

CO-OPERATIVE SCRUTINY BOARD

URGENT DECISION

6 NOVEMBER 2015



PLYMOUTH
CITY COUNCIL

The Chair signed one urgent decision for the replacement of Salisbury Road Primary School roof.

The decision taken was as follows –

- To approve an additional project allocation within the Capital Programme totalling £623,250 to meet the cost of replacing the roof of Salisbury Road Primary School. This will be funded from unsupported borrowing.
- To authorise the tender for the works to replace Salisbury Road, Primary School roof.
- To delegate the decision to award the contract to the portfolio holder for Children, Young People and Public Health.

Reasons for decision –

The roof replacement project needs to be undertaken to avoid incurring further additional costs due to deterioration and dilapidation, and avoid legal action. The school roof will be made watertight and the school remain open. Students will be able to learn in a dry, safe environment and utilise both playgrounds for sports and leisure. Replacing the roof will ensure safe ingress and egress to and from the school site and ensure the safety of pupils, staff and the general public. The roof replacement project is required as soon as possible, due to having erected scaffolding for access and surveys which incurs an ongoing weekly rental cost of £3,096.00.

Alternative options considered and rejected –

Temporary roof repairs: rejected as this would only be a short term solution to making the roof safe and when the roof was replaced it would be at significant higher costs due to increasing construction costs. There would also be a requirement to source further scaffolding at further expense at a later date, ongoing repair issues in the interim, and an ongoing health and safety risk to pupils, staff, parents and general public of sustaining injury.

Do nothing: rejected because of the high risk of personal injury or fatality to both staff, public and pupils, the risk of a complete loss of the roof due to severe storm activity, and the school would then have to close until the roof and damage were made good.

Financial implications -

The cost of replacing the roof at Salisbury Road Primary School is estimated at £623,250, to be met from unsupported borrowing. The indicative revenue cost of borrowing repayments is £37,650 per annum, consistent with the Council's Asset Life policy.

This proposal utilises unsupported borrowing as un-ring-fenced capital resources are fully committed within the existing approved programme as at October 2015. The revenue cost of this borrowing may need to be charged to the service revenue budget, unless alternative resources become available by the end of the financial year (in which case the borrowing will not be required). Should borrowing be taken, the associated revenue costs will need to be incorporated within the relevant revenue budget setting cycle. This will ensure that any exposure to risk is mitigated.