

APPENDIX B

Condition and Maintenance Schemes

- 1.1 Capital Repairs and Maintenance schemes are based on the need to undertake significant works addressing health & safety and/or statutory compliance issues. The proposed allocations of 2016/17 School Condition grant funding, savings from 2015/16 Capital Maintenance funded schemes (see Sections 1.10 and 2.2 in the report) towards both new and existing capital projects are shown in Table 8 below. Additional details about the newly proposed schemes and the proposed increases in funding for existing schemes are provided below :

Table 8 – Proposed School Condition 2016/17 and Capital Maintenance 2015/16 Grant Allocation

School/Scheme	Description	Scheme Type	Proposed School Condition 2016/17 and Capital Maintenance 2015/16 Grant Allocation £
St Anne's Denton	Kitchen Works	Existing	6,000
Broadbottom	Kitchen Works	Existing	11,000
Wildbank	Heating and Lighting	Existing	32,000
Gorse Hall	Power and Fire Alarm	Existing	14,000
Milton St John's	Emergency Propping and Additional Supports	Existing	23,474
Gorse Hall	Asbestos Removal	Existing	9,721
Fairfield Road	Access road/Car park	Existing	19,290
St Anne's Denton	Rebuild Head Teacher's Office	New	41,439
St Anne's Denton	Electric Supply	New	7,225
Broadbottom	Emergency Drainage	New	13,750
Contingency	Condition Related Works	New	156,424
Greenside	Replace switchgear, lighting, emergency lighting, 50% of fire alarm and 20% small power	New	272,000
Greenside	Replace boiler and fan convectors	New	220,000
Gorse Hall	Replace small power	New	147,000
Livingstone	Replace heat emitters and pipework	New	192,000
Dowson	Replace lower school heat emitters	New	84,000
Stalyhill Infants	Replace heat emitters and distribution pipework	New	67,000
Arlies	Replace fan convectors and modify controls and LST radiator covers.	New	180,000
Waterloo	Air handling unit system no longer works - life expired. Replace Boilers and Heat Emitters	New	118,512
Hurst Knoll	Nursery fan convectors, Year 5/6 air	New	29,599

	conditioning in Mobile Classroom		
Hollingworth	Drainage	New	12,000
Milton St John's	Drainage	New	5,000
The Heys	Floors (Phase 2)	New	40,000
Rosehill	Floors	New	25,000
Arlies	Roof to Mobile Classroom	New	31,000
St Anne's Denton	Flat roofs	New	100,000
Micklehurst	Water tower	New	20,000
Greswell	Walls & windows	New	50,000
Dowson	Infant windows	New	50,000
Longdendale	Science Labs	New	65,000
Total Proposed Allocations at March 2016			2,042,434

- 1.2 Further details of the proposed allocations contained in Table 8 above are shown below
- 1.3 St Anne's Denton Kitchen Works -The original scheme did not envisage any supply upgrade, the additional cost is a tendered cost for providing service trenches to accommodate a new supply at the school for service upgrades that will be procured directly by the Council.
- 1.4 Broadbottom Kitchen Works - the change in cost is following the carrying out of intrusive surveys and tendering of the work. The cost difference is that between the budgeted cost and tendered cost.
- 1.5 Wildbank Heating and Lighting Works - the change in cost is following the carrying out of intrusive surveys and tendering of the work. The cost difference is that between the budgeted cost and tendered cost.
- 1.6 Gorse Hall Power and Fire Alarm - the change in cost is following the carrying out of intrusive surveys and tendering of the work. The cost difference is that between the budgeted cost and tendered cost.
- 1.7 At Milton St John's CE in Mossley, cracking to supports of first floor classroom areas were discovered. On the advice of the council's structural engineer temporary propping was installed to prevent any immediate danger and additional supports in the form of significant brick piers were installed. The cost of these emergency structural repairs amounted to £23,474.
- 1.8 A broad number of health and safety issues have received urgent attention. At Gorse Hall school asbestos removal works were required as part of the scheme to carry out a full replacement of the lighting circuits, distribution boards etc. Although some of these costs were included in previous estimates the actual costs amounted to an additional £9,721.
- 1.9 Other health and safety issues have affected Fairfield Primary School access road and car park. This proved to be a much bigger job than previously estimated and incurred additional costs of £19,290.
- 1.10 Under the Universal Infant Free School Meals Round we were successful in bidding for funds to convert the tiny kitchen at St Anne's Denton to a full production kitchen and these works took place over summer 2015. Unfortunately the scheme encountered a couple of serious unforeseen problems. First when knocking through from the new extension it was discovered that the roof to the existing kitchen (which formed the floor of the first floor head teacher's office) was in a dangerous condition. In order to complete the project the ceiling/floor needed to be completely rebuilt and significant steelwork inserted at a cost of £41,439. Second despite assurances by Electricity North West Limited as to the electricity

