

# Birmingham City Council

## Report to Cabinet Members Education, Skills & Culture and Finance & Resources

12 May 2021



**Subject:** STANVILLE PRIMARY SCHOOL CAPITAL MAINTENANCE – FULL BUSINESS CASE AND CONTRACT AWARD

**Report of:** Kevin Crompton, Interim Director for Education & Skills

**Relevant Cabinet Member:** Cllr Jayne Francis - Education, Skills and Culture  
Cllr Tristan Chatfield - Finance and Resources

**Relevant O & S Chair(s):** Cllr Kath Scott - Education & Children's Social Care  
Cllr Sir Albert Bore - Resources

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Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): SHELDON		
Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, add Forward Plan Reference:		
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, state which appendix is exempt, and provide exempt information paragraph number or reason if confidential:		

### 1 Executive Summary

- 1.1 To seek approval for the capital scheme at Stanville Primary School. The capital costs of the scheme will not exceed £625,802.

## **2 Recommendations**

That the Cabinet Members for Education, Skills and Culture and for Finance and Resources:

- 2.1 Approve the capital works at Stanville Primary School at a total project cost of up to £625,802, including Acivico professional fees (£77,906) and Education Infrastructure fees (£18,227).
- 2.2 Approve the Full Business Case appended to this report.
- 2.3 Authorise Acivico Ltd to place orders with Dodd's Group Ltd, up to the value of £457,669 for the works to commence, and to release contingencies and place further orders up to £72,000 if required.
- 2.4 Approve the value of £77,906 to Acivico for professional services and statutory fees.
- 2.5 Authorise the City Solicitor to negotiate, execute and complete all necessary documents to give effect to the above recommendations.

## **3 Background**

- 3.1 The Local Authority has a statutory duty to maintain its schools in order to ensure children have a safe and secure teaching environment.
- 3.2 Stanville Primary School has encountered persistent problems with leaks from its heating distribution system. Following detailed investigative works, it was discovered that the existing pipe work is significantly aged and corroded.
- 3.3 Repairs have been made to the leaking areas so that costs and disruption to the school are minimised and to ensure operational continuity. However, the existing pipework is in such poor condition that leaks have occurred elsewhere in the system. This has already caused a partial closure in 2019 to repair a severe leak in a sealed floor duct that included Asbestos Containing Materials (ACMs).
- 3.4 Phases 1, 2 & 3 have already been undertaken to replace the failed early years boiler, nursery boiler and the primary school's main boiler, including an asbestos removal process.
- 3.5 The total cost for phases 1, 2 & 3 amounted to £435,406 and approval was provided by the Director of Education & Skills through an emergency form of authority.
- 3.6 The overall project was split into phases to avoid major disruption to operations at the school and due to the cost of the collective works being too high to fund together. Phases 1, 2 & 3 were completed between April and September 2020.
- 3.7 The proposed works are to carry out a phase 4 replacement of the primary school's entire distribution system, which is the final phase of the project.
- 3.8 The works are scheduled (subject to approval) to commence on 17<sup>th</sup> May 2021 and are anticipated to be completed by 3rd December 2021.

## **4 Options considered and Recommended Proposal**

- 4.1 Doing nothing would mean the City Council would fail to meet its statutory obligation to maintain the school and provide a safe, secure and warm environment for the pupils at Stanville Primary School.
- 4.2 An attempt was previously made in January 2020 to carry out repairs to the existing heating system and to remove asbestos, however the pipework is currently too badly corroded to make successful long-term repairs. Further leakage could result in an emergency for the school and increases the possibility of additional closures.
- 4.3 The recommended option is to completely replace the distribution system, which will ensure the heating system works at the highest efficiency possible and reduces energy costs in the long-term. Once installed the new distribution system should provide a life span of more than 40 years and ensure educational continuity for the school, while minimising potential disruptions caused by emergency leaks.

## **5 Consultation**

- 5.1 The Head teacher and governors at Stanville Primary School have been consulted and are fully supportive of the scheme.

## **6 Risk Management**

- 6.1 Risks have been considered as part of the design process. A contingency sum has been allocated to the project as referenced in section 2.2
- 6.2 Working in a live building and ensuring Health & Safety is maintained. As the designated project manager, Acivico have many years' experience at delivering large scale heating replacements of this nature and will safely co-ordinate the works in consultation with the school and EDI.

## **7 Compliance Issues:**

### **7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?**

- 7.1.1 These works are to ensure that all pupils are provided with a safe and secure teaching environment. The spending priorities proposed are in accordance with the Schools' Capital Maintenance Programme approved by Cabinet on 21st April 2020, and the Council's Vision and Forward Plan priorities for Children.
- 7.1.2 The value of the proposed contract is below the threshold of £1m for works, and there is not the requirement for a BBC4SR action plan to be produced. However, the payment of the Real Living Wage will be a mandatory requirement for contractors.

## **8 Legal Implications**

- 8.1.1 This report facilitates the discharge of functions contained within section 22 of the School Standards and Framework Act 1998 whereby the local authority has a duty to maintain its schools; this includes expenses relating to premises.

## **8.2 Financial Implications**

- 8.2.1 The works will be funded from the Schools' Capital Maintenance allocation. See section 2.
- 8.2.2 Consequential revenue costs arising that includes the need for additional staffing and any on-going day-to-day repair and maintenance of the asset, will be the responsibility of Stanville Primary School and funded from the school's delegated budget.

## **8.3 Procurement Implications (if required)**

- 8.3.1 The procurement of this contract has been undertaken and managed by Acivico Ltd.
- 8.3.2 The procurement route for delivery of this scheme was via Acivico's CWM2 Repairs & Maintenance Contract. The contractor recommended for award is Dodds Group Ltd and will work with Acivico who are acting as Project Manager.
- 8.3.3 The works were procured by Dodds Group Ltd as part of the initial capital programme that was approved in July 2020. The project was split into four phases due to financial restrictions and to minimise the impact on the school. Phases 1, 2 and 3 were to replace the existing boiler plant in the nursery, early years building and main plant room. The boiler replacement works in the main plant room also included set up of phase 4, which is to replace the heating distribution pipework and radiators. Approval for phase 4 is now sought.

## **8.4 Public Sector Equality Duty**

- 8.4.1 A Full Equality Analysis is not required for this project as the works are focussed on capital maintenance.

## **9 Appendices**

- 9.1 Stanville Primary School Full Business Case.

## **10 Background Documents**

- 10.1 Schools' Capital Programme - School Condition Allocation 2020-21.