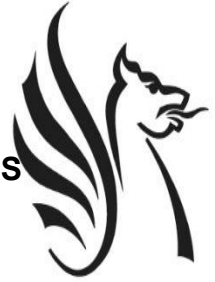


**NORTH SOMERSET COUNCIL  
DECISION**

**DECISION OF: EXECUTIVE MEMBER FOR CORPORATE SERVICES  
WITH ADVICE FROM : DIRECTOR OF PLACE, DIRECTOR OF CHILDREN'S  
SERVICES, S151 OFFICER AND HEAD OF STRATEGIC PROCUREMENT**



**DIRECTORATE: CORPORATE SERVICES**

**DECISION NO:** CSD025 (2021/22 SCHEME)

**SUBJECT: RAVENSWOOD SCHOOL, NAILSEA~ CAPITAL MAINTENANCE WORKS  
APPROVAL OF PROJECT AND FUNDING SOURCE**

**KEY DECISION:** YES

**REASON:**

The value of the contract will exceed £500,000 in expenditure and pupils attend Ravenswood School from across the district so it will significantly affect two or more wards within North Somerset

**BACKGROUND:**

Ravenswood Special School (Ravenswood) is located in Nailsea and supports pupils across North Somerset with Education, Health and Care Plans (EHCPs) who have additional needs in relation to Autistic Spectrum Disorder (ASD); Speech, Language and Communication (SLC); Moderate Learning Difficulties (MLD), Severe Learning Difficulties (SLD), Visual Impairment needs (VI) and Social, Emotional and Mental Health (SEMH).

The roof at Ravenswood and the associated Annex building have had some repairs historically but there are now leaks across the site that need urgent repair.

The site was assessed by IKO roofing and Skerryvore Design services and a design prepared for pricing. Mears FM, the Council's Term Maintenance contractor, obtained prices through their supply chain partners.

Once received, the prices were reviewed, and the design proposals reconsidered. As a result, an alternative design is proposed by the lower priced contractor in order to achieve a reduction in contract value

The amended works have been priced by Mears FM and their preferred supply chain partner, TPS Roofing Ltd.

The project will be awarded through our term maintenance contract with Mears FM, which has been procured alongside North Somerset Council's Strategic Procurement Department.

### **DECISION:**

1. To approve the roofing replacement at Ravenswood school and Annex building to be added to the Council's capital programme 2021/22.
2. To approve a virement of £716,841 of the Corporate Asset Maintenance Allocation 2021/22 to be allocated to this scheme.
3. To approve the contract award through the Term Maintenance contract to Mears FM in line with the Council's Procurement arrangements for works costing under £1m

### **REASONS:**

To ensure continued ability to provide a suitable teaching environment both in terms of leak prevention and heat retention for the pupils and staff of Ravenswood School.

### **OPTIONS CONSIDERED:**

To not undertake the works and risk the school buildings needing to close or further damage to the fabric of the building. This is not a recommended option.

### **FINANCIAL IMPLICATIONS:**

Costs will be funded from the Council's Capital Asset Management budget of £2,500,000 approved by Council in February 2021. The £716,841 will be vired to this project.

<b>Element</b>	<b>Unit</b>	<b>Total Cost of Element</b>
Surveys	Item	£3,000
Re-Roofing Works		£690,761
Quantity Surveying/CDM	Item	£4,800
Design (Skerryvore Designs Ltd)	Item	£1,900
Project Manager (NSC)	Item	£8,880
Building Control	Item	£2,500
Design Development/ Client Change Risk		£5,000
<b>Scheme total</b>		<b>£716,841</b>

## **Funding:**

Ravenswood is a Local Authority School and The Annex building is part of the Council's estate of buildings and is to be used by Ravenswood School.

The Council was allocated £370,543 of Capital Maintenance Grant in 2021/22 to be used to upgrade its school buildings as part of an ongoing capital maintenance programme. The latest surveys show works across the Council's school estate of c £7.5m. This allocation is insufficient to pay for these capital works

Council approved in February 2021 a Corporate Maintenance Capital Investment allocation of £2,500,000 to cover maintenance needs across schools, leisure and other Council buildings. It is recommended the remaining £716,841 of necessary funding is secured from this allocation.

## **LEGAL POWERS AND IMPLICATIONS**

The Mears FM contract has been procured in line with EU regulations and in accordance with the Council's Procurement requirements.

## **CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

This contract will assist to mitigate against climate change through the improved insulation of the roof to meet current building Regulations requirements.

All projects commissioned by the Major Projects and Infrastructure Team will consider the Climate Emergency Strategy and Action Plan approved by Council on the 12<sup>th</sup> November 2019. All projects will assist in delivering the aim of the strategy 'to be a carbon neutral Council and carbon neutral area by 2030' by delivering our projects with the key principles of the strategy in mind. Consideration will always be given if carbon production can be avoided, reduced, mitigated or stored, in line with the actions identified in the strategy.

This project is to resolve Health and Safety issues and as such there are limited opportunities to improve on the Climate Change impacts.

## **CONSULTATION**

A procurement consultation process has been conducted throughout the project, with all necessary stakeholders as required. The following areas have been discussed and reviewed:

- the current and proposed scope
- procurement and contract options
- contract management
- commercial modelling
- lessons learned
- market analysis

## **RISK MANAGEMENT**

The current key project risks are identified in the table below:

Risk	Mitigation	Rating
Project over run	Management Plans for alternative spaces for teaching	Medium/High
Asbestos found not in the surveys	R&D survey to be completed but the intention is to not affect any existing Asbestos through designing around the presence – rather than requiring removal.	Medium/High
The needs of the pupils whilst working on a 'live' school site	DBS checks for all staff Extra site security to ensure pupils cannot access the site or access to the roof Health and Safety Risk Assessments	Medium

## **EQUALITY IMPLICATIONS**

Have you undertaken an Equality Impact Assessment? ~~Yes~~/ No

## **CORPORATE IMPLICATIONS**

This use of funding supports the Council's key outcomes that are laid out in North Somerset's Corporate Plan in relation to:

- A Thriving and Sustainable Place – updating the school's buildings should assist the Council to become a carbon neutral area by 2030
- A Council which Empowers and Cares about People – the project provides places for some of our most vulnerable pupils and allows them to access a local educational provision that will support them leading in the future as independent a life as they can. The school supports its pupils to fulfil their full potential. Having a maintained building will help to facilitate this

## **APPENDICES**

None

## **BACKGROUND PAPERS**

### CSD 97

Contract Award of Reactive Planned Maintenance, Minor Works and Compliance Testing Contract

SIGNATORIES:

DECISION MAKER(S):



Signed: .....

Title: **Executive Member for Corporate Services**

Date: 28.7.21

WITH ADVICE FROM:



Signed: .....

Title: **Director of Children's Services**

Date: 28.7.21

DECISION MAKER(S):



Signed: .....

Title: **Director of Place**

Date: 28.7.21

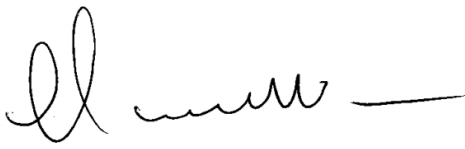
DECISION MAKER(S):



Signed: .....

Title: **S151 Officer**

Date: 28.7.21



Signed: .....

Title: **Head of Strategic Procurement**

Date: 28.7.21

**Footnote: Details of changes made and agreed by the decision taker since publication of the proposed (pre-signed) decision notice, if applicable:**

