



Haringey Council

Part A

Report for:	Cabinet	Item Number:	
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Title:	St Mary's CE Primary Expansion Project – Rectory Gardens Construction Contract Award
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Report Authorised by:	Jon Abbey, Director of Children's Services
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Lead Officer:	Michael Baldwin, Project Manager, Corporate Property and Major Projects
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Ward(s) affected: Hornsey	Report for Key Decisions: Yes
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1. Describe the issue under consideration

- 1.1 This Cabinet item is to request approval to award a contract for construction works to be undertaken on the St Mary's CE Primary School building located on the Rectory Gardens site so it can accommodate an additional form of entry.
- 1.2 This contract is to be awarded on the basis of the most economically advantageous tender.
- 1.3 This paper seeks approval to award the contract to T&B (Contractors) Ltd for Construction works in the amount of £1,444,238.15 for a contract period of 57 weeks.
- 1.4 In addition, if Cabinet sees fit to approve the award of the contract, this authority requests approval to instruct Haringey Council's Legal Services to issue a Letter of Intent permitting orders to be raised by T&B (Contractors) Ltd with their supply chain; up to and not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.

2. Cabinet Member introduction (Cllr Ann Waters)

- 2.1 The principle of expanding St Marys CE Primary School (N8) was agreed by Cabinet on the 17th March 2015 in response to the increasing number of children requiring primary school places in this area. This tender process to conclude an award of contract has been undertaken in accordance with the Council's contract standing orders



3. Recommendations

- 3.1 To appoint T&B (Contractors) Ltd in the amount of £1,444,238.15 for a contract period of 57 weeks. This will allow timely delivery of the project to enable accommodation of an additional for of entry by September 2016.
- 3.2 To issue a letter of intent not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.

4. Alternative options considered

- 4.1 The proposed expansion of St Mary's CE Primary School is expected to support additional cohorts from September 2016. A do nothing option would not support local demand for additional pupil places.
- 4.2 The feasibility report considered 5 design options for the Rectory Gardens site, with emphasis on flexibility, programme, impact on the school and financial viability.
- 4.3 Options 1, 2, 4 and 5 were discounted by stakeholders on the basis that the design did not offer the most beneficial outcomes to meet the project objectives and success criteria.
- 4.4 Option 3 was considered the preferred option and approved for progression to design development.

5. Background information

- 5.1 The principle of expanding St Mary's CE Primary was agreed by Cabinet in March 2015 based on previous school roll projections that showed a borough wide deficit of reception places from 2015.
- 5.2 Education Services received its latest annual projections from the Greater London Authority (GLA). These latest projections have been informed by migration flow data that has now been made available from the 2011 (UK) Census. As a result of the Census evidence base the latest projections show a reduction in the projected number of reception places required across the borough in the next ten years.
- 5.3 Based on more locally sensitive projections for the area in and around St Mary's CE Primary, together with proven demand for places at the school and for other local schools, confidence remains that the additional 30 places created by the expansion of the school will be needed to meet reception place demand in the local area in the future. Data for September 2015 reception entry shows that St Mary's is providing additional places in the local area for what would otherwise have been unmet demand in the N8 area.
- 5.4 Actual demand in the N8 (Crouch End and Hornsey area) shows demand is higher than has been projected. For example, current projections show that there *should* be a surplus of 27 reception places in the local area (Planning Area 2). However demand as of August 2015 shows that there are only two surplus places for the incoming reception classes at local schools including



Coleridge, Rokesley, St Peter-in-Chains, Weston Park, St Aidan's and St Mary's. Local parents and carers are very vocal about the demand for local places and the popularity of schools in N8 and have called for the further expansion of local schools. At the current time however, there is confidence that the additional 30 places provided at St Mary's addresses unmet local demand and that further additional local provision in excess of the places now provided by St Mary's is not currently required.

