

# Planned Maintenance Programme Tender Acceptance report – West SILC – Milestone

Date: 1<sup>st</sup> July 2021

Report of: Senior Project Officer

Report to: Head of Learning Systems

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

## What is this report about?

### Including how it contributes to the city's and council's ambitions

- The purpose of the report is to seek approval to accept a tender in respect of roofing works at West SILC – Milestone which is scheme delivered as part of the Planned Maintenance programme across maintained, Foundation (Trust) schools and children's centres on school sites to address the highest priority condition works in six areas: (1) Fire Safety, (2) Mechanical services; (3) Roofing works; (4) External Wall, Windows and Door Replacement, (5) Kitchen Ventilation and (6) Demolition.
- These works will contribute towards creating good quality, safe, warm and watertight learning environments for the children of Leeds. This supports the Best Council Plan outcomes for everyone in Leeds to 'Do well at all levels of learning and have the skills they need for life'; 'Be safe and feel safe' and 'Enjoy happy, healthy, active lives'.

## Recommendations

- The Head of Service Learning and Systems is requested to accept the tender supplied by Leeds LEP in the sum of £350,960.67 to carry out roofing works at West SILC - Milestone.

## Why is the proposal being put forward?

- The Planned Maintenance programme addresses the essential condition works in schools which have been delivered each year since 2011/12. The rationale for addressing these priorities is to maintain safe, warm, watertight learning environments, and to address the most common causes of unplanned school closure and loss of teaching time, which generally fall into the six categories noted above.
- Leeds LEP are an Existing Provider, with whom LCC has an existing contractual agreement in place; the Strategic Partnering Agreement (SPA), which allows LCC to procure primary school projects and maintenance schemes in SEN or High schools through the LEP under 'Partnering Services or 'Additional Services'. Therefore, this decision is in line with CPRs 3.1.6 and 3.1.8.

## What impact will this proposal have?

**Wards affected: Bramley & Stanningley**

Have ward members been consulted?

Yes

No

- The works will be carried out during the 2021 school summer holiday period, due to the extent of the works required and the length of tender process. It may also be necessary to either commence large projects in advance of the summer holiday period, or for completion to take place after the holidays – where this is the case, schools will be fully consulted and plans put in place to ensure that the contractor's set-up is suitable for an operational school environment.

## What consultation and engagement has taken place?

- Works identified across four of the six elements of work will not require planning approval; however some of the external wall, window and door replacements and Kitchen Ventilation works 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.
- There will be no impact on the community requiring engagement or consultation, however under circumstances whereby work is required to be undertaken outside of normal working hours in order to maintain programme, for example where there has been a period of inclement weather which has caused delay to completion and requires additional weekend working to pull back the programme we will then ensure that local residents are informed.
- Once approval is given, Ward Members will be informed of the schools in the respective wards where works will be commissioned and the proposed programme carried out.

## What are the resource implications?

- The overall construction design and costs were the subject of a report which was approved by the Director of Children and Families on 26th April 2021. This approval was for a package of works to address priority 1 building condition issues across a number of schools, of which West SILC - Milestone is one and will be fully funded by the local authority.
- Leeds LEP have confirmed that the tender submitted is arithmetically correct and that the costs are in line with the Strategic Partnering Agreement. This report seeks approval to award works to the above mentioned contractor for the provision of Roofing works at West SILC - Milestone in the sum of £350,960.67.

## **What are the legal implications?**

- This is a Significant Operational Decision and is not subject to Call In.

## **What are the key risks and how are they being managed?**

- 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.
- 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.
- 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.
- A programme level risk log has been maintained throughout the project and escalation is via the Programme Manager. A programme Dashboard Report will be submitted to the Programme Risk and Control Group on a monthly basis between June and September to ensure that progress, risks and issues are monitored outside of the project team.

## **Does this proposal support the council's three Key Pillars?**

Inclusive Growth       Health and Wellbeing       Climate Emergency

- The Built Environment Team have worked closely with The Council's Sustainable Energy Unit to ensure the delivery of the successful Decarbonisation Schemes awarded for schools can also take place during the Summer 2021 holiday period. Works undertaken in respect of roofing, external envelope/windows, boiler replacement and kitchen ventilation, along with ground and air heat pumps and the installation of Solar Panels, will contribute to carbon reduction through increased levels of insulation and increased efficiency of mechanical and electrical plant, equipment and controls.
- Contractors are encouraged to recycle all redundant materials and construction waste that are removed from site wherever possible.
- Where the Internal Service Provider is unable to resource the works, consideration is given to the contractor's locality during the selection process, in order to reduce the impact due to excessive travel distances.
- Officers within the Built Environment Team continue to consult with the Sustainable Energy Unit to maximise, wherever possible, the opportunities for incorporating carbon reduction technologies within all projects.
- The works supports the Council's Health and Wellbeing plan by ensuring children have a safe and water tight learning environment.

## **Options, timescales and measuring success**

**What other options were considered?**

- These works are essential in order to maintain safe, warm, watertight learning environments for the children of Leeds, and to address the most common causes of unplanned school closure and loss of teaching time.
- There are no other reasonable or viable routes or options necessary for consideration at this time.

**How will success be measured?**

- Success will be measured through the targeted handover date being achieved and that the school opens on the scheduled date for the new term in September 2021.

**What is the timetable for implementation?**

- The decision is required at the earliest convenience to ensure the scheme can be awarded for works to start in the school summer holidays.
- It is proposed that the works will commence on 26th July 2021, with completion by 3rd September 2021.

**Appendices**

None

**Background papers**

None.