



MILTON ROAD PRIMARY SCHOOL PROPERTY MANAGEMENT DOCUMENT LEARNING ENVIRONMENT STRATEGY

11th November 2025

OVERVIEW

1. Vision

i *We want our children to be happy and healthy today, fulfilled in the future and able to make their world an even better place.*

2. Aims

i *Milton Road Primary School should offer a safe and truly exceptional indoor and outdoor learning environment for children, staff, volunteers and visitors.*

3. School Ethos and Values

i *We Are Crew Not Passengers is a central principle of our ethos. This means that the success of our organization is best achieved though everyone working together.*

- *Courage*
- *Responsibility*
- *Excellence*
- *Wisdom*

4. Principles

- i** ✓ *Safe – foremost the site must be a safe place for our children to learn and play and for our team to work in.*
- ✓ *Happy & Healthy – The environment is one that supports the mental health and wellbeing of the pupils and staff, encourages use of the outdoor environment as much as possible;*
- ✓ *Supports Learning Outcomes – by ensuring that all learning spaces (indoor and outdoor) promote the optimal learning opportunities*
- ✓ *Sustainable – investments are made with to have a limited impact upon the planet as possible, and to last as long as possible;*
- ✓ *Best Value for Money sought in all long term decisions;*

5. SWOT

i *The Building opened in 2006, with forward thinking design and beautiful green outside spaces for learning and play. Since the building was constructed some elements of the School Estate have suffered expected wear and tear, and in addition to this, issues related to the original construction have been highlighted.*

The SWOT analysis below highlights the main areas this Strategy needs to address.

Strengths

- Relatively new and very attractive school building, with expansive grounds, a Forest School, wide corridors, group rooms, pod seating etc.
- Playground Equipment Installed Summer 2019 (KS1); sports funding used to install further play equipment in KS2.
- Solar Panels and efficient lighting installed 2019/20;
- PTA/community fundraising and support – Pod seating installed July 2023
- Local Authority have been supportive of works and financial contributed where applicable;
- A Site officer at the school with a wealth of experience, and long service to the school community;

Weaknesses

- Some areas e.g. classrooms need repainting and blue tac has removed patches of paint
- Limited Capital Pot every financial year - £8,000
- Inherent structural design issues with build of roof have led to leaks, and repair has been necessary
- Ongoing need to paint classes and maintain the property to a good standard

Opportunities

- Property Management Company (PCM) assists the school to keep maintained, by providing reasonable solutions and advise.
- Willing parents and governors wanting to support the school including sustainable options
- Renegotiated tenders and agreements with providers to increase service standards.
- Ensuring through our values everyone takes Responsibility for looking after our classrooms and grounds
- Maintaining a whole school ethos for the objects, artifacts and equipment in the school. Everything is precious, everything matters.

Threats

- Negligence of maintenance could put the building into further disrepair and damage the image and reputation of school
- Limited financial resources and funding
- Maintaining a whole-school Health and Safety Culture and Stewardship Culture

6. Coverage

i Drawn from review of the following sources:

Fire Risk Assessment - PCM

LA Health and Safety Audit

Condition Survey – February 2023

Tree Safety Management Plan

Asset Management Plan

7. Implementation Plan

i A detailed implementation Plan is included at the end of this document.
Informed by the existing Property Development Plan of the School

8. High-Level Timeline/Schedule

i The Action Plan is contained at the end of this document.

PRODUCTION AND REVIEW TIMELINE

Name	Date	Completed
Reviewed by Talent and Ops Team and Actions Taken	Summer Term 2023	Summer 2023
Reviewed by Talent and Ops team as part of Budget Build	March 2023	March 2024
Reviewed by Talent and Ops team	October 2023	October 2023
To review with Resources Governors	January 2023	FGB 5 th February
Reviewed by Headteacher and Finance Manager	November 2025	Resources Governors 17 th November 2025

