



Mayor and Cabinet

Report title: School Minor Works Programme 2025: approval to procure and budget allocation.

Date: 29 January 2025

Key decision: Yes

Class: Part 1

Ward(s) affected: Bellingham, Blackheath, Brockley, Catford South, Crofton Park, Downham, Evelyn, Forest Hill, Perry Vale and Telegraph Hill

Contributors: Acting Group Finance Manager, Director of Law, Governance and Elections, Procurement and Commercial Services Manager and SGM Capital Programme Delivery

Outline and recommendations

- Approve the procurement of contractors and the award of contracts to deliver the School Minor Works Programme (SMWP) 2025 subject to the receipt of the School Condition Allocation (SCA) 2025/26.
- Delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred contractors and agree final form of contracts to deliver the SMWP 2025.
- Approve the procurement of a consultant and award of contract to provide building surveyor-led multidisciplinary services over a period of four years from 2026 to 2029, with the option to extend for a further year, and carry out a new set of condition surveys for the School Minor Works Programme.
- Delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred building surveyor-led multidisciplinary services consultant and agree final form of contract.
- Approve the overall budget for the SMWP25 as set out in the recommendations below.
- Approve the applications for Public Sector Decarbonisation Scheme – Phase 4 (PSDS 4) grant funding, noting that this will require council contributions in 2026 and 2027.

Timeline of engagement and decision-making

Projects shortlisted for School Minor Works Programme 2025 presented to CYP Strategic Asset Board in December 2024

School Condition Surveys to be carried out between November 2025 and January 2026

1. Summary

- 1.1. The purpose of this report is to seek approval from Mayor and Cabinet to procure capital works contracts to deliver the School Minor Works Programme (SMWP) 2025, and to procure a new multi-disciplinary consultant to manage future School Minor Works Programmes over the next four years (including a new set of condition surveys).
- 1.2. The SMWP is an annual capital repair and replacement programme of works funded by the School Condition Allocation grant from the Education and Skills Funding Agency, which is part of the Department for Education.

2. Recommendations:

- 2.1. Mayor and Cabinet are recommended to:
- 2.2. Approve the procurement of contractors and award of contracts to deliver the School Minor Works Programme 2025 subject to receipt of the School Condition Allocation (SCA) 2025/26 as set out in section 5.

- 2.3. Delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred contractors and agree final forms of contract to deliver the School Minor Works Programme 2025.
- 2.4. Approve the procurement of a consultant and award of contract to provide building surveyor-led multidisciplinary services and undertake a new set of condition surveys for the School Minor Works Programme over a period of four years from 2026 to 2029 with the option to extend for a further year, as set out in section 8.
- 2.5. Delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred building surveyor-led multidisciplinary services consultant and agree final form of contract, as set out in section 8.
- 2.6. Approve the overall budget for the SMWP25 as set out in section 10.
- 2.7. Approve the applications for the Public Sector Decarbonisation Scheme – Phase 4 (PSDS 4) for grant funding of £1,195,000, noting that this will require council contributions of £846,575 split across financial years in 2026 and 2027 as set out in Section 11.

3. Policy Context

- 3.1. The Local Authority has a duty to ensure the provision of sufficient places for pupils of statutory school age and, within financial constraints, accommodation that is both suitable and in good condition.
- 3.2. The proposal within this report is consistent with the Corporate Strategy 2022 - 2026, in particular the Corporate Priority of *'Giving children and young people the best start in life: Every child has access to an outstanding and inspiring education and is given the support they need to keep them safe, well and able to achieve their full potential'*.
- 3.3. As owner of the school buildings and the employer, the Council has a statutory duty under the Health & Safety at Work Act 1974 and associated approved codes of practice, to ensure that schools are fit for purpose and used by pupils and staff. Whilst schools are responsible for day-to-day maintenance of their buildings, any significant expenditure on capital schemes must be funded by the Council.
- 3.4. The Asset Management Strategy 2024-2034 sets out the Council's approach to the management and utilisation of its non-housing estate, which includes the school estate. The Strategy outlines the requirement to ensure a well-maintained and financially sustainable estate that meets the needs of our residents. The recommendations in this report align with this, ensuring limited funding is spent in the most efficient manner to maintain schools and that this investment is based on critical data from condition surveys.
- 3.5. In 2019, the Council declared a Climate Emergency and set out a target to become net-zero by reducing its carbon emissions. The Public Sector Decarbonisation Scheme (PSDS) funds heat decarbonisation works in public sector buildings. The replacement of end-of-life boilers with Air Source Heat Pumps, funded through the Public Sector Decarbonisation scheme is helping the council to achieve this target by reducing carbon emissions in the school estate.

