Building Services

SCHOOL REPAIR ACCOUNT - BUY BACK SERVICE

- Mechanical and Electrical
- Statutory and Cyclical Maintenance
- General Building and Maintenance
- Reactive Works
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<tbody>
<tr>
<td>Level 1: All Inclusive</td>
<td>✓</td>
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<tr>
<td>Level 2: Pay as You Go</td>
<td>x</td>
<td>✓</td>
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<tr>
<td>Level 3: Regulatory/Statutory</td>
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<tr>
<td>Level 4: FRA/Glazing Reviews</td>
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*Please note: Levels 3 and 4 can be purchased together.*

**Full Buy Back**
A comprehensive repair and maintenance service to make sure school buildings and their associated services installations stay operational and safe.

Key features included with this option;
- Full repair and maintenance costs covered for activities listed under School Repair Account within accompanying responsibilities document.

**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;
- Putting right building defects to mechanical, 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 Responsibilities

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 records to support the above

Professional Services in support of responsibilities under the Regulatory Reform (Fire Safety) Order 2005 and The Workplace Regulations 1992 (Glazing)

For example;
• 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 records to support the above.

Costs for activities listed under LMS (1990) Delegation
• Please see accompanying responsibilities document.
Office Based Point of Contact details for Schools:

- **Oldbury Learning Community**
  - Lisa Nelson
  - 0121 569 4541

- **Tipton Learning Community**
  - Kelly McLeod
  - 0121 569 4650

- **Wednesbury Learning Community**
  - Libby Baker
  - 0121 569 4514

- **West Brom Central & North Learning Communities**
  - Gail Tranter
  - 0121 569 4630

- **Smethwick Learning Community**
  - Dee Merrick
  - 0121 569 4664

- **Rowley Regis Learning Community**
  - Paul Oliver
  - 0121 569 4527

Contact Details:

Email address for all compliments, complaints, feedback about Urban Design & Building Services and Sandwell Property Care:

[UDBS_customercontact@sandwell.gov.uk](mailto:UDBS_customercontact@sandwell.gov.uk)

Please visit our website:

[www.urbandesignandbuildingservices.co.uk](http://www.urbandesignandbuildingservices.co.uk)