



# What is the Condition Improvement Fund (CIF)?

£20,000-£4,000,000 of funding is available to eligible Academies, Sixth Form Colleges and VA Schools, direct from the Department for Education (DfE).

Each year applications typically open in October for submission in December of that year. (Funding is usually granted from May the following year)

According to the DfE, CIF supports expansion projects for Ofsted rated 'Good' or 'Outstanding' Schools to expand facilities or floor space in order to increase school admissions or address overcrowding. This is the CIF area where Grayling Thomas have expertise across a diverse range of educational projects, from new classroom block extensions to multi million pound science laboratories and SEN buildings.

## 4 steps to helping Headteachers, Business Managers, CFO/COO's

### 1. Feasibility Studies and Option Appraisals

We will visit and appraise your campus and design a series of options most likely to receive CIF funding.

### 2. Identifying the project need, cost and programme

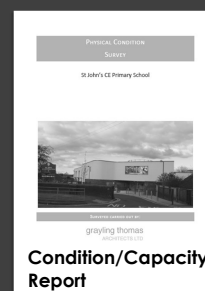
CIF scores highest on the project need and we will assist in identifying and evidencing the specific areas most in need. Following this we can confirm cost and timelines for projects.

### 3. Condition and Capacity Surveys

We will review the capacity and condition of your school estate to advise if the need is strong enough to qualify for CIF.

### 4. Best solution to receive CIF funding

From our analysis we will advise the best option to receive CIF funding and the steps necessary to build the strongest bid.



**Successful Bids**  
Expanding SEN Academy– 10 classrooms,  
Science/ Art/ Foodtech spaces, 2 Halls, Admin



**Successful Bid**  
New Science labs, Art department and  
meeting rooms



# Approach

Many of our bids involve a carefully evolved strategy, to achieve the best outcome for the school. In order to understand the school's aspirations and advise how these might be best achieved, we need to speak to Headteachers, Business managers and Governors to understand the school estate and needs in detail. From this initial meeting we can advise a strategy and the key steps needed to support the strongest bid. We enjoy the challenge of being able to find innovative solutions that fit the CIF criteria.

## Successful CIF Bids



### Dorothy Goodman Special School, Leics

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#### Site Feasibility

Grayling Thomas have been working with Dorothy Goodman School since 2015 on the redevelopment of their campus to include a new school site to cater for an expansion of pupils and condition issues with their existing buildings.

The new site had expansive views across open fields and Grayling Thomas were keen to retain this natural feature in the design of the building. The largely glazed new classrooms face South towards the open fields enabling students to directly access this feature. To the rear of the Classrooms are Specialist Rooms for Science, Art and Foodtech and these spaces have feature roof funnels to bring natural daylight deep into the building. In addition the building has an internal Sensory Courtyard to naturally light the wide corridor spaces.



#### CIF Funding Bid

A successful CIF bid was issued and received in 2016 for £3.5m for the creation of 6 classrooms, a new school hall, a studio hall, administration spaces, sensory and multi-sensory areas, kitchen facilities and WCs.

A second CIF bid was issued in 2017 and this successfully delivered an additional 4 classrooms, 3 specialist teaching areas including art, food tech and science, additional administration areas and group study rooms, a library, entrance lobby and school office, additional WCs and showering areas.

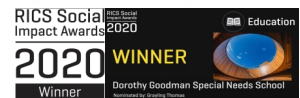
A third CIF bid was submitted in 2018 for the installation of a sprinkler system and this was successfully received and incorporated into the project throughout all areas of the school.



#### Design and Construction

Grayling Thomas have maintained a close working relationship with the school Business Manager and Headteacher throughout all phases of Construction and Design and this has resulted in a unique and bespoke Special Needs School on a new site. The existing facilities were considered not fit for purpose and the new facilities are expansive, have exceeded the school's expectations and extremely well received by the local community.

*"Working with Andrew Thomas as our Architect on a new school, we found he listened to our needs, designing a building that was both creative in addressing our needs and maximising the light into the building"*



### Bourne Grammar School, Lincs

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ARCHITECTS

#### Site Feasibility

Grayling Thomas were appointed to look at feasibility options for the school site for new classroom accommodation for the school to accommodate its expanding numbers.

A number of sites were considered and the most suitable option was a new stand-alone building situated adjacent to the existing school blocks on a disused part of the site. This gave the school the option of having a building constructed entirely separately from the main school campus, therefore limiting any disruption to pupils and staff for the duration of the build.

