

OFFICER DECISION NOTICE



Reading
Borough Council
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This notice is to be used for the following types of officer decisions. (Select one option).

A. Decisions taken by officers under a specific express delegation from Council or a Committee.

B. Decisions taken by officers under a general delegation from Council or a Committee, which relates to (i) a permission or a licence, or (ii) the rights of an individual, or (iii) a contract or expenditure over which materially affects that relevant local government body's financial position.

1. Title of decision:	Park Lane Primary Improvement and Modular Relocation
2. Date of the decision:	19 June 2024
3. The decision maker:	Charan Dhillon, Assistant Director Property and Asset Management

4. Decision details:

To award the building contract for the Park Lane Primary Improvement and Modular Relocation works to Francis Construction Ltd, following a two stage tender process through the Westworks framework, for the contract value of £2,504,800.

5. Reasons for the decision:

The year 6 annex building at the junior school is end of life and the Foundation stage modular classrooms at the infant school are also nearing life expectancy. The project will replace the 2 buildings, with the relocation of a 4 classroom modular building from Alfred Sutton. Further improvements will be made to the two sites to improve safeguarding and condition of the buildings, including new windows and reception area at the junior building, and refurbished Foundation stage classrooms and fencing around the infant school.

The school will be moving their year 3 cohort from the junior site to the infant site, which is larger, with more external play area and larger shared facilities such as the hall. Increased car parking will also be provided including EV charging facilities.

6. Alternative options considered (if any) and rejected:

Replace the annex building with another building on the same site. This was rejected as it fails to respond to the issues of the building being across the road from the main school, and difficulties with the restricted play areas and shared spaces at the junior site. A new building was also similar cost to the proposed project which offers further improvements to the school and reuses a surplus modular classroom building from another school.

7. List of open Background Papers:

8. List of confidential or exempt Background Papers:

n/a

9. Any other matters taken into consideration:

<input type="checkbox"/> Legitimate expectation of consultation	<input type="checkbox"/> Procedural requirements
<input type="checkbox"/> Public Health implications	<input checked="" type="checkbox"/> Environmental or Climate Change
<input checked="" type="checkbox"/> Health and Safety	<input type="checkbox"/> Risk Management implications
<input type="checkbox"/> Transparency of Information (FOI etc)	<input type="checkbox"/> Privacy Impact Assessments
<input type="checkbox"/> Human Rights Act Duties	<input type="checkbox"/> Equality Impact Assessment
<input type="checkbox"/> Corporate Parenting	<input type="checkbox"/> Community Safety
<input type="checkbox"/> Regulatory duties	<input type="checkbox"/> EU withdrawal
<input type="checkbox"/> Armed Forces Covenant	<input type="checkbox"/> Other

Details of the matters taken into account:

The annex building is end of life and requires demolition by summer 25 posing health and safety risks as the building deteriorates. The school also faces safeguarding difficulties with the current entrance arrangements at both the infant and junior sites.

We propose to reuse a 4 classroom modular building from Alfred Sutton primary which is no longer required taking into account the embedded carbon emissions of the building and extending its use with an internal refurbishment, rather than building a new. EV charging points will also be included.

10. Legal considerations

RBC legal were appointed 14th November 2023. HCC drafted the initial PCSA, but the main contract and advice was passed to Reading legal who have been involved in the project since.

11. Financial considerations

Finance approved 26th June 2023. DFE Grant money for building condition.

12. Internal consultations

Planning (Ecology/Transport), School Representatives, BFFC

Planning permission granted for both the infant (231644) and junior (231707) site 2 February 2024. Amendment to condition outstanding for Alfred Sutton remedial works, however start of site at Alfred Sutton is not until Oct 24.

Sections 13- 18: To be completed only for Decision A (express delegation from a Committee)

13. The name of the Committee:	Policy Committee
14. Date of the meeting:	25 September 2023
15. Minute number:	27 (4)
16. The delegation given by the Committee:	That spend approval for the three General Fund Capital Programme schemes as set out in paragraph 7.9 and Table 14 of the report totalling £24.800m be approved;
17. The name of any member of the committee who declared a conflict of interest in relation to the decision:	NA
18. Any councillor or officer required to be consulted prior to the exercise of this delegation and details of their response.	NA