



Yvette Berry MLA

Deputy Chief Minister
Minister for Early Childhood Development
Minister for Education and Youth Affairs
Minister for Housing and Suburban Development
Minister for Women
Minister for the Prevention of Domestic and Family Violence
Minister for Sport and Recreation

Member for Ginninderra

Mr Tom Duncan
Clerk
Legislative Assembly for the Australian Capital Territory
tom.duncan@parliament.act.gov.au

Dear Mr Duncan

Tom

Thank you for your letter about petition number 15-22 and 21-22 regarding a building condition report for Lyneham Primary School.

The ACT Government is committed to ensuring that ACT public schools are great places for students to learn and staff to work.

The Education Directorate has an established process of conducting condition assessments of the internal and external areas of all ACT public schools. Through this process, data is collected in an asset management system and then used to prioritise the annual repairs and maintenance programs through a school maintenance plan.

A condition assessment on internal areas at Lyneham Primary was completed in September 2022, including recording the condition of paint, carpet, doors, windows and lighting. The condition assessment recorded data on over 1,700 points within the school and has been used to update the Lyneham Primary School maintenance plan (**Attachment A**). The maintenance plan is a living document which is reviewed and updated regularly with the school.

A condition assessment of external areas at Lyneham Primary is being undertaken in term 4, 2022. The data recorded will again be used to update the school maintenance plan and prioritise the repairs and maintenance program for the school. The Education Directorate has prioritised a large external painting program which will commence in term 4, 2022.

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The Directorate also conducts routine condition assessments of all critical infrastructure, including fire systems, emergency lighting, hazardous materials, heating and cooling throughout the year. Any identified issues are repaired in consultation with the school.

A number of improvements have been completed at Lyneham Primary School this year, including a classroom expansion, glazing and internal door upgrades and outdoor learning and landscaping upgrades. I can also confirm the flammable cladding referred to in the petition was removed and replaced mid last year.

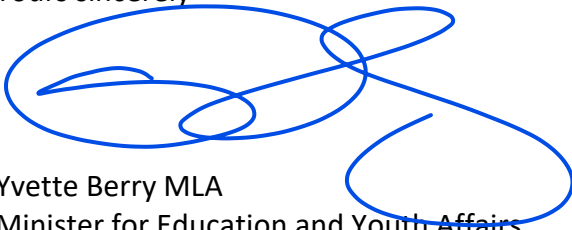
The school has also identified a series of priority projects that are in an early planning phase. These projects include a new accessible and non-gendered toilets for students, an upgrade to the senior male toilets that also includes improved access from the playground, new small group learning environment and courtyard, new courtyard off the small group unit in the junior school and a new staff courtyard.

The government welcomed the ACT Legislative Assembly Standing Committee on Education and Community Inclusion Report – Managing ACT School Infrastructure and a formal response to the report was tabled on 20 September 2022.

As set out in the government response, the Education Directorate has commenced a review of the capacity assessment methodology used for ACT Schools. The response also notes that libraries are not included in capacity calculations.

Your correspondence on this matter is appreciated.

Yours sincerely

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Yvette Berry MLA
Minister for Education and Youth Affairs
11/11/2022

Lyneham Primary

School Maintenance Plan

2022 to 2026

Infrastructure and Capital Works | Education | ACT Government

Adapted from the Victoria Government, Education and Training,
School Maintenance Plan, 28 Sep 2020, 15:42
2 Treasury Place – 6 (9806)

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Asset Risk Profile

2022 to 2026

The Asset Risk Profile supports the school to identify and manage risks to its assets.

The table below sets out these risks, their likely impact, and strategies for mitigating their occurrence. Where a risk no longer requires ongoing management and has been addressed, the status appears as 'resolved'.

Risk Type	Description	Likelihood	Impacts	Mitigation strategy	Status
Property damage	Frequency of vandalism to the school sign at the front of the school.	Occasionally	Minor impact to school operations	Regular visual inspections of signage Purchase of anti graffiti film to apply to signage	Resolved

Budget Planner

2022 to 2026

The Budget Planner displays the school's available maintenance funding for each year of the School Maintenance Plan, and the school's allocation of these funds to the maintenance categories listed.

