

# EDUCATION





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**We understand the challenges education providers experience in maintaining their estates when dealing with decreasing budgets and ever-increasing costs.**

The education sector faces a serious risk of built assets becoming significant liabilities. In the short term, the likelihood is that the underinvestment in our education buildings will continue.

It is essential, therefore, that the right asset management tools and strategic plans are in place to allow agility in accessing funding to improve your built assets. The implementation of these tools is equally critical to ensure funding is expended in the most economical and effective way.

At Baily Garner, we are a multi-disciplinary, collaborative team who will provide an efficient and friendly service of the highest quality to suit specific needs.

Whether you are looking at simple repair/component replacement or wholesale redevelopment of your estate, we are able to provide expert advice and tools to deliver your objectives.



## AN EDUCATED HISTORY

**We draw upon knowledge and experience across the full spectrum of the education sector, delivering new build, refurbishment and expansion projects for a range of clients.**

Our history has taught us many things. Whether it is early years, SEN provisions, or further education, we have gained significant experience to enable us to develop bespoke solutions for any given project.

As building professionals, we work with our clients to assist them in creating inspirational environments within tight budgets to establish spaces for our future generations to develop.

We believe that adopting a collaborative approach, drawing expertise from our multi-disciplinary project teams is the best way to achieve this. This approach benefits both our clients and our projects.

Our track record of being open and engaging with the project team enables us to get the best out of individual disciplines and deliver excellent outcomes.



Alcester Grammar School

## QUALITY SERVICE

**Quality sits at the heart of everything we do and “Building Success, Delivering Quality” sits at the centre of our business plan.**

We are acutely aware of the challenges across the industry in delivering a high quality service and place this at the top of our agenda on all appointments, regardless of size, nature or complexity.

This is a top-down commitment through the business, with a dedication to working with other like-minded organisations to improve the quality of people and their outputs.

For our people, we implement a number of initiatives to contribute to the improvement of quality across the industry. This includes the provision of thorough annual training, to ensure our staff achieve their own development objectives and the highest level

of skills and knowledge are maintained.

This implementation of our quality agenda ensures our highly skilled and experienced staff have the tools to provide sound advice and deliver your objectives on time, on budget and to meet your requirements.



Townley Grammar School

## UNDERSTANDING YOUR ASSETS

**As with any approach to working in a built environment, it is essential that we understand your assets.**

We will work with you to develop this understanding to ensure value is realised throughout the life cycle of your buildings. Familiarising ourselves with your estate allows us to identify what can be achieved within your budget.

Simple, straightforward tools such as condition surveys and net capacity studies provide a thorough understanding of your built assets.

By utilising expertise across our disciplines, including an overview and appraisal of your energy consumption and DEC ratings, we can work with you to develop a strategic plan to identify the options available to improve and develop your estate.

A good example of this approach is the phased refurbishment and extensions to Wallington County Grammar School. Our building surveyors led a multi-disciplinary project team to appraise the existing buildings and prepare a masterplan for improvements and expansion of the school facilities.

We have since delivered a number of improvements and developments across the site in line with this strategic plan.

## FORMING A STRATEGY

**In our experience, the most successful projects are delivered through a clear strategy and vision.**

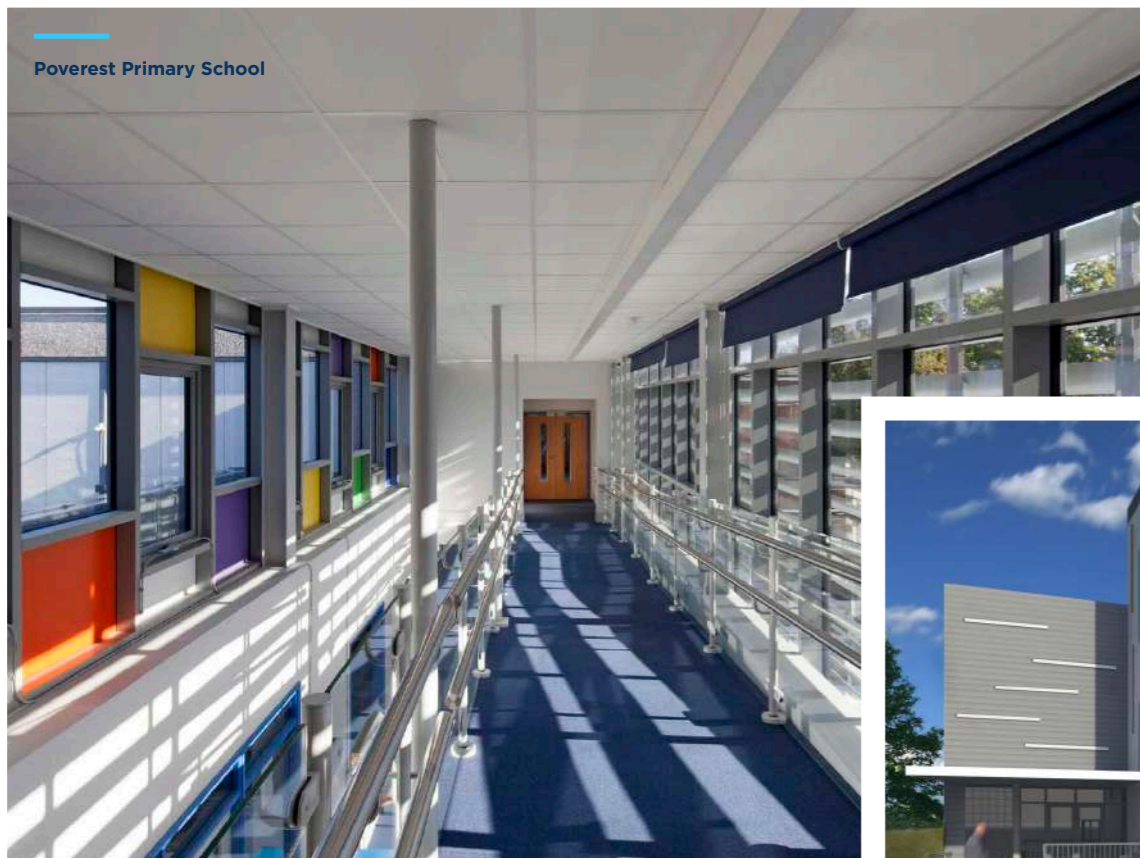
We look not only at maintenance and upkeep of current buildings, but also at their suitability and the feasibility of what can be done to develop and change their form to meet the ever-changing needs of the curriculum.

