

18th June 2024

REPORT TITLE:	REPLACEMENT ROOF TO MEADOWSIDE SCHOOL, WOODCHURCH
REPORT OF:	HEAD OF ASSET MANAGEMENT

REPORT SUMMARY

This report requests that the Director of Regeneration and Place agrees to commence a procurement exercise for a construction contract for replacement roof tiling, structural repairs and drainage works to Meadowside School, Pool Lane, Woodchurch. The works are required due to the condition and persistent leaking of rainwater into the building which is having a significant impact on the specialist education provision.

The decision supports the delivery of the Wirral Plan by providing Brighter Futures: working together for brighter futures for our children, young people, and their families by breaking the cycle of poor outcomes for all regardless of their background.

This decision affects the Upton Ward.

This is Key Decision by virtue of being of a value in excess of £500,000.

RECOMMENDATION

The Director of Regeneration and Place is recommended to approve the commencement of a tendering process for the replacement roof works and to carry out structural repairs & drainage works at Meadowside School, Pool Lane, Woodchurch with the preferred tenderer to be selected on the lowest price tender basis via a Further Competition utilising the Procure Partnerships PCR 2015 Compliant Framework, North West £50,000 - £1,000,000 Construction Partners Lot.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 Capital allocation to support the works referred to within this report was approved as part of the 2023/24 Capital Programme by the Children's and Young Peoples Committee on 21 June 2023.
- 1.2 The works are required due to the condition and persistent leaking of rainwater in the building which is having a significant impact on the specialist education provision. The existing roof timbers are showing signs of "bowing" and structural repairs and strengthening to these timbers is required to alleviate further deterioration to the roof timbers and the roof finishes. The roof tiles are in poor condition leading to persistent on-going leaks and they require replacing.
- 1.3 The introduction of new roof insulation will also give rise to an improvement in energy efficiency thereby reducing the carbon footprint of the building.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 Due to the roof tiles needing to be replaced on a like for like basis to negate any further structural works, no other options were suitable to be discussed.

3.0 BACKGROUND INFORMATION

- 3.1 Meadowside School is a specialist provider of education for Pupils aged 11 to 19 with complex learning difficulties, communication and/or sensory needs, autism, ADHD and varying health conditions.
Whilst the general fabric of the former nursery is reasonable, the roof tiles require replacing due to their poor condition leading to persistent on-going leaks into the main building causing damage to internal finishes and giving concern for the wellbeing of children and staff.
- 3.2 The required works to remedy this include:
 - New Roof Tiles to be installed in accordance with Manufacturer, Marley Roof Tiles Specification which will be included within Tender Documentation; -
 - New Roof Insulation to current Building Regulations; -
 - Replacement of existing Guttering and Rainwater Pipes; -
 - Replacement of rotted Timber Facia and Soffit Boards; -
 - Structural Repairs to strengthen existing Roof Timbers as per Structural Engineers recommendations; -
 - External Acco Drainage Channel system to drain rainwater away from building and into main drainage system.
- 3.3 If the proposals within this report are accepted a tendering process will commence for the replacement roof works as described above. A preferred tenderer to be selected on the lowest price tender basis via a Further Competition utilising the Procure Partnerships PCR 2015 Compliant Framework, North West £50,000 to £1,000,000 Construction Partners Lot. A further published decision will then be required in order to appoint the preferred tenderer arising out of the procurement process.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The cost of the project is being met from the Council's Department for Education Grant for High Needs (SEND provision) and is included within the wider school Capital Programme.
- 4.2 The budget estimate for this project is circa. £950,000.000

5.0 LEGAL IMPLICATIONS

- 5.1 The commission of the services detailed in this report will be undertaken in accordance with The Public Contract Regulations 2015 and the Council's Contract Procedure Rules.
- 5.2 The award of this contract will be made on lowest tender basis. Tenders will be sought via further competition from Contractors via the Procure Partnership PCR 2015 Compliant Framework, North West £50,000 to £1,000,000 Construction Partners Lot. The Council's Contract Procedure rules set out how contracts are to be awarded by the Council in accordance with the Procurement Strategy requirements. The award will be made to the preferred tenderer via a further published officer decision.
- 5.3 The award will be underpinned by a formal contract which will be drawn up by the Council's legal team.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

- 6.1 There are no direct staffing and ICT implications arising from this report.
- 6.2 The works will improve the fabric of a significant asset held within the school estate portfolio and remove a very poor asset from the portfolio. All alterations to assets are amended within the Council's Asset Management system.

7.0 RELEVANT RISKS

- 7.1 Failure to deliver this project would have serious health and safety implications for the Council who has a statutory duty to provide suitable education for Wirral Children including those with Special Educational Needs.
- 7.2 Financial risks were considered with this project however, the fixed price basis will remove those risks associated with inflation and associated cost of living implications.
- 7.3 Site safety risks were assessed prior to the tender process starting and this influenced the scope of the contract. The project will be managed under The Construction (Design & Management) Regulations.

8.0 ENGAGEMENT/CONSULTATION

- 8.1 Engagement took place internally with a number of technical and education officers at design of specification stage.
- 8.2 Planning approval is not required for these internal adjustments however, Building Control are involved in the approval of design elements.

9.0 EQUALITY IMPLICATIONS

- 9.1 Wirral Council has a legal requirement to make sure its policies, and the way it carries out its work, do not discriminate against anyone. An Equality Impact Assessment is a tool to help council services identify steps they can take to ensure equality for anyone who might be affected by a particular policy, decision or activity.
- 9.2 The delivery of this project will ensure that children's disabilities are met within the area and within a facility that meets their special needs. All site and new facilities provided will meet the requirements of the Equality Act 2010.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

- 10.1 The installation of new insulation will support greener solutions for energy conservation.

11.0 COMMUNITY WEALTH IMPLICATIONS

- 11.1 Given that this is for the most part a like for like replacement there are no community wealth implications.

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BACKGROUND PAPERS

Tender Specification (exempt from publication)