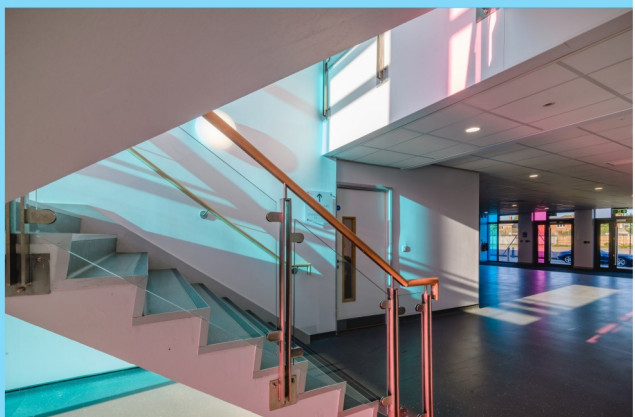


#### CIF Funding Bid

A successful CIF bid was submitted in 2016 and we were contract administrators for the duration of the construction which was a 12 month period, handing over the building in 2017.

The construction value of the project was £3.98m and the maximum CIF funding allowance was £4m.

Successful  
£3.98M BID



#### Design + Construction

Grayling Thomas designed a 15 laboratory science block for the school set across 2 storeys in height and designed in an extremely efficient format in order to make it cost efficient and also energy efficient for the future of the school.

There were challenges with this project which included an unknown extent of archaeological remains which hindered progress of the commencement of the building for a number of months at the beginning and this was managed with the main contractor and the school to still have the building finished and occupied by the beginning of term of that year.

case studies



# Successful CIF Bids



## Hilgay Primary School, Norfolk

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### Site Feasibility

Grayling Thomas were commissioned by DEMAT on behalf of Hilgay Primary School in Norfolk. The school had an existing 1930's Horsa building which was being utilised as a Dining and Teaching area.

A series of options were drawn up, including a proposed new Hall, but these were considered not cost effective. The final masterplan was to construct 2 new classrooms and refurbish the existing school hall, which was being used as a classroom.

This proposal meant the new 2 classroom block could be constructed in isolation to the main school, limiting any disruption to teaching and learning. The school hall could then be refurbished during a school holiday period.

### Planning Approval+ CIF Funding

Detailed Planning approval was obtained via the Local Authority after the CIF bid was received.

Grayling Thomas supported the school with a Condition Survey of the existing facilities and also provided Feasibility and CIF bid support for a new 2 classroom block, toilets, Library and refurbishment to the existing school hall. The CIF bid was successfully approved for £500,000.

**Successful  
£0.5M BID**



### Design + Construction

The design of the new Classroom block was a very efficient single storey mono-pitched structure with large expanses of glazing facing South, over the School's playing fields. The design was intended as a contrast to the existing Victorian brick school and was finished in textured render with stainless steel rainwater goods. Internally an existing corridor was widened to create a new Library space for the pupils, with rooflights above.

Grayling Thomas supported the school in the delivery of the new classroom block both in terms of the appointment of the successful Contractor and management of the project through to handover of the completed building.

case studies



## Bishop Stopford School, Kettering

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ARCHITECTS

### Site Feasibility

Following the success of a previous project with the School (New 6th Form Building) we were retained to Masterplan the school site and investigate areas where a building containing Science / Humanities and Art could be located.

The feasibility and masterplan concluded that the best site and design would occupy a disused part of the school site adjacent to a service access point. The site already contained a 4 storey block and the design intention was to connect onto this block with a 4 storey extension. This would limit disruption to the school during any construction phases since the existing building could operate unhindered for the construction phase, with knock through phases limited to school holidays.

### Planning Permission and CIF Funding

Planning Consent was obtained after a detailed pre-application submission with the Local Authority.

A Condition and Expansion CIF bid was submitted in parallel with the school and successfully achieved funding for £820,000.

**Successful  
£1.5M BID**



### Design and Construction

We were retained as Architects for the whole Contract including handover of the completed building. We were also novated to the Contractor during the construction phase. Some of the site challenges were the existing array of services and drainage crossing the building footprint, which were kept live during the contract.

The new building includes 3 Science Labs and Prep Rooms, a Tutorial Room, Group Room, 6<sup>th</sup> Form Art Space, Lift and Wc's

case studies

If you would like to arrange a free site visit and meeting

please contact **03300 576563/ [studio@graylingthomas.com](mailto:studio@graylingthomas.com)**