4. Background

- 4.1. This annual programme is funded by the Education and Skills Funding Agency (ESFA) through the School Condition Allocation (SCA). The SCA supports essential capital works in community schools to prevent disruption to the day-to-day running of schools, and ensure they are safe for the pupils, staff and visitors. These works usually take the form of roof and heating system replacement. Multi-Academy Trusts (MATs) and larger

Voluntary Aided (VA) school bodies receive direct SCA to invest in priorities across the schools for which they are responsible. Smaller or stand-alone academy trusts, sixth form colleges and smaller or stand-alone VA school bodies can bid to the Condition Improvement Fund (CIF).

- 4.2. In order to determine where the SCA funding is most needed, the Council commissions building condition surveys of its community schools. The schools that are surveyed are chosen based on the age of their buildings and advice from the Council's Estates Team, who are responsible for the maintenance of community school buildings.
- 4.3. The Public Sector Decarbonisation Scheme (PSDS) funds heat decarbonisation works in public sector buildings. Since 2021, PSDS funding has been awarded annually in Spring. Four applications for Round 4 were developed and submitted in November 2024. If the applications are successful, Lewisham Council will be informed in May 2025. These projects will require a Council contribution, which will be funded by the School Condition Allocation (SCA) in future years. The projects will be implemented in 2026 and 2027.

5. School Minor Works Programme 2025

- 5.1. The primary source of information used to develop the School Minor Works Programme (SMWP) each year is the McBains School Condition Surveys which were completed in 2021. These surveys reported on the condition of community school buildings and their mechanical and electrical services, highlighting works that were required over a 4-year period.
- 5.2. In order to determine the list of works that are due to be carried out as part of next year's School Minor Works Programme (SMWP 2025), the final prioritised condition report was used as a starting point. Further surveys were conducted by McBains in Autumn 2024 to ensure the works already identified were still required. Based on all the information gathered the following list of works has been shortlisted for the SMWP 2025.
- 5.3. Fabric works:

Package Description/Primary School	Description of works	Budget Estimate
Roof package 1: Chelwood Nursery School & Forest Hill School	<p>Chelwood Nursery School: Roof replacement required to flat roof to resolve leaks located near the main reception. Additional works will include repairing the facias and soffits and installing insulation and 7 new rooflights.</p> <p>Forest Hill School: Roof replacement required for the sports hall roof. There is also an additional M&E element (potential roof plant replacement) that may be required and is described in the M&E section below.</p>	<p>Chelwood Nursery School: See part 2.</p> <p>Forest Hill School: See part 2</p> <p>Roof Package 1 Total: See part 2</p>
CCTV Surveys (Athelney Primary School, John Ball Primary School, Twin Oaks Primary School)	CCTV Drain surveys required at Athelney Primary School, John Ball Primary School, and Twin Oaks Primary School to investigate various drainage issues	See part 2.
Drainage repairs (Athelney Primary School, John Ball Primary School, Twin Oaks Primary School)	Provisional sum for remedial repairs identified during CCTV drain surveys at Athelney Primary School, John Ball Primary School and Twin Oaks Primary School	See part 2.

