



Estate Strategy

Knowle CE Primary Academy



Approved by:

Governing Body:

Date: June 2025

Resources, Planning,
Risk and Audit
Committee

Last reviewed in:

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Next review due by: June 2028

Our Academy Vision



Growing in God's Love; Flourishing Together

At Knowle CE Primary Academy, we provide a nurturing environment for all children and adults to grow in mind, body and spirit, enabling everyone to fulfil their potential. Individuals are celebrated for their unique gifts and flourish together through living out our school values, as we make a positive impact on each other, our local community and the wider world. As a result, children are well prepared for a future in which they will bear lasting fruit and make the world a better place.

Our Christian vision shapes the identity of our academy, provides a framework for decision-making and impacts all areas of school life. Our vision sets the ethos and culture within our academy and guides all interactions, learning, the development of our provision and community engagement. As such, our vision has driven the development of this policy.

1. Purpose and introduction

Our vision covers the medium to longer term time period in which we hope to develop and enhance our estate to meet the current and future challenges of education, whilst allowing our children to grow and flourish.

The key objectives we have set ourselves:

- To ensure the estate provides a safe, secure, accessible and stimulating environment for children in order for them to flourish during their time at the Academy
- To adapt our estate to the changing climate and, where possible, we reduce the impact of our estate on the environment
- To develop the site to provide a provision which enables our children and the wider community to flourish
- Ensure value for money

As a school we are fully committed to doing all we reasonably can to manage the estate to reflect and support our overall vision for our school. We believe the estate belongs to the community. We require a place in which we can safely work and learn together, with facilities to enrich and support the educational activities which are at the heart of who we are and what we aspire to become.

2. The Estate

Knowle Primary Academy are guided by the DfEs Good Estate Management for Schools documentation (GEMS) which sets out the fundamentals of best practice Good estate management for schools - Guidance - GOV.UK (www.gov.uk).

The Leadership Team alongside the Site Manager manage the school estate on a day-to-day basis. Regular training and CPD support the leadership team and Site Manager to carry out their roles.

The Site Manager, where he has the appropriate skills and had the appropriate training, will carry out small maintenance work around the site. When required, there is a large pool of skilled professionals available through our agreement with Solihull Council Property Services who go through full procurement procedures in order to provide contractors with the relevant skills and experience to complete tasks. These range from routine maintenance to large projects. Through this, we can ensure that professional organisations are used and their work is quality assured.

Health and Safety is also audited annually by external consultants - through Solihull Council - to ensure compliance in all areas. The team ensures that there is full compliance with all health and safety regulations continuously to ensure ongoing site compliance.

During 2024, we are appointed Consultants to coordinate our CIF bids going forward. The process of selection for the Consultant was approved by Governors and our selected consultants – RAM – are DfE approved. The 24/25 bid, relating to fire safety, was unsuccessful and this is currently being appealed. If this appeal is unsuccessful, the bid will be resubmitted for the in Autumn 2025 with further supporting evidence.

A visioning day was held, alongside senior leaders and governors, to review the medium and long term priorities. An overview of the output from this is presented in section 3.

During the academic year, interior and exterior walkarounds are carried out by the Principal, SBFM, Governor and Site Manager. This is a visual inspection of the school site and prioritises work, and sets timescales for completion. Progress is reported the Governing Body on a termly basis.

3. Goals and objectives

Through our visioning day, five key areas were identified as priorities for our Estates Management plan. The current status and priority of these projects is covered in the attached table.

Priority	Title	Current Status – July 2025	Vision objective
1	Upgrade of fire alarm system	Unsuccessful CIF Bid 24/25 for c. £750k. Bid has been appealed (June 2025) and if unsuccessful, a bid to be resubmitted in Autumn 2025.	To ensure the estate provides a safe, secure, accessible and stimulating environment for children in order for them to flourish during their time at the Academy
2	Replacement of three sheets of curtain wall windows in junior building	three-year plan starting in 25/26 to carry out one sheet per year. Not eligible for a CIF bid, therefore funded through Academy and charitable donations	To adapt our estate to the changing climate and where possible we reduce the impact of our estate on the environment
3	Redevelopment of the KS1 Playground	To be completed in October 25	To develop the site to provide a provision which enables our children and the wider community to flourish
4	Replacement of kitchen equipment	£10,000 has been ring-fenced for when equipment needs replacing	To ensure the estate provides a safe, secure, accessible and stimulating environment for children in order for them to flourish during their time at the Academy
5	Redevelopment of KS2 Playground	Long term plan 3-5 years.	To develop the site to provide a provision which enables our children and the wider community to flourish

4. Options for consideration

Finance

Robust policies and procedures around our procurement processes ensure careful use of funds in accordance with all relevant regulations.

The major funding sources available for building compliance, repairs, maintenance and improvements are:

- General Annual Grant
- Additional income from our extended services provision
- Charitable donations
- Capital funding (Devolved Formula Capital annual allocations)
- CIF funding

Environmental Improvements and Climate Change

Knowle CE Primary Academy has developed a sustainability plan across the school to ensure consideration and analysis of the environmental impact of our activities. By taking an inclusive approach, we will ensure involvement of our staff, children and our wider local community.

Educational Impact

Works are scheduled during school holidays wherever possible and out of school hours in order to minimise the impact to our children and day to day operations.

Legal and Land Title

The land and buildings ownership is split between the Academy, Local Council, Birmingham Diocese and Knowle United Charities. The Academy has strong relations with our land and building owners which provides opportunities for applying for additional funding from these parties.

The land and buildings ownership is split as follows:

- Knowle United Charities owns the Junior building and the associated land
- Solihull Council transferred ownership of the school house to Knowle CE Primary Academy upon conversion to Academy status, with restrictions over its use (its use cannot be changed and the house cannot be sold)
- The Academy owns the main (infant) school building, via a long term lease from the local authority
- The main school land (infant department) is owned by Birmingham Diocese
- Solihull Council own the school field

Organisational Impact

The estate vision and strategy will be formally reviewed every three years to ensure it remains fit for purpose.