

Record of officer decision

Decision title:	To approve the expenditure of up to £40k for urgent roofing repairs at Madley Primary School from school capital maintenance funding
Date of decision:	6 March 2020
Decision maker:	Assistant Director Education Development and Skills
Authority for delegated decision:	The authority for the specified officer to take this decision is set out in the cabinet report approved 17 January 2019 (http://hc-modgov:9070/ieDecisionDetails.aspx?!D=5593)
Ward:	Stoney Street
Consultation:	None
Decision made:	<p>Agreement to:</p> <ul style="list-style-type: none"> • Approve up to £40k of maintenance at Madley Primary School • Fund the additional works from the existing school capital maintenance budget
Reasons for decision:	<p>Madley was included in the approved schools planned maintenance programme 2019/20 for roofing works to part of the school. As part of this work another section of roof was inspected to identify the source of a potential leak and a patch repair completed. Whilst inspecting this roof, additional worn areas were observed that needed further remedial works. The area of roof affected is covered with solar panels and therefore could not be repaired at the same time as the specialist solar panel installer would be required to remove and reinstate the panels prior to, and after, any repair works are completed.</p> <p>The ceiling in the reception class was affected by the leak to the extent that the plaster was falling down. The ceiling is artex. The school were advised to discontinue using the classroom until a repair had been implemented. This temporary repair has been completed and there is now a requirement to undertake a permanent repair. Given that the ceiling is artex, the entire ceiling needs to be removed and replaced.</p> <p>As a result of the change to the ceiling construction, the lighting in the classroom will also need to be replaced as the existing lighting is old and unable to be refitted to the new ceiling construction.</p> <p>The cost of the roof repairs, ceiling and lighting replacement will be added to the maintenance programme for 2019/20 and funded from the contingency within the existing school capital maintenance budget.</p>

<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>The estimated cost of the work is £40,000 including any associated contingency, professional and associated fees. This will be funded from the contingency within the school capital maintenance budget.</p> <p>There is a risk that once on site, further work is identified if the condition of the existing roof structure is found to be poor. A contingency has been allowed to cover unforeseen elements. Should this contingency be insufficient then a further officer decision will be required.</p>
<p>Details of any alternative options considered and rejected:</p>	<p>Do nothing. This is not recommended as the roof is in poor condition allowing water into the building disrupting services and causing further deterioration to the building fabric leading to greater reactive costs.</p> <p>Not replace the ceiling or lighting. This is not recommended as the ceiling is in poor condition and only a temporary repair is in place to enable the classroom to continue to be used.</p>
<p>Details of any declarations of interest made:</p>	<p>None</p>

Signed

Date: 6 March 2020