

Record of officer decision

Decision title:	To approve the expenditure of up to £15k for urgent damp repairs at Kington Primary School from school capital maintenance funding								
Date of decision:	8 April 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:	Kington								
Consultation:	None								
Decision made:	<p>Agreement to:</p> <ul style="list-style-type: none"> • Approve an additional £15k of maintenance at Kington Primary School • Fund the additional works from the existing school capital maintenance budget 								
Reasons for decision:	<p>Kington Primary has been included in the planned maintenance programme 2018/19 for heating works. At the time of the site visit the school highlighted that there was some damp in one of the classrooms, an office and a hallway. A survey was arranged to assess the extent and type of damp with a view to undertaking remedial action to address any issues found.</p> <p>The survey noted in all areas inspected that there is visible evidence of dampness to the walls which appear to be a combination of rising dampness due to the lack of an effective damp proof course and also that of hygroscopic salt contamination. The survey provided a recommended course of action.</p> <p>The school has taken immediate action by placing cupboards in front of the affected area in the classroom preventing children from being in its immediate vicinity.</p> <p>The cost of the damp proofing will be added to the maintenance programme for 2018/19 and funded from the contingency within the existing school capital maintenance budget.</p>								
Highlight any associated risks/finance/legal/equality considerations:	<p>The estimated costs of the emergency works are £12,671 plus associated contingency, professional and associated fees. A total cost up to the value of £15k. This will be funded from the contingency within the school capital maintenance budget.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Contingency at start of year</td> <td>£193k</td> </tr> <tr> <td>Spend to date</td> <td>£175k</td> </tr> <tr> <td>Peterchurch re-roofing</td> <td>£15k</td> </tr> <tr> <td>Remaining contingency</td> <td>£3k</td> </tr> </table> <p>A potential risk is that on the removal of fixtures in the rooms other</p>	Contingency at start of year	£193k	Spend to date	£175k	Peterchurch re-roofing	£15k	Remaining contingency	£3k
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	problems may come to light, such as damp penetration further than identified in the report as this only concentrated on the areas with noticeable damp. If this is the case a further officer decision could be required.
Details of any alternative options considered and rejected:	Do nothing. This is not recommended as the risk of these works not being completed means that parts of the school site will become unsightly, unusable and pose a health and safety risk to children, staff and visitors to the school.
Details of any declarations of interest made:	None

Signed:

Date: 8 April 2019