Nursery and Toilet refurbishment (Elfrida Primary School and Athelney Primary School)	Elfrida Primary School: Refurbishment of reception and year 1 toilets Athelney Primary School: Refurbishment of existing nursery building to include roof, windows and several other elements. Configuration and refurbishment of existing SEN toilet area	Elfrida See part 2. Athelney See part 2	See part 2.
Roof Replacement (Dalmain Primary School)	Full roof replacement to all existing pitched roofs.		See part 2
External Refurbishment (Brickwork) (Kelvin Grove Primary School, Lucas Vale Primary School)	Kelvin Grove Primary School: Repairs to 2 retaining walls, flooring and repair of sash windows. Lucas Vale Primary School: Repairs to isolated roof tiles, lead and valley replacement. Investigation of leaks into school hall.		See part 2.
Toilet Refurbishment (Downderry Primary School, Launcelot Primary School, Rushey Green Primary School, Stillness Junior School)	Downderry Primary School: Repairs to KS2 boys and girls toilet Launcelot Primary School: Repairs to all toilets throughout the school * Rushey Green Primary School: Repairs to main building ground and first floor toilets Stillness Junior School: Repairs to main building toilets	Downderry See part 2. Launcelot See part 2. Rushey Green See part 2. Stillness Junior See part 2.	See part 2.
Insulation repairs (Horniman Primary School)	Encapsulation of insulation on the undercroft		See part 2
Fabric subtotal			See part 2.

5.4. M &E Works:

School	Description of works	Budget Estimate
Boiler repairs Ashmead Primary School	Various repairs to the boiler and pipework including pipework and radiator repairs, hot water cylinder and emergency lighting repairs.	See part 2
Boiler repairs Torridon Primary School	Various repairs to the boiler distribution board, heat pump and pressurisation unit repairs.	See part 2
Radiator and pipework replacement Downderry Primary School	Replacement of existing radiators and pipework following an air source heat pump installation in previous year. (SMWP24)	See part 2
Forest Hill School	Replacement of the roof plant related to roof replacement above in the fabric section.	See part 2
M&E subtotal		See part 2
Works Total	SMWP 2025 Works Total (M & E and Fabric)	See part 2
Additional Costs	Fees and Contingency	See part 2
Total cost of SMWP25	Total SMWP 2025 Works & Additional Costs	See part 2
Small Works Fund		See part 2
Internal fees		See part 2
Grand Total		See part 2

- 5.5. The above works were selected based on the technical advice of McBains Ltd, issues highlighted by individual schools and the future plans of the Children and Young People Directorate for buildings in the community school estate. The criteria for prioritising works for the SMWP were issues that: required action with an estimated value of over £50k (considered to be beyond the means of schools to address on their own); presented a significant risk to the health and safety of children and staff; and would have a substantial impact on the operation of a school.
- 5.6. The SCA grant, which will be funding the SMWP as set out above in 5.3 and 5.4, has not yet been announced. It is anticipated that the Council will receive circa £4.2m based on previous years, and a slight uplift that is expected from the Government's recent budget announcement. The actual amount received, however, may be lower or higher than this figure. As a result, the list of projects may have to be adjusted accordingly if the grant differs significantly.
- 5.7. Should the budget allow, officers will include the reserve project below. Recent experience has shown tender submissions sometimes come in below the pre-tender estimates and allocated contingency sums are not always spent, which may allow additional projects to be delivered within the original overall budget allocated to the programme.

5.8. Reserve project.

5.8.1. The following project will be included in the programme if the budget allows:

Package Description/Primary School	Description of works	Budget Estimate
Roofing package 2: Clyde Nursery School	Roof replacement for all the flat roofs, installation of roof insulation and works to the windows to prevent overheating.	See part 2. See part 2

See corresponding part 2 report section 5.8.1 for budget details of the reserve project.

- 5.9. It is therefore recommended that Mayor and Cabinet approve the procurement of contractors to undertake the SMWP 2025, as set out in the above paragraphs.
- 5.10. Furthermore, it is recommended that Mayor and Cabinet delegate authority to the Executive Director for Children and Young People to finalise the programme of works to be delivered as part of the SMWP 2025, in line with the budget set out in section 10.

