

Report for: ACTION
Item Number: 13

Contains Confidential or Exempt Information	YES YES (Part) Appendix A contains Exempt Information by virtue of Paragraph 3 of Schedule 12A to the Local Government Act 1972
Title	Children's Services Capital Works Approvals
Responsible Officer	Gary Redhead, Assistant Director, Schools Planning and Resources, Ext. 5773, E-mail: gredhead@ealing.gov.uk
Author	Laurence Field, Ext. 5425, E-mail: fieldl@ealing.gov.uk
Portfolio	Councillor Binda Rai, Cabinet Member for Children and Young People
For Consideration By	Cabinet
Date to be Considered	14 February 2017
Implementation Date if Not Called In	27 February 2017
Affected Wards	All
Keywords/Index	High Priority Condition Works; Invite and Evaluate Tenders; Delegate Award of Contracts

Purpose of Report:

1. To inform Cabinet of proposed High Priority Condition capital works for schools to take place in the Summer 2017 holiday period.
2. To note the projects and, where necessary, request delegated authority to the Assistant Director: Schools Planning & Resources to invite, evaluate and award contracts to deliver the high priority condition works programme in line with the Authority's building programme under the Asset Management Plan (AMP) to maintain school places and improve facilities for children, families and the wider community.

1. Recommendations

It is recommended that Cabinet:

- 1.1** notes the list of proposed High Priority Condition Works as set out in Confidential Appendix A, and that further work will take place to finalise detailed schemes;
- 1.2** authorises the Assistant Director: Schools Planning & Resources to finalise the schemes set out in Confidential Appendix A, and to invite and evaluate tenders for the works for these schemes;
- 1.3** for contracts with values exceeding Director authorisation, delegates authority to the Assistant Director: Schools Planning & Resources, to award contracts if suitable tenders, affordable within the £5.081m budget allocated, are received pursuant to tender exercises referred to in recommendation 1.2; and

1.4 authorises the Assistant Director: Schools Planning & Resources to seek all necessary Planning and Statutory Approvals for the schemes described in this report.

2. Reason for Decision and Options Considered

2.1 The decisions are required to enable the Council to progress with capital works to schools and plans to expand schools in line with approved statutory proposals and to secure sufficient school places to meet future demand.

2.2 Under the Council's Constitution Cabinet approval is required to proceed with schemes over £1m in value, Portfolio Holder approval is required in order to proceed with schemes between £0.500m and £1m, and the schemes up to £0.500m per annum fall within Director delegated powers. However, as all of the schemes are to be undertaken during the same time period it is considered better practice to obtain authority for all in this report being submitted to Cabinet rather than submitting a separate report for a smaller number of projects to Cabinet, the Portfolio holder and Director.

3. Key Implications

3.1 The outcome of the High Priority Condition schemes described in this report is to carry out the Council's statutory duty to provide a safe environment for staff and pupils and maintain school places. The majority of the works described in Confidential Appendix A cannot be carried out while the schools are in operation. These works will need to be carefully planned and co-ordinated with the schools so that they are completed by the beginning of the autumn term 2017. In order to achieve this, the tender procedure, award of contract and contract mobilisation must be fitted into a relatively short period of time. Obtaining delegated authority for those decisions which require Portfolio Holder authority to award will enable this challenging timetable to be delivered successfully and avoid potential disruption to the school timetable.

3.2 High Priority Condition works have been identified in various schools where existing building fabric elements and systems are beyond their expected and reliable working life and where there is a high risk of failure which has the potential to lead to school closures or significant disruption. The works include: fire alarm replacements, structural works, asbestos removal and reinstatement works (requiring refurbishment and demolition surveys, by accredited providers, using controlled processes and methodologies), replacement of external cladding/windows/roof coverings/suspended ceiling systems and other building fabric elements, provision of essential electrical refurbishment, or replacement works in the form of distribution boards, switchgear, wiring, lightning protection, replacement of heating systems and radiators, ventilation works and replacement of hot and cold water systems. The proposed list of projects with the estimated outturn costs is set out in Confidential Appendix A.

