

Sandwell Property Care

SERVICES FOR ACADEMIES



Mechanical
and Electrical



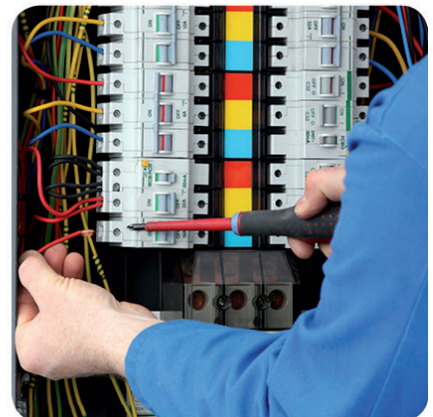
Statutory
and Cyclical
Maintenance



General
Building and
Maintenance



Reactive
Works



INVESTORS
IN PEOPLE

Silver
Until 2020

Who We Are

Sandwell Property Care is a professional multi-disciplinary team within Sandwell Council's Strategic Asset and Land service area. We work with academies to manage their buildings by providing a day to day repair and maintenance service as well as statutory, cyclical and planned works.

Our wide range of specialists ensure that relevant legislation and regulations are complied with and that school buildings remain open, functional and safe.

What Services We Offer You

We work with you to manage your buildings by providing a day to day repair and maintenance service and a full range of specialists that ensure that relevant legislation and regulations are complied with.

- We offer "one stop" arrangements for a wide range of services.
- We provide a 24/7 repair and maintenance service for your buildings, offering a fast response to wear and tear, defects and damage from vandalism, storms or floods.
- We have an established contractor arrangement for construction, maintenance and repair.
- We are here to support you with your key property requirements. We have a number of construction experts and each school has a dedicated surveyor and office based point of contact to deal with specific issues relating to your school.
- We undertake regular servicing, testing and inspection so that you meet your key statutory obligations and ensure you get the best performance from your equipment, with lower running costs and a longer lifespan.
- We are there to give you the support you need to get your school operational again quickly should you experience unforeseen circumstances.

Packages We Offer

Professional Services - Access to Knowledge Bank

Technical advice and support on repair and maintenance issues - you buy our knowledge and advice but pay for the works yourselves;

- Advise on defects to mechanical and electrical installations, equipment and plant.
- Asbestos removal and encapsulation.
- Fire safety works.
- Remedial/repair work after statutory inspections and checks.
- Planned replacement of building components and structures.
- Planned replacement of mechanical, electrical, lift installations, equipment and plant.

- Energy conservation works.
- Building, mechanical and electrical related insurance claims.
- Compliance with building regulations.
- Applications for planning permission.

Professional Services in support of Regulatory/Statutory

You buy our knowledge and advice to help ensure your school is compliant but you pay for any recommended works yourselves, for example;

- Legionella bacteria control (e.g. water monitoring).
- Electrical safety (e.g. fixed electrical inspection testing).
- Fire safety (e.g. fire alarms, emergency lighting, fire fighting equipment).
- Asbestos management.
- Lift safety.
- Gas safety (e.g. safety checks/services on gas appliances).
- Other safety issues (e.g. boiler flue inspection, oil fill alarms, air conditioning, glazing risk assessments).
- Energy conservation (e.g. display of energy certificates).
- Procuring, supervising, maintaining service contracts to assess statutory responsibilities.
- Liaising with specialist contractors to ensure services/checks are completed to the required standard.
- Reviewing, managing and advising on risk ratings.
- Identifying and assessing required remedial works (and overseeing them as they are carried out).
- Providing advice and guidance.
- Holding of records to support the above.

Professional Services in support of Fire Safety and Glazing

Professional services in support of fire safety and glazing risk responsibilities.

- Fire risk assessment (level 2) to assist schools in complying with the requirements of the Regulatory Reform (Fire Safety) Orders 2005.
- Reviews, action plans, control measures and required actions relating to fire risk assessments.
- Provide fire safety advice and guidance following/future building alterations.
- Premises Risk Assessment Reviews.
- Holding of records to support the above.

What's Included

Buy Back Options	Professional Services - Access to knowledge bank	Professional Services - Regulatory/ Statutory Works	Professional Services - Fire Risk & Glazing Works
Package 1: Knowledge+	✓	✓	✓
Package 2: Compliance and Risk	x	✓	✓
Package 3: Compliance	x	✓	x
Package 4: Risk Assessments	x	x	✓

Arrangements for the Delivery of the Services

The delivery of the repair and maintenance services to schools will be through “Sandwell Property Care”, which is a partnership between Sandwell Council and Dodd Group and Graham.

Together these two partners will provide all necessary technical and construction related services.

Reactive Works Priorities

Each reactive job will be allocated a priority at the time of reporting.

- Priority I - One hour response time.
- Priority 4H - 4 Hour response time.
- Priority E - 24 hour response time.
- Priority U - 5 Days to complete the work.
- Priority R - 20 Days to complete the work.

Period of Service

The commitment will be for a period of 12 months commencing the 1st April each year and expiring on the 31st March the following year.

Office Based Point of Contact & Building Surveyor details for Schools:

Oldbury Learning
Community
Paul Oliver
0121 569 4527
Gary Smith
07798 616573

Tipton Learning
Community
Dee Merrick
0121 569 4664
Paul Hill
07798 570057

West Brom Central
& North Learning
Communities
Gail Tranter
0121 569 4630
Gary Smith
07798 616573

Rowley Regis Learning
Community
Paul Oliver
0121 569 4527
Paul Hill
07798 570057

Smethwick Learning
Community
Dee Merrick
0121 569 4664
Gary Smith
07798 616573

Wednesbury Learning
Community
Libby Baker
0121 569 4514
Paul Hill
07798 570057

Contact Details:

Tel No: **0121 569 4539** *(between 8am-5pm Mondays to Thursdays and 8am-4.30pm on Fridays).*
Out of Hours: **07500 997717** *(between 5pm-8am Mondays-Thursdays, 4.30pm-8am Fridays, weekends and bank holidays).*
Email: **SPC_Repairs@sandwell.gov.uk**
UrgentSPC_repairs@sandwell.gov.uk
UDBS_customercontact@sandwell.gov.uk
Property Portal: **www.sandwell.gov.uk/propertyportal**
Website: **www.urbandesignandbuildingservices.co.uk**