Approved By

Date

Approved By

Date

Chair of Resources

Chair of Full Governing Body

Ongoing and Proposals for 2026/27 Financial Years

What	Priority (H/M/L)*	How	Resource Implication/Funding	When
Outdoor Lighting – Fix damaged lights	M	Car park lights are being replaced with LED lights as they fail. A further two are being fixed November 2025	Costs of LED lights estimated at £800 per light. solar lights only lasted two years	Ongoing works
Surge Protection Device	H	Installation of Surge Protection Device near main panel board	McLatchi – Revenue	December 2025
Toilet	L	Some toilet doors & partition walls need to be refitted to the wall.	Capital purchase	Ongoing Maintenance
Emergency Lights	M	Need to replace damaged lights	RS electrics – Capital	Est. April 26
Outdoor – Grounds Maintenance	M	Courtyard tidy up – Grounds Maintenance	M L - revenue	Needs doing again in Summer 2026
Bike sheds	L	Clean over holiday period Replace plastic sheets	Will get quotes to replace plastic sheets CAP – Building Maintenance	Lack of funding
Condition Survey – areas identified for repairs	M	Apply cyclical decoration to timber framed windows and doors,	Gather quotations.	2025/26 at earliest
Condition Survey – areas identified for repairs	M	High level fascias and joinery, timber soffits and cladding to walkway/canopy structures towards end of 5 year planned period (2025).	Gather quotations	2025/26 at earliest
General improvements to indoor environment to support a clean and uncluttered, neutral theme	L	Few locations need repainting or improving Hive, Wall Art in Team Room & Hall, Mains entrance doors	Quotes secured summer 2025	Ongoing

	L	Repainting of Classrooms	Quoted £1k per year group	25/26: Y2 - completed 26/27: Y6, Y5
Telephone System	M	To replace current copper wire system	Capital funding	December 2025
Computer Upgrade/Replacement	M	Replace old classroom desktops	Capital funding	Ongoing Replacements: - 25/26: EYFS - 26/27: Year 1
		Replace older pupil laptops	Capital funding	December 2025

Completed projects

What	Priority (H/M/L)*	How	Resource Implication/Funding	When
Outdoor – Grounds Maintenance	M	Tree Survey and works undertaken by County Contractors. – Trees need pruning or cutting down.	Now with schools to undertake	Completed Summer 2025
	H	Scheduled walk around with current grounds maintenance provider Areas for improvement needs to be identified, identify areas are not covered and agreed method for better coordination of visits agreed.	Potential higher annual costs	Completed - Saul
Outdoor - Pod Area Replacement	M	Sleepers have been removed. PTA has purchased seating Was completed in two stages. 1 st stage: KS2 area. 2 nd stage: KS1 area	Replacement of Pods was very expensive. Gardening improvement to this area to improve the look of the pods. This could be achieved through ECO schools and a gardening competition	Completed Summer 23
Outdoor – Forest School Pond Area Replacement	M	Pond filled, fire circle created and new pond installed PTA purchased and organized this activity with Mrs Kerley.	Replacement of Ponds was very successful.	Completed Easter Holidays 2025
General improvements to indoor environment to support a clean and uncluttered, neutral theme	L	Over the year improvements has happened.	Minimal	2023/24
General improvements to indoor environment to support a clean and uncluttered, neutral theme Indoor Environment – Corridors, Y3 – Y6 remaining.	M	Completion of Corridor Re-paint	£1614	Library, 2 door & KS1 corridor have been completed February 23
KS2 Playground and playing	M	Tidying of path for daily mile. –		Discussed with Saul on

field.		will discuss with M L		20th March
KS2 Playground and playing field. General Building Maintenance	L	Climbing frame	Climbing Frame purchased using Sports Premium £16k.	Completed Summer 22
	H	Reseeding of sports field by M L.	£1895 + VAT	Completed Summer 23
	H	Replace water boiler in boiler room	Capital funding with support from John Clayton (CCC)	Completed April 2024
General Building Maintenance Kitchen	L	Repair kitchen fan	Building Maintenance	Completed Oct 2024
	H	Repair drainage from convention ovens & Grease Trap	In partnership with Lunchtime	Completed March 2025
Drainage Pumps	H	Service and repair	Caprari Pumps	Completed Nov 2024
Sign	M	Replace sign outside school gates knocked down by car accident	Included in the insurance claim	Completed Summer 23
Inspection and Review of Areas highlighted by Health and Safety Audit	M	Man Safe system	TBC	Out of service – decommissioned.
Indoor Environment Cleaning	H	Negotiate a new cleaning agreement	Under £30000 annual	Completed October 2023
CCTV for main gate	L	Install a standalone system. Not connected to Gate opener. Propose two cameras, 1 facing gate, 1 to facing car park	Quotes secured	Completed – Sep 24
Computer Upgrade/Replacement Hall Floor	H	1 st stage: Agreed to lift & refit part of the floor 2 nd stage: sanding & sealing	Capital funding with support from John Clayton (CCC)	1st stage in February 24 break - 2nd stage in April 24 break

High – H&S Review/Fire Risk Assessment, Medium - identified priorities, Low – ‘Nice to haves’