



SPANZ

SECONDARY PRINCIPALS' ASSOCIATION OF NEW ZEALAND INC.

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President
Peter Gall
Papatoetoe High School

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Dear Colleagues

Concerns over school property often feature in discussion amongst groups of principals and in recent times I have raised a number of property issues with the Minister and senior ministry officials. The reliance on a 'one size fits all' type policy based around a school's 10 year property plan and their 5 year agreement, whilst good in theory, poses many problems in practice. It is a particular problem for those schools built in the late 1940s, 1950s and early 1960s to cater for the post-war baby boom, that are now faced with buildings which are often uneconomic to refurbish, have 'had their time' and are no longer fit for purpose. The 5 year agreement funds are clearly insufficient to allow for buildings such as these to be upgraded to a standard that we should expect for our 21st Century learners.

We will continue to push for more funding to go towards replacing existing buildings that are over 40 years old and to ask questions about the expected life span of teaching spaces built in the past to unsatisfactory specifications by today's standards with regards to insulation, lighting, ventilation and heating.

Your school would have received the new Property Management handbook by now (contact your network facilitator at the ministry if not). Issues that SPANZ have raised in relation to the new handbook have been:

- Extra compliance requirements
- Rigidity around the scope of 5YA projects, eg, not allowing extra square metres to be added.
- Overload on network facilitators in some regions.
- Building rates being insufficient.
- Difference in building rates for new schools as compared to that for new buildings in existing schools.
- Requirement to have a project manager for some relatively small projects.

The new handbook replaces the 1999 Property Management Guidelines with the big difference being that there are now a number of mandatory requirements described.

As an aside, we now have a Property Management handbook, a Funding, Staffing & Allowance handbook and a Student Support handbook to assist boards with the self-management and governance of their schools. How many green manuals were their pre-1989?

Have an enjoyable long weekend.

Peter Gall
President