

WEST DUNBARTONSHIRE COUNCIL

Education & Lifelong Learning Committee

Report by the Executive Director of Educational Services

Wednesday 11 November 2009

Subject: Regeneration of the Schools' Estate Update

1. Purpose

The purpose of this report is to provide the Committee with an update on progress of the snagging and defects issues within the three new secondary schools.

2. Background

- 2.1** A report was requested at the Education & Lifelong Learning Committee of 9 September 2009.

3. Main Issues

3.1 "Building Our Future" schools

- 3.1.1** BAM PPP handed over all three secondary schools on schedule to the Council on the following dates:

Vale of Leven Academy:	29 June 2009
Clydebank High School:	15 July 2009
St Peter the Apostle High School:	17 July 2009

- 3.1.2** BAM PPP has now completed the process of demolition of the old Vale of Leven Academy, Clydebank High School and St Columba' High School buildings and will proceed with the construction of the sports pitches, other external features and the new St Eunan's Primary School and Early Education and Childcare Centre as previously reported to the Committee.

3.2 Snagging Process

- 3.2.1** The Project Agreement required BAM PPP to prepare snagging and defects lists for each school and these were to be agreed at each of the handover dates. The remedial actions required by the snagging/defects lists have been ongoing since before handovers with the proviso that all work should be completed no later than 30 days after each school's individual handover date.

- 3.2.2** Common practice in many local authorities is to leave the snagging process entirely to the contractor. However, it was considered to be more advantageous to the Council for the Schools' Estate officers to work alongside BAM PPP in carrying out a joint inspection of all areas in and around the new schools to produce one agreed snagging list for each school. Whilst this process was a major drain on the team's resources over the last eight weeks, it has been a worthwhile exercise, since most of the snagging was completed prior to the schools' return in August.
- 3.2.3** In general, the Schools' Estate team was satisfied with the amount of snagging items completed prior to occupation and all snagging works contained within the certificate of service availability has now been undertaken and completed. It should be noted that the project's Independent Certifier was required to sign off all the snagging items as having been completed.
- 3.2.4** In line with all other major building projects, a latent defects list (i.e. structure/fabric items that have been revealed as defective since handover) was also compiled. These items have been recorded for all three schools and BAM PPP is contracted to rectify these defects no later than 12 months after handover (an example of a latent defect would be minor settlement cracks on internal wall finishes or external cement cracks in brickwork).

3.3 On-going Issues

- 3.3.1** In general since handover the heating system has been reported as having been set too high. It should be noted that the heating's "Building Management System" which controls the heating takes several months to balance and is only now working to a satisfactory temperature. The system could take a full year to fully balance as seasonal adjustments will be required to be made to maximise the system's efficiency.
- 3.3.2** All teaching walls within the general classrooms were fitted with new interactive boards as part of the project and are fully installed and working. However, within most practical subjects, existing interactive boards from the old schools were transferred to provide these areas with an added facility that was not originally included in the project. The combined use of a variety of different existing board and projector types has resulted in some difficulties, e.g. missing remote controls and incompatible existing software to run the boards. Although a small minority of interactive boards are still not fully functioning it is expected that these will be resolved by the beginning of November.
- 3.3.3** A number of items were lost during the decant process e.g. laptops and general class resources. A list of missing items has now been compiled by the schools and has been presented to BAM PPP to claim through their

insurers. We await BAM's response on when these claims will be resolved.

3.4 Helpdesk Operation

3.4.1 All building-related problems are now being reported through an electronic helpdesk administered by BAM, as per the Project Agreement. This has been operating since the schools commenced operation in August and is working well. The Schools' Estate section has been working closely with BAM PPP and the schools to encourage the correct use of the helpdesk, ensuring that all faults be reported and logged appropriately for repair.

3.4.2 BAM PPP has set targets to meet within the Services Specification in terms of a rectification period and these deadlines are monitored to ensure that these are being adhered to.

4. Personnel Issues

4.1 There are no personnel issues associated with this report.

5. Financial Implications

5.1 There are no financial issues associated with this report.

6. Risk Analysis

6.1 The monitoring processes described in this report are designed to minimise risks.

7. Conclusions and Officers' Recommendations

7.1 The three secondary schools within the PPP project were delivered on schedule and work is proceeding on the demolition of the old school buildings in preparation for the construction of playing fields, other external works and the new St Eunan's Primary School and Early Education and Childcare Centre.

7.2 The Schools' Estate section will continue to monitor progress on any outstanding issues and rectification of latent defects.

7.3 Members are asked to note this report.

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Appendices None

Background Papers: None

Wards Affected: All wards.