4. Financial

a) Financial impact on the budget

4.1 The total cost of high priority condition works proposed is £4.868m to be fully funded by the High Priority Condition Works capital programme, which has revised budget of £5.081m in 2017/18. This includes £0.800m of funding for works re-profiled from 2016/17 to 2017/18.

- 4.2** This budget is grant funded by the Schools Condition funding allocated to Ealing to address High Priority Condition works across the schools estate.
- 4.3** The internal technical team will manage the budgets for the individual High Priority Condition Works projects and the overall programme will be carefully monitored. Financial risks will be added to the risk registers for each project as detailed in item 8.1.

5. Legal

- 5.1** The tender processes to be followed for the contracts for the schemes described in this report were/will be compliant with the Council's Contract Procedure Rules and the Public Contract Regulations 2015 as applicable
- 5.2** The School Standards and Framework Act 1998 places a statutory duty on the Council to maintain the fabric of the premises of a maintained and community schools. Further, the Council has statutory duties to provide school places and to comply with the School Premises (England) Regulations 2012.
- 5.3** The School Premises (England) Regulations require that maintained schools have suitable facilities for the hygiene, health and welfare of students.

6. Value For Money

- 6.1** Specifications will be prepared by the Council's in house technical team and tenders will be obtained and evaluated in accordance with the Council's Contract Procedure Rules. During the execution of the projects, regular progress review meetings will be held to ensure projects are being executed to approved budgets and timescales.

7. Sustainability Impact Appraisal

- 7.1** The proposals will include an assessment of the impact on sustainability as outlined within the Council's procurement policies.

8. Risk Management

- 8.1** There are established processes for managing Capital projects and risks are identified as part of the project management process. Risk Registers will be prepared for all of the projects, and these will be updated and managed until completion of the projects.

9. Community Safety

None

10. Links to the 6 Priorities for the Borough

- 10.1** The proposals in this report are linked to 'Securing Public Services', and 'Delivering Value for Money' priorities.

11. Equalities, Human Rights and Community Cohesion

- 11.1** An Equalities Assessment has been carried out for the projects described in this report.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

13.1 This report deals with schools' property and assets.

14. Any other implications:

None

15. Consultation

15.1 Consultation has taken place, as required, with the Portfolio Holder. Extensive consultations have been/will be carried out with the relevant schools, partner consultants and contractors on the project described in this report.

16. Timetable for Implementation

Cabinet Approval	14 th February 2017
Consultation with schools, scoping, validation and finalising schemes	27 th February 2017
Design and preparation of specifications	30 th March 2017
Tender invitations and evaluations	May – June 2017
Award of contracts (Contract Sealing)	July 2017
Start works on site	27 th July 2017
Completion of Works	1 st September 2017

17. Appendices

Confidential Appendix A. List of Proposed High Priority Condition Projects with estimated budgets.

18. Background Information

- DfE Advice on standards for school premises for local authorities, proprietors, school leaders, school staff and governing bodies (March 2015)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Judith Finlay	Executive Director Children, Adults & Public Health	19/1/17		
Cllr Binda Rai	Portfolio Holder, Children and Young People	19/1/17		
Gary Redhead	Assistant Director Schools Planning and Resources:	19/1/17	31/1/17	Throughout
Ross Brown	Acting Director of Corporate Finance	19/1/17		
Chris Neale	Strategic Finance Partner	19/1/17		
Mel Dharmakirthi	Senior Finance Business Advisor	13/1/17	18/1/17	1, 4
Halina Bakhovska	Finance Business Advisor	19/1/17		
Chuhr Nijjar	Senior Contracts Lawyer	13/1/17	17/1/17	1,2,3,5
Sima Khatun	Commercial & Procurement Partner	19/1/17		
Justin Morley	Head of Legal Social Care and Education	13/1/17	17/1/17	1,2,3,5
External				
	eg voluntary organisation			

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
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