upgrade science prep rooms	15,000
	New water supply to chemistry labs	17,000
	Resurface lower car park and provide segregation	32,000
	New electricity sub main in link building	5,000
	<b>£91,000</b>	