

### Record of officer decision

<b>Decision title:</b>	Decision to award a Joint Contracts Tribunal (JCT) 2016 Design and Build contract to Tilbury Douglas and to approve the expenditure of the construction budget in respect of the Peterchurch Primary School project																				
<b>Date of decision:</b>	8 July 2025																				
<b>Decision maker:</b>	Corporate Director, Children and Young People																				
<b>Authority for delegated decision:</b>	<p>The authority for the specified officer to take this decision is set out in the cabinet decision approved on 27 October 2022.</p> <p><a href="https://modgov.herefordshire.gov.uk/documents/d9131/Printed%20decision%20Peterchurch%20Primary%20School%20Rebuild.pdf?T=5">https://modgov.herefordshire.gov.uk/documents/d9131/Printed decision Peterchurch Primary School Rebuild.pdf?T=5</a></p> <p><a href="http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?IId=50042954">http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?IId=50042954</a></p>																				
<b>Ward:</b>	Golden Valley North Ward																				
<b>Consultation:</b>	<p>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 &amp; 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 (a planning condition now requires a crossing outside of the school); the further consideration required for the continuation of the swimming pool (a decision will be sort to retain the swimming pool), the support for the nurture hub and the need to continue with the project at a pace.</p>																				
<b>Decision made:</b>	<p>a) To award a Design and Build contract to Tilbury Douglas for the construction of a new Primary School at Peterchurch on the existing school site, the demolition of the existing school and the provision of associated external facilities following a successful tender on the council's procurement portal for a contract value of £8,565,069.76</p> <p>b) The Senior Project Manager be authorised, in consultation with the Project Board and with specialist council officers as appropriate, to manage and spend the budget and contingency stated below.</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th colspan="2" style="text-align: center;">FUNDING BUDGET ( Max)</th> </tr> </thead> <tbody> <tr> <td>HC Funding</td> <td style="text-align: right;">£10,853,000</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <th colspan="2" style="text-align: center;">BREAKDOWN OF BUDGET</th> </tr> <tr> <td>Feasibility</td> <td style="text-align: right;">£216,462.58</td> </tr> <tr> <td>Construction</td> <td style="text-align: right;">£8,565,069.76</td> </tr> <tr> <td>Enabling works</td> <td style="text-align: right;">£113,575.98</td> </tr> <tr> <td>Early Works Instructions</td> <td style="text-align: right;">£512,779.84</td> </tr> <tr> <td>Professional Fees &amp; Surveys</td> <td style="text-align: right;">£873,857.00</td> </tr> <tr> <td>Other project fees</td> <td style="text-align: right;">£130,000.00</td> </tr> </tbody> </table>	FUNDING BUDGET ( Max)		HC Funding	£10,853,000			BREAKDOWN OF BUDGET		Feasibility	£216,462.58	Construction	£8,565,069.76	Enabling works	£113,575.98	Early Works Instructions	£512,779.84	Professional Fees & Surveys	£873,857.00	Other project fees	£130,000.00
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<b>Reasons for decision:</b>	<p>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 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 become carbon neutral by 2030.</p> <p>Following a 2-stage procurement process, Tilbury Douglas Construction Limited were appointed under a Pre Construction Services Agreement to 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 Stag and submitted a bid for the construction of the school. The Council has accepted the bid as viable and will now enter into a JCT design and build contract for the construction of the school to ensure the project can meet the programme milestones to enable the new school to be constructed and open by September 2026.</p>										
<b>Equality Considerations</b>	<p>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. 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 current buildings are deficient in many respects. The new building is designed to conform to all current legislative requirements and meet the needs of disabled pupils and their families, as well as staff and other users of the buildings.</p>										
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	<p>There is a risk that due to an unforeseen situation, the budget will be at risk but this is mitigated by the project being managed through the Council's Corporate PMO processes.</p>										
<b>Details of any alternative options</b>	<p>a) An alternative option would be to re-tender the construction stage of the project. This was not recommended as it would lead to a possible 6 -</p>										

<b>considered and rejected:</b>	month delay to the project and may lead to additional costs due to inflation. b) To not proceed with the project – This is not recommended as there is an identified need for a new school at Peterchurch.
<b>Details of any declarations of interest made:</b>	None

Signed: Tina Russell Date: 8<sup>th</sup> July 25