6. Procurement method for contractors to deliver the SMWP 2025.

- 6.1. The construction works for the SMWP 2025 will be procured via a below threshold tender process where a minimum of 5 contractors will be invited to submit tenders. This is because the Council has neither the skills nor capacity to deliver such building works. Setting up the required infrastructure to enable this function does not represent good commercial or practical sense, given the nature and scale of works.
- 6.2. The Council will in-source other elements required to successfully undertake and maintain the works, including project management, clienting, stakeholder management, and ongoing asset and latent defect management.
- 6.3. Officers will draw on the industry experience and knowledge of McBains Ltd (see section 6) to determine the most cost-effective way of packaging works for procurement. In past years, this has been done by packaging works of a similar nature together, up to a certain size, to achieve economies of scale, and reduce the risk of

failure by ensuring they can be delivered by one contractor during the school summer holiday.

- 6.4. All works will be procured in line with the Council's policies and procedures via the London Tenders Portal.
- 6.5. Frameworks, such as the London Construction Programme (LCP), have been considered but will not be used because of the uncompetitive prices and low number of responses that have been received in the past.
- 6.6. Tenders will be evaluated on a 45:55 basis (price/quality). The Social Value weighting will be 10% in line with the Council's procurement policies. The exact evaluation method will be developed with the advice of officers in the Council's Procurement team.
- 6.7. A separate report will be prepared seeking authority to appoint the winning bidders, in line with the Council's procurement rules and procedures. McBains Ltd will administer the contracts that are awarded and will be responsible for ensuring the works are carried out as required.
- 6.8. The decarbonisation work has been added in the table at 5.12.5 to provide detail of budget commitments. The exact procurement route has yet to be determined for this work and will be outlined in a separate report once decided.

7. Contract administration.

- 7.1. McBains Ltd was appointed as the Council's term consultants to provide professional services for the SMWP from 2022 to 2025. Its responsibilities include developing designs and preparing contract specifications for the works, as well as overseeing works and issuing completion certificates. Its contract period commenced in February 2022 and will run for a period of 4 years, with the option to extend for a further year at the sole discretion of the Council.
- 7.2. The services provided by this contract are vital to the successful delivery of the programme, and include: surveying schools to understand the works required; advising on solutions to resolve identified issues; fulfilling Principal Designer responsibilities (see Glossary); designing and preparing specifications and other technical documents for the agreed solutions; preparing technical and design documents for tendering works; providing technical expertise to assist with evaluating tender returns; administering works contracts; overseeing works on site; and signing-off works upon completion.

8. Procurement of Consultant to provide Building surveyor led multi-disciplinary services and a new set of condition surveys.

- 8.1. The current building surveyor led multidisciplinary consultant contract for the SMWP is held by McBains. They were appointed in 2021 to provide professional services for 4 years from the SMWP 2022 with their contract ending in 2025. McBains were also awarded the contract in 2021 to conduct the school condition surveys which includes developing a rating system and a programme of works to resolve identified issues. This proved to be very useful as they were able to understand the condition of the school estate and develop the maintenance requirements for the School Minor Works Programme. Officers decided going forward the two services should be procured and delivered by one consultant.
- 8.2. Therefore, the new professional services contract that will be tendered will be seeking a building surveyor led multi-disciplinary consultant to provide both: the professional services required to deliver the School Minor Works Programme from 2026 to 2029,

with the option to extend for a further year; and a new set of school condition surveys that will be carried out in 2025, and funded by SCA in the same year, which will inform the programme of works undertaken from 2026 to 2029.