Available maintenance funding for forward years is indicative and based on the school's projected Student Resource Package (SRP) allocation. The Budget Planner is updated annually as the SRP is confirmed.

	2022		2023		2024		2025		2026	
Funding Source (1.5% CPI)	\$		\$		\$		\$		\$	
Student Resources Package, maintenance and minor work ground allowance	\$174,000		\$176,610		\$179,259		\$181,948		\$184,677	
Other Funds (FIT)	\$6,000		\$6,000		\$6,000		\$6,000		\$6,000	
Additional Departmental Funds										
Total Funds	\$180,000		\$182,610		\$185,259		\$187,948		\$190,677	
Funding Allocation	\$	%	\$	%	\$	%	\$	%	\$	%
Condition Based Maintenance	\$36,000	20%	\$36,522	20%	\$37,051.83	20%	\$37,589.61	20%	\$38,135.45	20%
Routine Maintenance (Grounds, repairs, compliance)	\$19,200	12%	\$21,913.20	12%	\$22,231.10	12%	\$22,553.76	12%	\$22,881.27	12%
Contingency	\$9,000	5%	\$9,130.50	5%	\$9,262.96	5%	\$9,397.40	5%	\$9,533.86	5%
General operational (gas, water, electrical)	\$108,000	60%	\$109,566	60%	\$111,155.49	60%	\$112,768.82	60%	\$114,406.35	60%
Total Funds Allocated	\$174,600		\$177,131.70		\$179,701.38		\$182,309.60		\$184,956.94	
Funds Balance	\$5,4000		\$5,478.30		\$5,557.77		\$5,638.44		\$5,720.32	

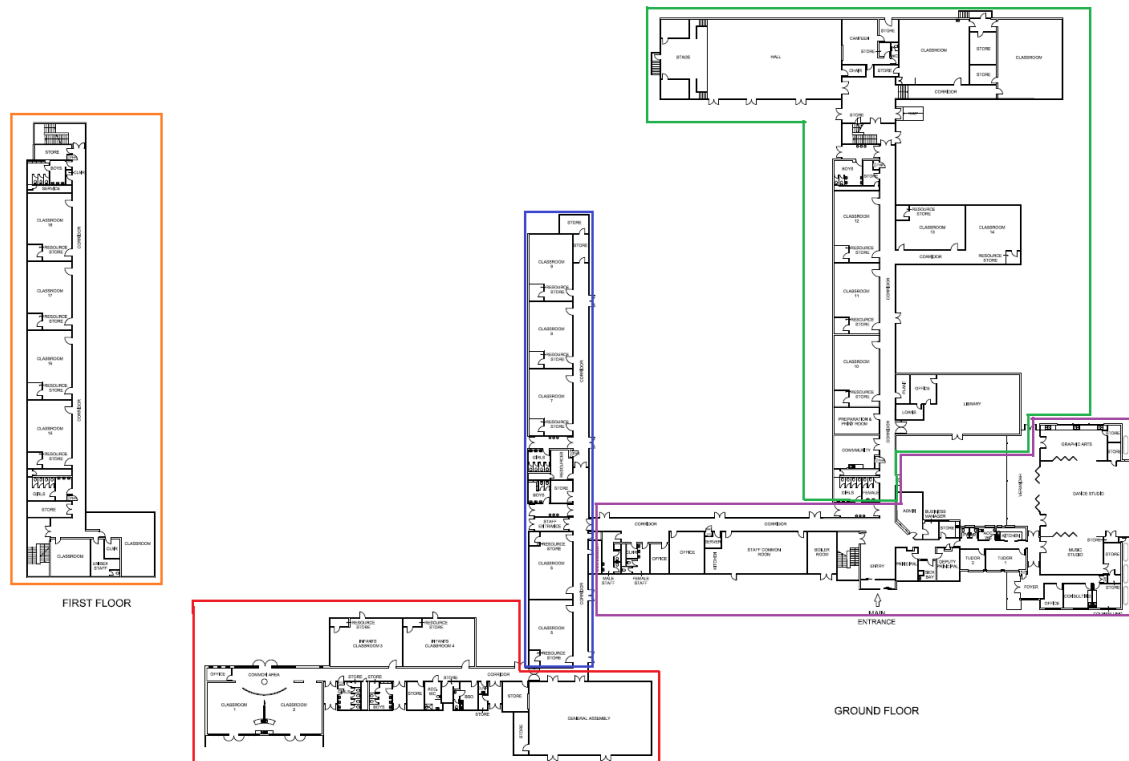
Condition Based Maintenance Schedule

2022 to 2026

Maintenance tasks to address condition-based issues identified through the Rolling Facilities Evaluation are set out below.