This strategic approach will deliver a bespoke solution for your estate, whether it comprises a single site or multiple across your portfolio. This is developed in conjunction with the Senior Leadership Teams to understand their objectives and aspirations. We also utilise this process to engage with students, typically by way of an interactive session. Gathering a diverse group of individuals, we capture their

“lived” experience whereby we discuss their use of the site and suitability of spaces, movement around the site and any areas of improvement.

This valuable exercise allows us to consider the needs of stakeholders and building users, which we combine with the outputs of our multi-disciplinary team to inform the overall strategy.

Poverest Primary School



Moreland Primary School





Glyn School

## PROJECT DELIVERY

**Delivering projects in an education environment has its own unique challenges. We assemble bespoke project teams to address these challenges and deliver outcomes of the highest quality.**

Through our vast experience of delivering projects in the education sector over the last 45 years, we understand the need for the right combination of professional skills and personalities for each individual client and project.

We assemble the most appropriate project team to

provide the necessary skills and leadership to implement our forward-thinking approach to project delivery and collaboration.

We understand that the requirements of each client and their stakeholders are different. This requires our approach and objectives to be tailored to align with each project. We provide expert advice and knowledge at all stages of project delivery, from inception to completion.

This is a critical success factor in delivering projects in an education setting to ensure structured improvements are made without compromising the teaching and learning environment.

## GLF SCHOOLS

**Baily Garner have been working with GLF Schools since 2012, during which time we have provided consultancy services for a number of commissions.**

This has included multi-disciplinary services in connection with production of master plan studies, condition surveys and delivery of capital projects across the estate. Our involvement with the Trust has captured both bid preparation for the Condition Improvement Fund (formerly Academies Capital Maintenance Fund (ACMF)) and delivery of subsequent successful capital

work. As the Trust has expanded, we have assisted in working alongside them in the prioritisation and delivery of works utilising their School Condition Allocation (SCA).

We have undertaken 26 condition surveys across schools within GLF over the past 9 years, which have captured both whole school and specific elements. This information has been utilised by the Trust to assist in developing an estate-wide strategic plan to maintain and improve their sites and also formed part of due diligence for the continued expansion of the Trust.

In working with GLF Schools, we have delivered a wide range of projects, ranging from a £3.5m new build teaching and canteen

block to £100,000 refurbishment of existing toilet areas. We continue to work closely with GLF in a variety of roles, working closely with their Estates Team.



Keir Hardie Primary School



Coombe Girls School

## COOMBE ACADEMY TRUST

**In the last 3 years, Baily Garner have worked closely with Coombe Academy Trust to deliver a number of capital improvement projects, totalling £3.5m.**

Baily Garner's role has been varied in nature across all in-house disciplines, including building surveying, contract administrator, project management, employer's agent, quantity surveyor/cost consultant and principal designer. We have also provided architectural advice regarding potential internal adaptations, providing guidance on space standards and compliance of the proposals.

This has included eight projects which have been delivered following successful funding applications for the Condition Improvement Fund (CIF),

through which we have been successful with 8 out of 10 funding applications in the last 2 years.

The majority of our work has focused around improvements to poor condition elements across the individual schools within the Trust. This included roof replacement and safeguarding improvement works, which have vastly improved the school estates. The projects which have been delivered also included critical fire safety works, which has captured replacement of fire doors and fire stopping to improve the safety of building users.

In addition to accessing this critical funding, Baily Garner have also delivered two further directly funded schemes with the Trust, capturing structural improvement works and a new build teaching block at a large secondary school, providing additional drama and office facilities to the school.