- 8.3. The contract will include an optional break clause after each year at the sole discretion of the Council. This will enable the Council to break the contract if the consultant is deemed to be underperforming or for budgetary reasons. There will also be an option to extend the contract for a further year if required.
- 8.4. Structuring the contract in this way allows for the programme of works to be developed, procured and delivered in a time efficient manner, which is necessary given the short annual turnaround period.
- 8.5. See corresponding part 2 report section 8.5.
- 8.6. It is therefore recommended that Mayor and Cabinet approve the procurement of a building surveyor-led multidisciplinary consultant to provide professional services for the SMWP and carry out a new set of condition surveys.
- 8.7. Furthermore, it is recommended that Mayor and Cabinet delegate authority to the Executive Director for Children & Young People (in consultation with the Director of Law and Corporate Governance and the Director of Inclusive Regeneration) to select the preferred building surveyor-led multidisciplinary services consultant and agree the final form of contract.
- 8.8. **Procurement method**
 - 8.8.1. The service will be procured via an above threshold open tendering exercise in line with the Council's policies and procedures via the London Tenders Portal.
 - 8.8.2. This service will be procured externally because of its technical nature, which the Council is neither qualified nor has the capacity to deliver. Furthermore, the minimum required in-sourced team would not necessarily have the same breadth or depth of resources as an external consultant that specialises in providing the required services, and so there would be a risk that the quality of the service provided would be lower than what is currently provided.
 - 8.8.3. The Council will in-source other elements required to successfully undertake and maintain the works that are delivered, including: project management, clienting, stakeholder management, and ongoing asset and latent defect management.
 - 8.8.4. Government frameworks have been considered, however, the lessons learned from past experience is they have not always delivered value for money and the number of responses have tended to be low.
 - 8.8.5. The full term of the professional services contract will be 4 years in total (including the option to extend for a further 12 months). The contract will build in the flexibility to terminate after each year. This option is required because the School Minor Works Programme is reliant on the annual SCA grant. If the funding stops, the Council needs the ability to be able to end the contract without penalty.
 - 8.8.6. See corresponding part 2 report section 8.8.6.
 - 8.8.7. Tenders will be evaluated on a 45:55 basis (price/quality). The Social Value weighting will be 10% in line with the Council's procurement policies. The exact evaluation method will be developed with the advice of officers in the Council's Procurement team.
 - 8.8.8. A separate report will be prepared seeking authority to appoint the winning bidders, in line with the Council's procurement rules and procedures.

9. Small Works Fund

- 9.1. The McBains Ltd surveys identified other urgent remedial works which fall short of the criteria required to be considered for the SMWP. This is because either the estimated cost of the remedial action was below £50,000, or the issue that was identified was considered not to have a significant impact on the operation of the school. The Council has shared these reports with schools to encourage them to address the issues and to assist with their Planned Preventative Maintenance.
- 9.2. See corresponding part 2 report section 9.2.
- 9.3. Applications will be prioritised in order of risk to health and safety of school staff and pupils.

10. Budget allocation

- 10.1. Based on previous years, and in anticipation of a slight uplift following announcements in the Government’s latest budget, it is expected that the Council will receive circa £4.2m from Education and Skills Funding Agency (ESFA). The exact amount is expected to be announced in April 2025.
- 10.2. The proposed programme of works set out in this report is just as large and diverse as previous years. In the event that the proposed programme of works set out in this report exceeds the anticipated School Condition Allocations budget of circa £4.2m, SCA funding carried forward from previous years will be used to fund the programme.
- 10.3. See corresponding part 2 report section 10.3 for details of the expected funding:
- 10.4. See corresponding part 2 report section 10.4 for a summary of the overall SMWP 25 budget:

11. Public Sector Decarbonisation Scheme (PSDS)

- 11.1. The Public Sector Decarbonisation Scheme (PSDS) provides grants to public sector organisations to fund heat decarbonisation and energy efficiency measures. This usually takes the form of replacing gas boilers with more energy efficient electrical alternatives, and insulation and airtightness works.
- 11.2. Four PSDS funding applications totalling £1.195m were submitted on Monday 25 November 2024 for decarbonisation works which will be delivered as part of the SMWP in 2026 and 2027.
- 11.3. The applications were submitted ahead of Mayor and Cabinet approval to ensure the deadline in November 2024 was not missed. Should Mayor and Cabinet not approve the grant funding and required contributions, the applications will be withdrawn. Grant offer letters are expected to be issued in May 2025.
- 11.4. A separate paper will be prepared seeking approval to procure contractors to undertake the required works and agreeing the budget for the different projects. The proposed works will be partially funded by future SCA contributions received in 2026 and 2027 and may be subject to change, depending on the amount of funding received.
- 11.5. The following table provides details of schools for which applications were submitted, and the associated potential grant and contribution amounts:

School	Total estimated project cost	PSDS Grant	Contribution required
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Fairlawn Primary School	£782,100	£535,000	£247,100
Baring Primary School	£375,129	£210,000	£165,129
Stillness Infants School	£409,694	£170,000	£239,694
Stillness Junior School	£474,652	£280,00	£194,652
Totals	£2,041,575	£1,195,000	£846,575

11.6. This project supports the Council's corporate objective of becoming carbon neutral by removing fossil fuel energy from the above schools and replacing it with a heating system that can be powered sustainably.

