

2022-23 School Capital Condition Programme

List of Schemes

Financial information shown against each scheme are based on budget estimates and are inclusive of professional design fees. These will be subject to change following the tender process.

1. Health and Safety (£202,384)

1.1. Asbestos (£30,000)

Used to support the removal of asbestos on maintained school sites and supporting asbestos related works on schemes due to be completed under the capital maintenance programme.

1.2. Fire Protection Works (£30,000)

To ensure compliance with Fire regulations, this scheme will continue to fund Fire Risk Assessments and remedial works on maintained school sites. Items included previously include fire compartmentation works, replacement fire doors or upgrading of emergency lighting systems.

1.3. Legionella Remedial Works (£20,000)

This scheme has been created to remove significant identified items from the legionella/water hygiene surveys.

Examples of this include conversion of water systems to mains pressure, removal of redundant water storage tanks and rationalising hot water storage systems, including new pressure sets and valves.

1.4. Other H&S, Safeguarding works and support for SEN alterations (£92,384)

Supporting unplanned emergency and safeguarding works on schools. Provides support to schools adapting buildings, where reasonably practicable, to meet the needs of children with special educational needs.

1.5. Support for Non-School related capital expenditure (£30,000)

Supporting early years and family centre settings with capital related expenditure to support the delivery of services. Examples include the provision of new external play equipment, fixed storage equipment and external shelters.

2. Roofing Works (£861,899)

2.1. Milefield Primary – Roof Replacement (£516,899)

The existing roof at the school was recovered 8 years ago using a specialist surface treatment. Unfortunately, this treatment has started to fail around the central glazing areas. Due to the complicated nature of the scheme (lightweight roof structure, internal scaffold, and additional ventilation requirements) developing a scheme to address the issues has proved difficult and various proposals have proved undeliverable. This has been ongoing for several years and the replacement roof formed part of a legal agreement between the council and Multi Academy Trust when the school converted to an Academy in July 2021.

The appointment of a specialist, with knowledge of this type of building has finally determined a solution that allow the works to be completed. This involves stripping off the top sheet of the existing roof covering, installing a small upstand, with increased insulation and then installing a standing seam steel roof sheet over the top. As the opening roof lights of the existing system would be removed, the installation of new roof lights will maintain natural light, but a new ventilation system will need to be installed to comply with building regulations

Due to the nature of the proposed works, the existing fascia and soffit boards, and guttering will also need to be replaced as part of the scheme.

To undertake this work, it has been necessary to phase the works. The first phase will be the formation of a plant room and installation of the ventilation system over the Summer 2022 holiday period. The

roofing works will commence June 2023. Discussions with the school have taken place on how a 12-week estimated construction period can be facilitated during the summer of 2023 and a solution has been sought.

2.2. Birdwell Primary – Slate Roof Replacement (£290,000)

The original slate roof is suffering from many cracked, spalled and slipped roof tiles. A full re-roofing scheme will be carried out before major internal damage occurs.

The scheme will be sympathetic to the materials used and decorative ridge and hip details will be retained.

Originally approved as part of the 2021-22 school condition programme, officers from the council's property team carried out initial investigations, where it became apparent that the initial budget of £150,000 would be inadequate to complete the scheme. The scheme was deferred until Summer 2022 and further funds were allocated to the scheme.

2.3. Oxspring Primary – Roofing works (including bat protection measures) (£55,000)

Originally approved as part of the 2021-22 school condition programme, this scheme involves carrying out remedial works to the hall roof.

All works must be completed under license from Natural England and under the supervision of an ecologist, as the school roof houses a maternity bat roost.

The scheme involves stripping the existing slates from the hall roof, replacing the breathable roof membrane with a felt and reinstating the tiled roof. Installation of roof ventilation and the creation of access points to the roost will also be carried out.

Following the recommendations of the ecologist, the original plan was to undertake the works when there are no dangers to the maternity roost, which gave a window of October to March. Following visits from property professionals and roofing contractors, it was determined that this timeframe would result in the school hall and kitchen being out of use for the duration of the works, resulting in the loss of school meals, PE and assembly space for pupils at the school. Further discussions with the ecologist took place and an alternate proposal was to carry out the works over the Summer 2022 holiday period, with an ecologist on site to oversee the works.

An initial phase of works will take place to seal up the roof space to prevent bat access to the roof space before the major works are carried out over Summer 2022.

3. Internal Condition Works (£55,000)

3.1. Summer Lane Primary – Formation of gender-neutral toilet facilities (£25,000)

This proposal will split the existing large female staff toilets into a smaller room for female staff members and 2 additional independent, self-contained toilet rooms to provide gender-neutral toilet facilities on the school site.

3.2. Thurgoland C of E Primary – School Meals Kitchen refurbishment (£30,000)

To address Health and Safety issues within the school meals kitchen, this proposal will replace the existing flooring with non-slip vinyl and remove several concrete plinths to allow existing units to be firmly fixed to the wall. In addition, new stainless-steel tableware will be provided, and the existing steriliser sink will be replaced with an energy efficient dishwasher.

4. External Condition Works (£115,000)

4.1. Gawber Primary – Formation of new approach and resurfacing works (£85,000)

During the 2021 Summer holiday period, a project was undertaken to form a new secure lobby at the school. Unfortunately, the budget allocated to this scheme did not allow for the external works phase to be completed. This scheme will form a new approach to the school and stop parents, pupils, and visitors from having to use the main vehicle driveway to access the main entrance to school.

This will be remodelled to include a disabled parking space, delivery drop off, and a wider paved entrance to the school. Existing rotten timber planters will be removed, but the existing old mine cart and water feature will be retained within the scheme. The existing potholed driveway will be resurfaced, and new external lighting installed.

4.2. Milefield Primary – Reinstatement of grounds following the closure of the community farm (£30,000)

Grimethorpe Community Farm operates out of the school site in the former caretaker's house. Following the school's conversion to an Academy in July 2021, notice was given that their lease would not be renewed, and alternative accommodation had to be found.

This provisional sum is to reinstate the grounds back to grass, as they were before the farm occupied the site. The extent of the works is unknown at this stage, as there are a lot of animal pens and cages that maybe moved to a new site by the farm.