We have also undertaken condition surveys of all 5 sites forming the Trust to support their continued growth, which has now seen them meet the threshold to receive School Condition Allocation (SCA). This has enabled the Trust and Baily Garner to work closely in identifying future works to ensure the continued improvement of their estates.



**Throughout the time I have worked with Baily Garner I've always been really happy with the service they have provided. I've always felt that they had the best interests of our schools at heart. They have managed all our planned projects professionally and on time and within the available budget.**

**Ian Bawn**  
Director of Premises & H&S

## E-ACT

**We continue to work in close collaboration with E-ACT Multi Academy Trust as we have since 2019, through delivering phase 1 of a major trust-wide upgrade of mechanical services as identified from the latest condition surveys for all of E-ACT's 28 academies.**

Baily Garner has since overseen delivery of circa £3.7m of heating and hot water services upgrades including the replacement of

boiler, controls, distribution pipework and emitters with a clear emphasis on stakeholder and project management as much of these improvements have been undertaken in live school environments.

Baily Garner also work closely with E-ACT's National and Regional Teams to provide 5-year condition surveys, structural surveys, quantity surveying services and cost advice in addition to CDM/principal designer support.

Further to providing these reports

and other asset data such as energy and carbon management, Baily Garner is able to assist E-ACT with prioritising future capital programmes and targeting projects that particularly align with the E-ACT vision, for example, supporting the Trust in successfully securing grant funding through the Salix Low Carbon Skills Fund; which has evolved to include providing our support with an application for the Salix Public Sector Decarbonisation Scheme (PSDS) to meet the aims of the Trust reducing its carbon footprint.



**Baily Garner have worked closely with our schools to deliver large heating projects within tight timescales and, more recently, within school hours. We have found them to be approachable, to give detailed information on the delivery of stock, labour and dates for each stage of the project.**

**Jane Glasspool**  
Regional Facilities & H&S Manager



Chalfont Valley E-ACT Primary Academy

## BOUDICA SCHOOLS TRUST

**Baily Garner were introduced to Boudica Schools Trust (formerly Right for Success Academy Trust) in 2016. In that time, we have worked closely with the Trust to secure funding for and delivery of a number of capital improvement projects totalling £3m.**

Baily Garner have successfully delivered schemes at 4 sites across the Trust portfolio, the majority of which have focused on replacement of life-expired elements across the estate. This included roof replacement and window replacement works, which have vastly improved the school estates in terms of both safety and thermal performance of the buildings.

In our time working for Boudica Schools Trust, Baily Garner's role has been varied in nature, and has consisted of building surveying, contract administrator, quantity surveyor/cost consultant and principal designer.

Throughout all projects with the

Trust, close liaison with relevant stakeholders at a local level as well as wider senior members of the Trust was essential to ensure the safety of building users. To do this, and also ensure the teaching and learning environment was not disrupted, a number of schemes required the formation of a detailed phasing plan, agreed and successfully implemented alongside the Trust.

We continue our strong working relationship with the Boudica Schools Trust as they continue to expand, and are now working closely with them in developing a wider strategy for the management of their expanding estate as they now begin to receive SCA funding for the continued improvement of their estates.



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We view our relationship with Baily Garner as one which adds real value to our Trust. This requires minimal input from us in terms of relationship management while the outputs are high in terms of positive outcomes we require. The staff we deal with are professional and personable.

Project deadlines are met and where possible work is prioritised to support our needs. They are proactive, maintain excellent communication and understand our needs.

We have great confidence in the procurement work undertaken on our behalf and that Baily Garner have a firm grip on contractors in respect of cost control, ensuring that we are getting best value for money.

Phil Beecher,  
Chief Operating Officer



Marlborough Primary School nursery block

## LEIGH TRUST

**Baily Garner have worked closely with the Leigh Trust since 2016 supporting the Trust to obtain funding and deliver projects utilising the Condition Improvement Fund (CIF).**

Baily Garner have delivered a wide range of projects with the Trust such as boiler replacement works at Leigh Primary School, heating replacement works at Alston Primary School, roofing works at Wyndcliffe Primary School and electrical upgrade works at Marlborough Primary School. We are currently working on a new build nursery block for the Trust at Marlborough Primary School.

Through the years of working with the Trust, our role has included building surveying, contract administrator, M&E engineering quantity surveyor/cost consultant and principal designer.

We are currently in the process of undertaking stock condition surveys across the Leigh Trust to support in planning future works utilising the schools SCA funding allowance. We continue our strong working relationship with the Leigh Trust as they continue to expand and are now working closely with them to prepare applications for the Salix Public Sector Decarbonisation Scheme (PSDS) to fund carbon saving projects across the estates.

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Baily Garner have worked closely with the Trust over the last 6 years, and have successfully delivered a number of projects to transform our estate. They have a thorough understanding of a wide range of funding streams and their knowledge and expertise has been a critical factor in our success together

Tom Blewitt,  
Chief Operating Officer