11.7. It is therefore recommended that Mayor and Cabinet approves the applications that have been submitted for PSDS funding, noting the expected grant and contribution amounts set out in section 11.5.

12. Financial implications

12.1. It is assumed that the council receive c£4.2m from the Department for Education (DfE) for the School Condition Allocation (SCA) in 2025/26, however there is a risk that the amount received is less. In this scenario, a greater amount of historic SCA that has been carried forward will be required. If the amount received is significantly less than £4.2m, the programme will have to be re-assessed to either seek additional funding or remove certain projects from the programme, any additional funding or project changes will be brought back to Mayor and Cabinet.

12.2. The SCA grant will have conditions attached that the council must adhere to. If these conditions are breached, then the council could potentially be required to pay some or all these funds back to the DfE. Grant returns are completed annually to show the council's compliance with these grant conditions.

12.3. There is a risk that additional budget may be required for this project due to scenarios such as increased costs, additional works, or time delays. Any increase in budget would need additional funding but will need to be approved by Mayor and Cabinet. This risk will be mitigated as much as possible through effective budget monitoring.

12.4. Budget monitoring of the project will occur monthly, with progress being scrutinised at both the Regeneration & Capital Board (RCB), as well as in the Full Council's monthly budget monitoring reports.

12.5. A full breakdown of the different funding streams and the anticipated programme cost is provided in the Part 2 report.

13. Legal implications

13.1. Approval to Procure

13.2. The report seeks approval to procure external contractors and an external consultant as set out in this report. Given the potential spend on the individual works contracts these would be categorised by Contract Procedure Rules as a mixture of Category B and C contracts. The consultancy contract would be categorised as a Category A contract. The report sets out the other options considered and explains why these are the recommended options.

13.3. Assuming that Mayor and Cabinet accepts the recommendation to procure works

contractors and a consultancy contract, the Contract Procedure Rules (“CPR”) place requirements on how that should happen. Officers must comply with the Council’s CPR and the Public Contracts Regulations 2015 or the Procurement Act 2023, depending on which is in force at the time of procuring.

13.4. Approval to Award

13.5. This report proposes that Mayor and Cabinet approve the award of contracts for works and the consultancy contract. This report further proposes that Mayor and Cabinet instruct the Executive Director for Children and Young People in consultation with the Director of Inclusive Regeneration and the Director of Law and Corporate Governance to give effect to this decision by applying the selection and award criteria to determine and enter into contracts with the preferred contractors/consultant.

13.6. The decision to award the consultancy contract contained in this report is a Key Decision under the Constitution as it has a value of more than £700,000. It is therefore required to be contained in the current Key Decision Plan and the Council’s Key Decision procedure must be followed.

13.7. Provided that the final contract values are within authorised limits set out in the Part 2 report and the preferred contractors and preferred consultant are selected in accordance with the selection and award criteria published in the tender documentation, then the selection by the Executive Director for Children and Young People of the preferred contractors and consultant in accordance with Mayor and Cabinet’s direction will not be a Key Decision.

13.8. For audit purposes a written record should be kept setting out how the selection and award process has been applied and the preferred contractors and consultant selected, and officers from Legal Services should be consulted as necessary throughout the selection and award process.

13.9. Application for Grant Funding

13.10. The report recommends that Mayor and Cabinet approve the application of funding under the Public Sector Decarbonisation Scheme. Under the Council’s Constitution any application for grant funding above £1 million or with match funding above £250,000 requires approval by Members.

