



The Federation of the Church Schools of
Shalfleet and Freshwater & Yarmouth

Together for a Brighter Future

ASSET MANAGEMENT PLAN

Approved by	FGB
Portfolio	Premises
Approved on	Spring 2026
Review date	Spring 2027
Review Cycle	1 Year
Policy Type	Non Statutory
Ratified/FGM Date	20.05.2026

Signed: _____ Date: _____

Introduction

The aim of the Asset Management Plan is to set out our commitment to ensure that the estates of Shalfleet and Freshwater & Yarmouth are managed to reflect the overall objectives, and support the Federation's educational vision, and how this will be done. The plan is to provide a short to medium term plan to detail and prioritise what actions are needed to fulfil the estate strategy.

The quality of the school buildings is important for supporting effective teaching and learning and is in place to ensure an agreed basis for effective and joined up decisions on school capital spending priorities.

Asset management planning is important to assess the quality of the school buildings to support effective teaching and learning.

An effective asset management plan (AMP) will set out the information needed and criteria used to make decisions about the spending on school premises which will:

- Raise the standards of educational attainment
- Create a planned and preventive system of inspection and maintenance based on compliance with relevant health and safety legislation
- Provide sustainable and energy efficient buildings
- Ensure efficient and effective management of new and existing capital assets.

Accurate and timely asset management planning data:

- Enables identification of work necessary to bring premises up to a serviceable state of repair and to rectify breaches of legislation
- Informs strategic decisions on larger scale programmes of repair, replacement or improvement of premises
- Offers a fair and consistent method of identifying any surplus or deficit in pupil places and on the quality and organisation of places within and across schools in relation to demand
- Defines how well premises meet the needs of pupils, teachers and other users, and contribute towards raising standards of education
- Ensures the effective and efficient management of all financial resources, maximising value for money.

There are three sets of information that are required about each school for asset management planning purposes: condition, suitability and sufficiency of the accommodation.

Condition – an assessment of the physical environment of the building and its effect on the ability to deliver a quality service and to ensure its safe and continuous operation. The development of planned maintenance and inspection programmes is an integral element of building management.

Suitability – an assessment of whether the buildings are 'fit for purpose' and how well buildings meet the needs of pupils, staff and other service users and how they contribute towards raising standards of education. The assessments are concerned with numbers and characteristics of each type of internal space and external area.

Sufficiency – concerned with the quantity and organisation of pupil places within and across schools in relation to current and future demand. This may indicate under provision of facilities necessitating investment or conversely over provision that would require rationalisation of assets.

Sufficiency Assessments

Sufficiency is about the number of pupil places in a school, including surpluses and deficits and identifying scope for additional places or removal of places. The published admission number for a school should correlate to the size of the building. All room designations are recorded and any accommodation identified that a school could use as classroom/teaching space.

Maintained schools are responsible for establishing:

- Which spaces count towards teaching spaces
- Which rooms identified as class bases in primary – the basis of the capacity of the building, and
- Informing the LA of any physical change to buildings that might change the area or capacity measurements

The LA is responsible for:

- Verifying the designation of the status of spaces by a school, updating net capacity assessment forms, and
- Updating the Council's Property database with any physical changes to buildings
- Ensuring that areas or capacities are measured (this is completed as part of the condition survey)

Suitability assessments

Suitability assessments aims to identify accommodation problems which have a significant impact on curriculum delivery and other school operations.

Accommodation problems such as the size and shape, the environmental conditions and location of a room should be recorded along with the impact the problem has – such as an inability to teach the curriculum or staff and/pupil morale is adversely affected.

Condition assessments

An effective inspection and maintenance programme based on compliance with health and safety legislation ensuring that plant, equipment, fixtures, fittings and the premises itself are maintained in a safe condition free from defect. The inspection of some types of plant and equipment must, by law, be undertaken by a competent person at a prescribed frequency.

Estate vision and objectives

The Federation Development Plan has five key strategic objectives to support the growth and development of the Federation over the next three years. These are:

Objective 1 Aspire	Objective 2 Unify	Objective 3 Collaborate	Objective 4 Include	Objective 5 Stabilise
<p>Every child in our Federation has a fantastic education</p> <p>All children receive the highest quality T&L and provision</p> <p>All children receive the highest quality opportunities and life experiences</p>	<p>The future vision of our Federation is committed to and shared by all stakeholders</p>	<p>The Federation works collaboratively with all stakeholders, the wider community other schools, and external agencies to improve the curriculum offer and drive Federation improvement</p>	<p>Ensuring provision meets the needs of all learners</p> <p>Embed the 'Federation Welcome' to everyone entering our schools</p>	<p>The Federation continues to have a consistent, dedicated staff team confident to drive future improvement</p> <p>Opportunities for future Career Development/CPD</p> <p>A financially sustainable Federation</p>

In order to achieve these objectives, the Federation estate vision must align to provide a safe, secure and stimulating learning environment, whilst providing value for money. The estates must be fit for current and future needs and look to reduce environmental impact.

