

Record of operational decision

Decision title:	Decision to approve a Deed of Variation to the pre-services construction services agreement in respect of Peterchurch Primary School project
Date of decision:	13 May 2025
Decision maker:	Service Director, Education, Skills and Learning, children and Young People
Authority for delegated decision:	The authority for the specified officer to take this decision is set out in the cabinet report approved 27 October 2022. https://modgov.herefordshire.gov.uk/documents/d9131/Printed%20decision%20Peterchurch%20Primary%20School%20Rebuild.pdf?T=5
Ward:	Golden Valley North Ward
Consultation:	Cabinet debated and approved the final stage of the rebuild of Peterchurch primary school on 27 October 2022. Consultation has taken place with the head teacher, chair of governors, local parish and ward councilor who agreed to the rebuild of Peterchurch primary school. The cabinet member for Community Services and Assets and the cabinet member for Children & Young People have been consulted and are supportive of the proposal. Political groups were consulted on the proposal and no objections were received. Comments were received regarding the safety of children accessing the school due to the lack of a crossing; the further consideration required for the continuation of the swimming pool, the support for the nurture hub and the need to continue at a pace.
Decision made:	Decision to approve a Deed of Variation to the pre-services construction agreement in respect of the Peterchurch Primary School project to enable Early Works to be instructed. Under the Deed of Variation, to instruct the purchase of temporary accommodation at a cost of £344,696.57 due to a long lead in time and to ensure there is not a delay to programme, this is within the budgets set aside for these elements of the project.
Reasons for decision:	Peterchurch primary school occupies buildings which are in poor condition and which are unsuitable in many respects for the provision of primary education. In order to ensure that funding allocated to the rebuild of Peterchurch primary school was properly targeted, a feasibility study was undertaken in order to prepare a concept design and identify the scale, scope and high level cost of work to be undertaken. The feasibility study demonstrated that a new build project delivers better value for money both in the short and the longer term. In addition it gives the council an opportunity to build its first carbon neutral school with green building certification showcasing its ambition to becoming carbon neutral by 2030. Tilbury Douglas Construction Limited will undertake leading the design process including any required surveys and investigations, building regulations, planning conditions and legislative requirements to take the project to the end of RIBA 4 Stage

	To ensure the project can meet the programme milestones to enable the new school to be constructed and open by Sept 2026.
Equality Considerations	Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to – (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services. Our providers will be made aware of their contractual requirements in regards to equality legislation. The new school building is intended to serve all members of the local community in Peterchurch and the Golden Valley, including those with protected characteristics under the Equality Act 2010. The principle equalities impact of the decision to rebuild Peterchurch Primary School related to the design and layout of the building. The current buildings are deficient in many respects. The new building would conform to all current legislative requirements and would meet the needs of disabled pupils and their families, as well as staff and other users of the buildings.
Highlight any associated risks/finance/legal/equality considerations:	<p>The costs for the Early instruction will be funded from the Peterchurch Area School Investment budget which has been approved by Council and in the cabinet decision on 27 October 2022 and is within the budgets set aside for these elements of the project.</p> <p>There is a risk if the decision is not approved of a delay to programme timeline which could incur additional costs to the project and additional disruption to the school.</p>
Details of any alternative options considered and rejected:	To not complete a Deed of Variation – this could lead to additional costs as the project timeline would need to be extended and additional disruption to the school as the initial demolition to a building would need to be within term time.
Details of any declarations of interest made:	None

Signed: Liz Farr Date: 13.05.25