

Record of officer decision

Decision title:	To approve the expenditure of up to £31k for urgent roof repairs at Peterchurch Primary School from school capital maintenance funding
Date of decision:	12 February 2019
Decision maker:	Interim Education & Capital Manager
Authority for delegated decision:	The authority for the specified officer to take this decision is set out in the cabinet report approved 28 June 2018 (http://hc-modgov:9070/ieDecisionDetails.aspx?ID=5189)
Ward:	Golden Valley North
Consultation:	None
Decision made:	Agreement to: <ul style="list-style-type: none"> • Approve up to £31k of maintenance at Peterchurch Primary School • Fund the additional works from the existing school capital maintenance budget
Reasons for decision:	<p>Peterchurch Primary has not been included in the planned maintenance programme 2018/19 for any works. The school is scheduled for a new build in future years, and has already had some maintenance funding from this years' school capital maintenance budget towards roof repairs where the roof was leaking.</p> <p>The original welsh slate roof covering on the front elevation of the Victorian section of the school has reached the end of its useful life, it suffers from 'nail slack' which has resulted in an increase of falling slates year on year. There are a number of slipped and missing slates currently on the roof. The roof has been patched in previous years however the problem persists. The affected roof area lies above the hard play area used by reception children.</p> <p>The school has taken immediate action to protect the area and prevent children from playing in the immediate vicinity.</p> <p>Due to the condition of the roof the only option considered suitable to guarantee the provision of a safe environment is to re-roof the worst affected areas.</p> <p>The cost of the re-roofing will be added to the maintenance programme for 2018/19 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 costs of the emergency works are £26,978 plus associated contingency, professional and associated fees. A total cost up to the value of £31k. This will be funded from the contingency within the school capital maintenance budget.</p> <table border="1" data-bbox="651 338 1257 488"> <tr> <td>Contingency at start of year</td> <td>£193k</td> </tr> <tr> <td>Spend to date</td> <td>£80k</td> </tr> <tr> <td>Peterchurch re-roofing</td> <td>£31k</td> </tr> <tr> <td>Remaining contingency</td> <td>£82k</td> </tr> </table> <p>A potential risk is that on the removal of the existing roof covering other problems may come to light, such as structural deterioration of parts of the wooden roof structure. If this is the case a further officer decision could be required.</p>	Contingency at start of year	£193k	Spend to date	£80k	Peterchurch re-roofing	£31k	Remaining contingency	£82k
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<p>Details of any alternative options considered and rejected:</p>	<p>Do nothing. This is not recommended as the risk of these works not being completed means that parts of the school site will be inaccessible due to the risk of falling slates.</p> <p>Undertake localized repair. This is not recommended as the area will always be vulnerable to falling and slipping slates. If the affected slates are re-secured there is no guarantee that there will be no further slippage or falls from other slates or the repaired ones if there is another underlying problem causing them to fall. It is therefore more cost effective in the long term to re-roof the worst affected section.</p>								
<p>Details of any declarations of interest made:</p>	<p>None</p>								

Signed:

Date: 12 February 2019