The Estates – Shalfleet

Shalfleet is a 1FE rural Church of England Primary School. The original school was building 1849 of traditional materials including stone walls with an extension in 1993. In 2018 the school underwent a fully funded refurbishment adding two modular buildings and altering the internal existing classrooms. This provided larger classrooms and two additional modular for our preschool and years 5 & 6.

The gross main school internal floor area (m²): 940

Number of floors: 2

Year 5/6 modular gross internal floor area (m²): 135

Preschool modular gross internal floor area (m²): 150

Current PAN: 24

Net capacity: 210 school pupils

Little Explorers Preschool net capacity:

Foundation Room: 24

Baby Room: 10

The current energy performance operational rating is: D rated on 1st December 2023. This is valid until 28th December 2032 and based on a square footage of 925.

Freshwater & Yarmouth

On 16th December 2022, Yarmouth CE Primary School were handed the keys to a new purpose build DfE funded, 1FE school, based in Freshwater. On 30th March 2023, Yarmouth CE Primary School officially changed their school name to Freshwater & Yarmouth CE Primary.

The gross main school gross internal floor area (m²): 1276

Number of floors: 1

Current PAN: 15

Net capacity: 321

Little Stars Preschool net capacity:

Foundation Room: 30

Baby Room: 30

The current energy performance operational rating is: D rated on 1st December 2023. This is valid until 28th December 2032 and based on a square footage of 925.

Organisational framework

Shalfleet is a Voluntary Controlled primary school and Freshwater & Yarmouth are Voluntary Aided. We have one governing body representing both schools in the Federation.

The building and grounds of Shalfleet are owned by the Local Authority.

The building and grounds of Freshwater & Yarmouth are owned by the Diocese.

The strategic overview of the premises is guided by the governing body and headteacher. The School Business Manager alongside the Finance Manager oversee the operational aspect of the school premises, advising and maintaining all compliance, maintenance and repairs.

Goals and Objectives

Several areas have been highlighted for development, these are as follows:

Shalfleet

Hall capacity – Shalfleet CE Primary School has grown exponentially in pupil numbers, doubling its size. The school has also undergone substantial alterations to enlarge class spaces. However, the hall size has remained the same. In the next 3 to 5 years, we plan to source funding to enlarge the space which will then accommodate the increased pupil numbers. Professional advice will need to be undertaken in order to identify options, sizing, building regulations and funding.

Outdoor area – The outdoor learning area needs significant improvement. Within the next year we plan to address this and secure funding for the development. Funding streams are being investigated and professional playground equipment suppliers have been consulted.

Septic tank – With the increase of numbers in school, the septic tank will need to increase. This is already underway within the local authority and fully funded.

Roof condition survey – we aim to have a condition survey completed within a year. Leading roof specialists are being sought.

Little Explorers Preschool – LX have reached room capacity for both the Foundation and Baby Rooms, this also impacts on afterschool provision for the school. Afterschool Care provision has now transferred to the school with Before School Care provision to follow by April 2026

Freshwater & Yarmouth

Outside area – in the next 3 to 5 years we plan to investigate and source funding to install a multi-use surface area on the field. This would then be used to generate income through hire fees to the local community. In conjunction with the Grass Roots Football Association, we aim to seek advice and guidance for this provision and funding avenues.

Outside play equipment – phase one of the play equipment has been installed with further fundraising needed to begin phase 2. The condition of the playing field has been questioned with a playing field specialist who advised flattening and top soiling. We are waiting for quotes.

Preschool – in 2025 we acquired the existing Freshwater Early Years provision and building which is now under the school's direction as Little Stars, this has allowed for the preschool to expand. Within the next 5 to 10 years, the roof will need significant work which the Diocese is aware of.

Barrier or gate system – currently there is a safeguarding concern regarding vehicle access at the start and end of each day. Preliminary quotes have been sought.

Linked Policies

- Finance
- Health & Safety

Guidance from

- DfE Good Estate Management (GEMS)