

Record of officer decision

Decision title:	To approve the expenditure of up to an extra £13k for urgent roof repairs at Peterchurch 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:	Golden Valley North
Consultation:	None
Decision made:	Agreement to: <ul style="list-style-type: none"> • Approve an additional £13k 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 had reached the end of its useful life, it suffered from 'nail slack' which resulted in an increase of falling slates year on year. There were a number of slipped and missing slates currently on the roof. The roof had been patched in previous years however the problem still persisted. The affected roof area lay above the hard play area used by reception children.</p> <p>Due to the condition of the roof the only option considered suitable to guarantee the provision of a safe environment was to re-roof the worst affected areas. Additional funding was allocated for this purpose however on undertaking the work it was noticed that the tiles on the other ridge of the roof were slipping or had become dislodged. This area lay above the staff car parking and fire exit route for children in the school. To enable economies of scale the contractor, whilst on site, can also re-roof this affected area.</p> <p>It was also noted that the roof sits above a lath and plaster ceiling, parts of which were loose or missing. The ceiling area resides over a classroom and there are concerns that this plaster could fall following the disturbance of re-roofing the area. As a preventative measure, the ceiling area will be double boarded to 'catch' any falling plaster preventing it from entering the classroom below.</p> <p>The cost of the re-roofing and ceiling protection will be added to the</p>

	<p>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 £11,674 plus associated contingency, professional and associated fees. A total cost up to the value of £13k. This will be funded from the contingency within the school capital maintenance budget.</p> <table border="1"> <tr> <td>Contingency at start of year</td> <td>£193k</td> </tr> <tr> <td>Spend to date</td> <td>£162k</td> </tr> <tr> <td>Peterchurch re-roofing</td> <td>£13k</td> </tr> <tr> <td>Remaining contingency</td> <td>£18k</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	£162k	Peterchurch re-roofing	£13k	Remaining contingency	£18k
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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 affected section.</p>								
<p>Details of any declarations of interest made:</p>	<p>None</p>								

Signed:

Date: 8 April 2019