

Report of The Built Environment Programme Manager

Report to The Director of Children's Services

Date: 18th February 2015

Subject: Design & Cost Report for:

2014/15 Planned Maintenance Programme for Delivery In 2015

Capital Scheme Number: 32232 RFG, 32232 MEC, 32232 KIT, 32232 WIN 32232 ELEC



Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Alwoodley, Temple Newsam, Wetherby, Bramley & Stanningley Armley, Harewood, Middleton Park, Weetwood Guiselley And Rawdon, Pudsey, Moortown Garforth and Swillington, Rothwell, Calverley and Farsley Kippax and Methley, Killingbeck and Seacroft Adel and Wharfedale, Beeston and Holbeck, Morley North City and Hunslet, Roundhay, Cross Gates and Whinmoor Ardsley and Robin Hood		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

This report brings forward proposals to continue Planned Maintenance across maintained, Foundation (Trust) schools and children's centres on school sites to address the highest priority condition works in five areas: Electrical services, Mechanical services; roofing works; external wall, windows and door replacement and kitchen ventilation. This report proposes to spend £6,765,833 of the 2014/15 total Capital Maintenance grant allocation of £7,589,600. The remainder of the 2014/15 allocation is to be contributed towards resolving condition and accommodation issues across the BESD / SEMH estate.

Recommendations

The Director of Children's Services is asked to:

- i) Approve the proposed programme of Planned Maintenance works in maintained and Foundation (Trust) schools to be delivered during 2015 and funded from the 2014/15 allocation
- ii) Authorise expenditure of £6,765,833 of the 2014/15 total Capital Maintenance grant allocation of £7,589,600 on these priority works for delivery in 2015.

1. Purpose of this report

- 1.1. The purpose of this report is to seek approval to procure and commence a programme of Planned Maintenance works in maintained and Foundation (Trust) schools in 2015, and to seek authority to incur expenditure of £6,765,833 of the 2014/15 total Capital Maintenance grant allocation.

2. Background information

- 2.1. Leeds received a Capital Maintenance grant of £7,589,600 in 2014/15 from the DfE in respect of condition works at maintained schools, Foundation (Trust) schools and children's centres on school sites.
- 2.2. The funding for building condition and maintenance in 2014/15 was on a per-pupil basis, whereas allocations in future years will be targeted based on building condition (utilising the Property Data Surveys carried out by the EFA).
- 2.3. The Deputy Director (Learning) has agreed that proposals could be brought forward for expenditure of £6,765,833 on high priority condition issues as identified in the Asset Management Information held by Built Environment, across five packages of works: Electrical services, Mechanical services; roofing works; external wall, windows and door replacement; and compliance in respect of kitchen ventilation.
- 2.4. This continues the programme of addressing the most urgent high priority condition works which were delivered in 2014 from the 2013/14 funding allocation. The rationale for addressing these priorities is to maintain a warm, watertight learning environment, and address the most common causes of unplanned school closure and loss of teaching time.
- 2.5. The remainder of the 2014/15 allocation will be injected into the capital programme to contribute towards resolving condition and accommodation issues across the BESD / SEMH estate.
- 2.6. 2014/15 expenditure priorities:

Two key Education priorities identified are the SEMH strategy and condition. Children's Services proposes to spend £6,765,833 of the Capital Maintenance grant on five elements (Electrical services, boiler plant/mechanical installations; Kitchen Ventilation; roofs; and walls, windows, & doors) to address some of the most urgent

condition issues in schools across the city. The remaining £823,767 of the grant will be used to contribute towards the cost of capital works required as part of the SEMH strategy, and will form part of a separate Design and Cost Report.

3. Main issues

3.1. Design Proposals and Full Scheme Description

- 3.1.1. The Capital Maintenance grant 2014/15 will be used to address the highest priority Category B works across maintained and Foundation (Trust) schools to ensure that the baseline standard of providing a safe, warm and water tight learning environment is maintained across the school estate.
- 3.1.2. The proposed programme of works will complete high priority condition works identified within the Asset Management Plan covering the following 5 key areas;
- Electrical services:
Replacement of distribution boards and replacement of wiring systems
 - Mechanical:
Projects will include boiler plant replacement and system replacement/ amendments where appropriate.
 - Kitchen Ventilation:
Projects will include replacement of main canopy, air handling equipment and controls, in accordance with current legislation.
 - Roofing works:
Projects will include recovering and replacement of areas of roofing using appropriate method/materials for each site.
 - External windows, walls & doors:
Projects will include the replacement of poor condition external materials as identified.
- 3.1.3. Our Joint Venture partner, NPS Leeds and the Local Education Partnership (Leeds) have been commissioned to carry out surveys and site investigation works, and to validate the identification of priority works across the estate. Existing asset management planning information and data held by Children's Services will also be used to inform this process.