Tasks are grouped to indicate those that are:

- planned for a future date;
- packaged for delivery by the same trade or at a similar time;
- deferred;
- completed; or yet to be scheduled.



PLANNED CONDITION BASED MAINTENANCE TASKS

Building	Details	Trade	Funding Type	Cost	Recommended Timings	Planned Date
Green Zone	Painting of classrooms	Painting	CBM	\$12,500	School holidays	1 - 2022
Hall	LED lighting	Electrical	FIT	\$5000	School Holidays	2 - 2022
Blue	Painting of corridors and classrooms	Painting	CBM	\$20,000	School holidays	3 - 2022
Green	Corridor windows	Glazing	FIT	\$10,000	School holidays	4 - 2022
Blue	Floor coverings	Carpet	CBM	\$20,000	School holidays	1 - 2023
Green classrooms	LED lighting	Electrical	FIT	\$6000	School holidays	2 - 2023
Orange	Corridor windows	Glazing	FIT	\$10,000	School holidays	3 - 2023
Orange	Painting of corridors and classrooms	Painting	CBM	\$20,000	School holidays	4 - 2023
Orange	Floor coverings	Carpet	CBM	\$17,500	School holidays	1 - 2024
Red	Painting of corridors and classrooms	Painting	CBM	\$20,000	School holidays	3 - 2024
Red	Floor coverings	Carpet	CBM	\$17,500	School holidays	1 - 2025

Holiday period

- 1 - January Holidays
- 2 - Easter holidays
- 3 - Mid year holidays
- 4 - October holidays

Funding Type

- FIT – Feed In Tariff
- CBM – Condition Based Maintenance

The aim of this maintenance plan is to develop an approach to enable the school to improve the base building look and replace windows and doors with more of a thermal proofed option .

Yearly Routine Maintenance Schedule

The school's yearly routine maintenance program is set out below. This program is designed to support the upkeep of school facilities and prevent new maintenance issues from arising.

Routine Maintenance Tasks

Building	Description of works	Trade	Annual Cost Estimate	Recommended Minimum Frequency
Whole School	Pest control	Flick	\$2650	6 monthly
Sanitary and waste	Sanitary Bins	Flick	2000	monthly
External	Security and fencing	BSO	200	Fortnightly inspections
External	Mowing/garden maintenance	BSO	3000	Monthly – winter Weekly - summer
Hydration	Bubbler maintenance	BSO	100	Weekly inspections
Whole school	Light replacements	BSO	50	When needed
Internal	Carpet cleaning	Cleaners	2000	Yearly – broken into areas
Internal	Doors and hinges	BSO	50	When needed
Internal	Class chairs and tables	BSO	50	When needed
	Total	\$		

Delivery Plan

The Delivery Plan provides an overview of the planned condition-based and routine maintenance tasks for each year of the School Maintenance Plan.

DELIVERY PLAN FOR 2022

Details	Trade	Budget	Funding Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Painting of green area classrooms	Painter	\$12,500	CBM												
Lighting upgrade to LED in Hall	Electrical	\$5,000	FIT												
Painting of corridor and classrooms in blue area	Painter	\$20,000	CBM												
Upgrading of corridor windows to double glazed	Glazing	\$10,000	FIT												

DELIVERY PLAN FOR 2023

Details	Trade	Budget	Funding Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Floor coverings in blue area	Flooring	\$20,000	CBM												
Lighting upgrade to LED in green area	Electrical	\$6,000	FIT												
Upgrading of corridor windows to double glazed In Orange corridor	Glazing	\$10,000	FIT												
Painting of corridor and classrooms in Orange area	Painter	\$20,000	CBM												

