

## Decision Record – Stratford High School

Cabinet Portfolio Holder taking decision: *name and portfolio*

Councillor Colin Hayfield, Portfolio Holder for Customers, Access and Physical Assets

Date of Decision: (NOT BEFORE)

27 October 2011

### Decision taken

I, as Cabinet Portfolio Holder for Customers, access and Physical Assets, approve a capital virement of £340,000 from existing Structural Maintenance allocations to the roof replacement scheme for Stratford High School.

### Reasons for Decisions

Stratford Upon Avon High School has suffered repeated problems in the form of roof leaks across a range of locations on its roofs. Apart from the deterioration of the roof, it has also resulted in degradation to the internal finishes of the accommodation and the inevitable disruption that brings to the running of the school. A significant amount of expenditure and officer time has been spent on roof repairs.

### Background Information/ factors considered in arriving at these decisions - Officer report set out below:

Over the course of the last 12 months, technical reports have been commissioned from roofing specialists in order to secure a diagnosis of the causes of the defects and recommendations as to how the whole matter may be resolved.

Based on the technical reports received, officers are required to respond with a suitable scheme to address the persistent damage caused by the defects, and in doing so meet the financial obligations from current resources.

It should be noted that the original contractor Ballast Construction went into liquidation in November 2003, and the roofing sub-contractor has ceased trading. A Contract Guarantee Bond was used as the mechanism under the original construction contract for rectifying defects and a claim against that Bond was made by this Council in December 2003. The claim was eventually settled at £300,000 in April 2007 which addressed the then known defects.

## Financial and Legal Implications

A new roof replacement scheme has been designed and tendered in accordance with the recommendations of the said technical reports. This involves removing the existing roof covering to the main blocks of the school. All existing layers of the roof will be sealed and then the installation of new roof insulation and a new top sheet covering. All works will be covered by the manufacturers sponsored 25 year insurance backed warranty.

The project value including all fees and charges totals £340,000 the cost of which will be met from the existing Structural Maintenance budget.

In accordance with Financial Regulations, schemes costing more than £100,000 are identified separately within the capital programme.

Report Author: Steve M Smith Tel 01926 412352

Head of Service: Steve M Smith, Head of Physical Assets

Strategic Director: David Carter

Portfolio Holder: Councillor Colin Hayfield

## Checklist

**Urgent matter: yes/no\***

No

**Confidential or Exempt (state category of exempt information)**

No

**Is the decision contrary to the budget and policy framework**

No

**List of Reports considered** [please attach or forward a copy]

Report as set out in text above.

**List of Background Papers** [please include directorate contact names and numbers for access to background papers]

None

**Any members and officers consulted or informed and any comments given.**

**For comment:** Cllr Hayfield (decision taker), Cllr Timms (PH for Child Safeguarding, Early Intervention & Schools)

**Local Members:** Cllrs Cockings and Rolfe

**Legal:** Barry Juckes

**Finance:** Virginia Rennie, Mark Sanders (comments incorporated above)

**For information:** O&S Chair and Spokespersons: Cllrs Tandy, Rickhards, Ross