3.2. Programme

- 3.2.1. Owing to the disruptive nature of the schemes and their impact on Health and Safety, maximum use will be made during term time of out of hours working around the school day to minimise disruption to learning, and for works to be carried out outside the main heating season.
- 3.2.2. Larger scale projects will be carried out during the 2015 school summer holiday period, due to the extent of the works required and the length of tender process.

3.2.3. The key programme dates are as follows:

Design:	February - March 2015
Tender preparation:	March – April 2015
Tender Returns:	April – May 2015
Tender reports issued:	May - June 2015
Start on site:	June - July 2015
Handovers:	August – October 2015

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Works identified across four of the five elements of work will not require planning approval; however some of the external wall, window and door replacements may require planning approval with the appropriate statutory consultation. Early dialogue with Planning Officers will take place to ensure that sufficient time is allowed to submit a planning application in advance of works commencing on site.

4.1.2 As most of the works will be internal, there will be no impact on the Community requiring engagement or consultation. Once approval is given by the Director of Children's Services, Lead Member and Ward Members will be informed of the schools in the respective wards where works will be commissioned and the proposed programme.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested (attached).

4.3 Council Policies And City Priorities

4.3.1 A key objective within the Best Council Plan 2013-2017 is to build a child friendly city. These works will contribute towards the modernisation of school buildings within the city, creating good quality, safe, warm and watertight learning environments, contributing towards the achievement of targets within the Children and Young People's plan, such as our obsession 'to improve behaviour, attendance and achievement'.

4.4 Resources And Value For Money

4.4.1 NPS (Leeds) and the Local Education Partnership (Leeds) have projected total costs of £6,765,833 for the completion of the required works. The design and construction of these works is estimated to comprise construction works in the sum of £6,035,123.15 and professional fees in the sum of £730,709.85

4.4.2 To ensure Value for Money and to procure the works within the agreed timescales, schemes will be procured using a variety of procurement methods. These will include the use of the internal service provider, Civic Enterprise Leeds, and competitive tendering methods. Children's Services will commission these works in accordance with CPR3.1.8 in order to agree the identified procurement routes.

4.4.3 Capital Funding and Cash Flow

Funding Approval :	Capital Section Reference Number :-						
Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 /17 £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 /17 £000's
LAND (1)	0.0						
CONSTRUCTION (3)	6035.1					5733.4	301.7
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	730.7					694.2	36.5
OTHER COSTS (7)	0.0						
TOTALS	6765.8	0.0	0.0	0.0	0.0	6427.6	338.2
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 /17 £000's
Capital Maintenance grant	6765.8					6427.6	338.2
Total Funding	6765.8	0.0	0.0	0.0	0.0	6427.6	338.2
Balance /Shortfall	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 32232 000 000

Title: Planned Maintenance Programme 2014-15

4.5 Revenue Effects

4.5.1 No revenue effects are anticipated, but any additional costs arising will be managed within the school budgets.

4.6 Legal Implications, Access to Information and Call In

4.6.1 This decision is a key decision and will be subject to Call In.

4.7 Risk Management

- 4.7.1. Operational risk will be addressed by effective use of CDM Regulations, close supervision of contractors on site and continual liaison with schools identified in the main programmes.
- 4.7.2 Particular concerns with regard to asbestos will be identified by undertaking appropriate surveys prior to work commencing. Removal of asbestos will be undertaken, as required, out of school hours with suitably qualified specialists being appointed to carry out works, and to undertake testing to current legislative standards with full notification to the Health and Safety Executive.
- 4.7.3 These procedures will ensure the highest possible standards and control measures in relation to Health & Safety relating to all occupants and contractors at each school site.

5 Conclusions

- 5.1 This Design Cost Report seeks approval to fund high priority condition works in maintained and Foundation (Trust) schools in order to achieve a warm, water tight learning environment; to keep schools open and mitigate unplanned closure; and to address urgent high priority works outlined within the asset management plan.
- 5.2 The programme is being procured in line with Corporate Procurement Rules and utilising the Internal Service Provider and Joint Venture Partner where possible.
- 5.3 There is a robust methodology in place for assessing the priority condition works that will be included within the programme, with an estimated value of £6,765,833. The remaining funding, which is to be used to support the SEMH strategy, will form part of a separate Design and Cost Report.

6 Recommendations

- 6.1 The Director of Children's Services is asked to:
 - 6.1.1 Approve the proposed programme of Planned Maintenance works in maintained and Foundation (Trust) schools to be delivered during 2015, funded from the 2014/15 allocation.
 - 6.1.2 Authorise expenditure of £6,765,833 from the 2014/15 total Capital Maintenance grant allocation.

7 Background documents¹

- 7.1 None

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.