

Portfolio Holder Customers, Access & Physical Assets Decision – on or after 21 October 2011

Stratford High School

Recommendation

That the Portfolio Holder approves a capital virement of £340,000 from existing Structural Maintenance allocations to the roof replacement scheme for Stratford High School.

1.0 Background

- 1.1 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.
- 1.2 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.
- 1.3 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.
- 1.4 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.

2.0 Proposal

- 2.1 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.

- 2.2 The project value including all fees and charges totals £340,000 the cost of which will be met from the existing Structural Maintenance budget.
- 2.3 In accordance with Financial Regulations, schemes costing more than £100,000 are identified separately within the capital programme. It is recommended that the Portfolio Holder approves a capital virement of £340,000 from existing Structural Maintenance allocations to fund this scheme.

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