14. Risk Implications

14.1. Key risks and mitigating activities are contained in the table below:

Risk	Mitigation
Unforeseen issues inherent in refurbishment works	Consider using project contingency and assess impact on budget and programme. Highlight items within scope that can be included at a later date if project budget is likely to be exceeded.
Disruption to staff and students	Ensure most disruptive works are done outside of school hours and work with contractor and school to ensure works are not being carried out in around teaching areas while in use
Asbestos is found during works	Asbestos refurbishment and demolition surveys will be conducted for all schools. This will be shared with tendering contractors who will be required to price and programme the remedial works as part of their tender.

15. Equalities implications

- 15.1. The services provided will benefit all pupils and staff in the schools. No individual person or group will be disadvantaged.

16. Climate change and environmental implications

- 16.1. The School Minor Works Programme will improve the energy efficiency of school buildings by upgrading boiler systems to more eco-friendly models, improving insulation and installing LED lighting. With advice from the Council's Sustainability Manager, officers will explore further options to support efforts to make Lewisham carbon neutral by 2030.
- 16.2. Officers will also actively work with the Council's Sustainability Manager to apply for further funding from initiatives, such as the Public Sector Decarbonisation Scheme (PSDS), to cover the additional cost of undertaking more energy efficient solutions in schools where boilers have been earmarked for replacement.
- 16.3. If the PSDS bid is successful, work will take place to replace gas boilers at various primary schools with an air source heat pump (ASHP). The Council will receive a grant that partially covers the amount over and above the cost of a like for like gas boiler replacement. The result of the funding application will be announced in mid-2025.
- 16.4. In previous years the PSDS funding has funded the replacement of gas boilers with an air source heat pump and associated insulation improvement works at Dalmain, Donderry and Myatt Garden Primary Schools

17. Crime and disorder implications

- 17.1. There are no crime and disorder implications arising from this report.

18. Health and wellbeing implications

- 18.1. The School Minor Works Programme will help to improve the health and wellbeing of staff and children by creating a safer environment and better functioning facilities within school buildings.

19. Social Value Implications

- 19.1. The London Borough of Lewisham Social Value Policy for Procurement sets out the legal and strategic and policy context for social value and the approach the London Borough of Lewisham (LBL) will adopt to deliver social value through commissioning and procurement activities.
- 19.2. Social value refers to extra economic, social or environmental benefits that can be attached to a contract. It is about ensuring that for every pound the London Borough of Lewisham spends, as much value as possible is achieved for local people.
- 19.3. The Council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and subcontractors engaged by the Council to provide works or services within Lewisham pay their staff at a minimum rate equivalent to the LLW rate. The successful contractor will be expected to meet LLW requirements and contract conditions requiring the payment of LLW will be included in the service specification and contract documents.
- 19.4. The successful contractor(s) will be expected to submit a Social Value Action Plan to demonstrate their commitment to Social Value through the delivery of the programme.

20. Background papers

- 20.1. None.

21. Glossary

21.1. Terms used in report:

Term	Definition
SCA	School Condition Allocation – a grant funded by the Education and Skills Funding Agency (ESFA)
SMWP	School Minor Works Programme
MEP	Mechanical, Electrical and Plumbing
Principal Designer	An organisation or individual who is appointed by the client to take the lead in planning, managing, monitoring and coordinating health and safety during the pre-construction phase (design and planning stage) of a project, as set out in the Construction Design and Management Regulations 2015
ASHP	Air Source Heat Pump. An air source heat pump transfers heat from the outside air to water. This in turn provides heat via radiators or underfloor heating. It can also heat water stored in a hot water cylinder.
RAAC	Reinforced Autoclaved Aerated Concrete. RAAC is a lightweight form of concrete used in roof, floor, cladding and wall construction in the UK from the mid-1950s to the mid-1980. It was used by some municipal architects primarily in public buildings including schools. It is less durable than traditional concrete and there have been problems as a result, which could have significant safety consequences.
PSDS	Public Sector Decarbonisation Scheme

22. Appendices

22.1. None

23. Report author and contact

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