supply it was discovered that the existing supply was not suitable. Additional trenches and ducting will need to be installed, a new meter will be required as well as a connection fee from ENWL. The costs for the new meter are awaited but the additional trench work and ducting will cost £7,225. After lengthy discussions ENWL have agreed to waive their fee of £6,625 for the actual connection.

- 1.11 Drainage problems have continued to affect Broadbottom CE Primary School where the school has suffered a succession of floods. It is thought that silt from the adjacent unmade road and fields is washing into the drainage system and blocking the drainage chambers. A variety of approaches have been tried including installing new drains, jetting and repairing existing drains, and now, diverting the silted water further down the drainage system where it will cause less harm. There are also costs of repairs to the fixtures and fittings, the alarm system, and more expensively the platform lift that links the two levels of the school. Total cost for these items is £13,750.
- 1.12 Also at Broadbottom one of the school's boilers failed. Following investigation it was identified that a sub-contractor had fitted the wrong flue to the boiler and this had meant rainwater entering the boiler. Following discussions with Carillion Build it was agreed that Carillion would replace the boiler free of charge and this has now taken place.
- 1.13 In order to more effectively manage emergency expenditure of this nature it is proposed that the balance of the 2016-17 condition funding of £156,424 is allocated as a contingency to deal with in-year emergencies. This would allow for urgent structural advice and remedial action where there is a health and safety risk.
- 1.14 The Council has already undertaken additional condition surveys of a number of schools whose condition is known to be deteriorating and a number of schemes were recommended for approval for funding at the last meeting of the Panel.
- 1.15 A priority list of schemes has been developed following detailed surveys of mechanical and electrical systems carried out by an independent surveyor. These include full and partial school re-wires, replacement boilers and replacement distribution pipework and heat emitters. The Strategic Planning and Capital Monitoring Panel considered the first phase of this work in 2015-16 and the second phase of this work needs to be carried out in summer 2016. These schemes were approved with some initial estimates but were not included in the Capital Programme. Before a final figure can be presented for each scheme the scheme must be designed and a range of surveys, including asbestos surveys, carried out. The full scale of the work will be clear once the surveys programmed for Easter 2016 are completed after which the works will be properly tendered and final costs brought back for approval.
- 1.16 In order to ensure that overspends of budgets are eliminated we have asked our advisers for revised estimates for these schemes assuming a worst case scenario for asbestos removal. It is proposed that these schemes are added to the Capital Programme at the February 2016 estimates value shown in Table 9 below. If the surveys that take place at Easter indicate that there is no asbestos or minimal asbestos then savings may be made on these schemes, but at this stage it is considered prudent to use the worst case estimates to the amounts shown in the table below:

Table 9 – Summary of proposed Mechanical and Electrical Schemes

Priority	School	Description	Original Estimate	February 2016 Cost Estimate
			£	£

1	Greenside	Replace switchgear, lighting, emergency lighting, 50% of fire alarm and 20% small power - life expectancy 0 years.	200,000	272,000
2	Greenside	Replace 40 year-old single boiler and fan convectors	165,000	220,000
3	Gorse Hall	Replace small power - some of the main distribution already done as part of 2015 lighting scheme.	100,000	147,000
4	Livingstone	Replace heat emitters and pipework (0-1 year life remaining -1930s system). Pipework starting to leak.	139,000	192,000
5	Dowson	Replace lower school heat emitters (life expectancy 0-1 year)	60,000	84,000
6	Stalyhill Infants	Replace heat emitters and distribution pipework (0 - 1 years life expectancy).	45,000	67,000
		Sub Total	754,000	982,000
7	Arlies	Replace fan convectors and modify controls and LST radiator covers. All 0-1 year life	130,000	180,000
8	Waterloo	Air handling unit system no longer works - life expired. Replace boilers and heat emitters (0-1 year).	100,000	118,512
9	Hurst Knoll	Nursery fan convectors (17k) (1year), Y5/6 air con in mobile (6k) (0 year)	23,000	29,599
		Total	998,000	1,311,273

1.17 A further report will be brought to Strategic Capital panel with actual costs for these schemes once confirmed. At this stage it is proposed to carry out mechanical and electrical replacement and upgrade work on the 6 highest priority schemes (Total Estimate £982,000). Depending on the return of the tenders it may well be that the schemes highlighted (priorities 7 – 9) at Arlies, Waterloo and Hurst Knoll may have to be deferred until 2017/18 however once prices are confirmed for the first 6 schemes this can be reviewed.

1.18 In addition to the schemes shown above there are a range of additional works identified below which will need to be carried out in 2016/17:

- a) **Hollingworth Primary School** - there are significant problems with drainage which are causing problems with floors and movement to the building. Some initial investigations are underway and our best guess at this early stage is that the investigations along with the repairs to drainage runs are likely to cost in the region of £12,000.

- b) **Milton St John's** - Drainage problems also exist at where there is a damaged drain which needs re-routing (estimate £5,000).
- c) **The Heys, Ashton** - A phased replacement of the school's defective floors was commenced last year. It is proposed to continue the phase 2 works to the tune of another £40,000. Further phases may well be required in future years.
- d) **Rosehill School and Children's Centre** – There are some developing defects to floor screeds that are breaking up in the main entrance areas. It seems that when the school was constructed, a plaster calcium sulphate or floorcrete was used. Parts of this in heavily trafficked areas are beginning to break up. There is also a danger that as the screed condition worsens it may leech sulphates into the adjacent concrete areas and cause a bigger problem. The council's structural engineer suggests we replace the screed in the two main entrance areas and the wet play area urgently at an initial estimate of £25,000.

- 1.19 Independent surveyors have visited a number of schools where we know from previous surveys that the roofs are in a poor state of repair. Worst is the roof on the mobile at Arlies School (Estimate £31,000). The flat roofs at St Anne's Denton are particularly poor and need urgent replacement (Estimate £100,000). The pitched roofs at the same school also need urgent attention but it is proposed to look at these again, next year.
- 1.20 At Micklehurst School we have almost completed the re-roofing of the school but there remains an enormous (and redundant) water tower. Rather than simply patching this up and re-roofing it seems sensible to take the tower down – reducing the cost of future maintenance. An estimate of £20,000 for this is proposed.
- 1.21 The walls fire escape stairs and window units at Greswell School are in a very poor state of repair and it is proposed to address the worst of these in a phase 1 programme (£50,000). At Dowson school in Hyde we replaced the roof and hall windows last year but the remaining original metal framed windows urgently need repair. Again it is proposed to tackle the worst sections (£50,000).
- 1.22 Longdendale High School is one of the council's few remaining high schools that did not benefit from the BSF programme of investment. The school has several science laboratories of the original 1970s designs and these need updating to meet today's curriculum and health and safety standards. It is proposed to allocate £65,000 to refurbish two of the laboratories at this school.