

# KENT COUNTY COUNCIL – RECORD OF DECISION

**DECISION TAKEN BY:**

Rory Love, Cabinet Member for Education and Skills

**DECISION NO:**

24/00013

For publication *[Do not include information which is exempt from publication under schedule 12a of the Local Government Act 1972]*

**Key decision:** YES

**Subject Matter / Title of Decision:**

**Proposed forecast expenditure of Vigo Village School Roof Replacement Project exceeding £1m within the Annual Planned Enhancement and Modernisation Programme.**

**Decision:**

As Cabinet Member for Education and Skills, I agree to:

- I. Approve the allocation of £1,416,000 from the Children's, Young People and Education Annual Planned Enhancement Budget to permit the required repair works at Vigo Village School.
- II. Delegate authority to the Director of Infrastructure to, in consultation with the Director of Education, enter into any necessary contracts or other legal agreements, as required to implement this decision; and
- III. Agree for the Director of Infrastructure to be the nominated Authority Representative within the relevant agreements, with authority to enter variations as envisaged under the contracts.

**Reason(s) for Decision:**

Kent County Council (KCC), as the relevant Local Authority, is responsible for the maintenance of Community and Voluntary Controlled school buildings in Kent. This responsibility is taken seriously, with continuous maintenance and modernisation programmes in place to ensure that the school estate is fit for purpose. Included within these programmes are routine building checks that identify possible future maintenance issues with accommodation.

Following feasibility surveys, and extensive interim patching works, Vigo Village School's roof has deteriorated and is now in need of a full roof replacement.

**Background**

Vigo Village School is a 1FE school within the village of Vigo, Meopham. The school was built circa 1972 and extended in 1976. The building is single storey, comprising masonry walling with shallow pitched roofs. At the end of the roofs are concrete parapets, many of these have been overlaid by roofing felt.

The school have been experiencing leaks for several years in various areas becoming more numerous, more substantial and damaging to the internal fabric of the building. At the end of 2023, the leak in the kitchen roof caused the school kitchen to close temporarily until measures were put in place. The school is now serving hot meals which are currently being supplied by another school.

The existing pitched roofs feature a Pantile roof covering which has generally reached the end of its serviceable life and is generally unsuitable for the abnormally low pitch of the existing roofs which varies between 11° and 16°. The school also has a history of unauthorised intruders gaining access onto the roofs damaging the fragile clay tiles which are not designed for foot traffic.

The proposal is replacing the existing Pantile roof coverings to all pitched roofs with a standing seam Zinc roof covering by the manufacturer VMZinc. This proposed system is suitable for use with the existing shallow roof pitches and more suitable to withstand instances of foot traffic. The full roof replacement is now recommended in order to keep the school operational and to avoid further internal damage.

The new roof will be a metal standing seam system that will last for 50 to 100 years. It is not possible to carry out any further remedial or patching works due to the deterioration of the original roofing materials and a replacement has been deemed essential. Therefore, the project needs to progress within short timescales to decrease the risk of the wet winter weather impacting the roof further and avoid water ingress from making parts of the school building unusable.

It is scheduled the works will commence in April 2024 during the Easter Break and with a forecast of 12 weeks, completion is proposed for end of June 2024. The contractors will use the Easter holidays to set up on site and should begin during the May half term. The project is estimated to last for between 10 to 12 weeks, and will take place during school term time, co-ordinating with the school to phase the movement of teaching areas as the roof is replaced. All works can be completed whilst the school is in operation, and no mobile or temporary classrooms will be required

#### **Any Alternatives Considered and Rejected:**

##### **Option 1 – Do Nothing**

No further temporary repairs are deemed to be effective and water ingress is probable without replacement. Doing Nothing would result in significant parts of the school not being usable which is already the case for the school kitchen which closed end of last year and hot meals are currently being supplied by another school, resulting in an ongoing revenue cost. As water continues to enter the building, it is likely the school would have to fully or partly close to pupils in response, as the school would not be deemed as safe, warm, and dry. Temporary accommodation would be required for displaced pupils and a more significant repair of the building would need to take place due to additional damage further water ingress would create.

##### **Option 2 – Localised Repairs**

Localised repairs have been undertaken over the last 10 years, there are no further localised repairs that can be carried out. The main issue that is believed to be causing the leaks is the abnormally low pitch of the existing roofs. This option would risk further water ingress and the associated risk of school closure and further remedial works.

##### **Option 3 – Proceed with Roof Replacement**

This would mitigate the risk of any future works being required in response to further water ingress and remove any further potential school closure risks and provide safe teaching environments and improvement to the fabric of the school. This a long-term measure.

After reviewing the estimated costs, potential risk elements and the key advantages/disadvantages of each option it is recommended that replacement is the only appropriate solution.

#### **Securing Kent's Future**

This proposal will help to maintain KCC's strategic role in supporting schools in Kent to deliver accessible, high quality education provision for all families and supports avoidance of more significant costs from possible closure of the school.

**Consultation**

A consultation is not required for this proposal.

**Equalities Assessment**

The roof replacement scheme will not change the delivery of education with the school and therefore has no equalities implications.

**Financial Implications**

The combined cost is estimated at £1,416,000 which is inclusive of works, fees, and contingency. With a roofing project the potential for additional costs to be identified are higher than in other projects as not all the roof's substructure is visible until the tiles are removed. It is therefore appropriate and prudent for an allowance of an additional 20% above tender costs to be made.

The cost for instructing the winning tender is as follows.

Proposed Tender Costs: £1,050,000.00  
KCC Contingency: Allowance £150,000  
Professional Fees: £216,000.00

Total Forecast Project = £1,416,000.00 (inc. 20% contingency)

The funds will be allocated from the CYPE Annual Planned Enhancement Programme for April 23 - 24, the allocation has been made by officers and the work is affordable within the budget of £13,283m. In order to facilitate this increase in budget, a number of nonessential schemes have been moved from this year's programme and place onto the Forward Management Plan for 2024-2025.

**Legal Implications:**

The contracting for the project will be managed by the Director of Infrastructure. All works will be fully compliant with the building and planning regulations.

**DPIA**

None – the school will continue to adhere to Data Protections legislation during the planned works.

**Cabinet Committee Recommendations and Other Consultation:**

This decision was considered at the meeting of the Children's, Young People and Education Cabinet Committee on 6 March 2024.

**Any interest declared when the decision was taken, and any dispensation granted by the Proper Officer:** None



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signed

27 March 2024  
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date