- 5.5 There is a note of caution on school place provision: the latest projections show a downward trend in the demand for places but they remain open to further changes to fertility in the coming years. Further, additional demand for school places could come from migratory factors that are hard to predict and account for. Examples include the significant impact of the 2004 EU Accession and the potential impact of absorbing migrants from conflicts in Libya and Syria. It is also still too early to assess the longer-term impact of the lifting of migration restrictions (2014) for Romania and Bulgaria. All of these factors mean that there is a need to carefully monitor demand for and supply of places and be able to respond quickly where unmet demand is evidenced.
- 5.6 St Mary's CE Primary School is a church school located in Hornsey within the London Borough of Haringey that takes children aged 3-11. It was formerly arranged as separate infant and junior schools and is now joined to create a primary school split between separate sites at Church Lane and Rectory Gardens, approximately 10 minutes walk apart.
- 5.7 A feasibility study was commissioned in November 2013 to explore the potential of expanding St Mary's CE Primary from 2 FE to 3 FE and undertake works to the existing nursery to consider inclusion of 12 2 year old spaces.
- 5.8 In developing the feasibility preferred options in more detail, it was recognised that, as the sites are approximately half a mile apart, any construction would require two contractor compounds and it was more effective to undertake the construction works at each site at different times within the overall expansion programme.
- 5.9 This paper relates to works required at the Rectory Gardens site (formerly St Mary's CE Junior School).
- 5.10 There are construction works planned for the Church Lane site which are also required in order to facilitate the expansion, the works are programmed to commence in 2016 and the procurement of the contract will be covered under a separate report later this year.
- 5.11 Competitive Tenders were invited from six contractors selected from Constructionline (a fully owned and managed by Capita, UK register of pre-qualified construction services database). The companies were invited to tender for the construction works as identified in the tender documents drafted by project's design team. Following discussion with the Construction Procurement Group, the tender was assessed on the basis of 60% quality and 40% price.
- 5.12 T&B (Contractors) Ltd scored a total of 96.80%, scoring top for both price and quality.



5.13 The table below summarises the outcome of the tender evaluation and clarification process:

Table 1: QDP, Price and Total scores

No.	Contractor	QDP (Max 60%)	Price (Max 40%)	Total (%)
1	A	Declined to Tender		
2	B	55.20%	35.09%	90.29%
3	C	51.20%	32.12%	83.32%
4	D	48.00%	36.22%	84.22%
5	E	18.20%	38.32%	56.52%
6	F – T&B (Contractors) Ltd	56.80%	40.00%	96.80%

6. Comments of the Chief Finance Officer and financial implications

- 6.1 The total cost of the expansion at St Mary's School is £3.5m, covering the cost of works at both school sites.
- 6.2 The approved CYPS capital programme includes full budgetary provision for this scheme, and the cost of the contract at Rectory Gardens which is the subject of this report is covered within the existing approved cash limit budget.
- 6.3 Funding for the expansion is provided from the Basic Need Capital Grant from the DfE which is expected to be used to ensure sufficiency of school places.
- 6.4 There are no additional revenue impacts for the Council as the additional cost of places will be funded through the schools delegated budgets funded by the DfE.

7. Comments of the Assistant Director of Corporate Governance and legal implications

- 7.1 The Assistant Director of Corporate Governance notes the contents of the report.
- 7.2 The value of the contract is below the threshold where an EU tendering exercise is required under the Public Contracts Regulations 2015.
- 7.3 The Service now recommends an award to T&B (Contractors) Ltd based on most economically advantageous tender in accordance with CSO 9.06.1 (b).
- 7.4 Should Cabinet see fit to approve the award, approval is sought for issue of a letter of intent for 10% of the contract value. This is allowed under CSO 9.07.3.
- 7.5 This is a key decision and the Service has confirmed that it has been included on the Forward Plan
- 7.6 Please see additional legal comments in the exempt part of the report.

8. Equalities and Community Cohesion Comments

- 8.1 Policy and Equalities Team have been consulted in the preparation of this report and have commented as follows;



- 8.1.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation; advance equality of opportunity between people who share those protected characteristics and people who do not; foster good relations between people who share those characteristics and people who do not.
- 8.1.2 A satisfactory EqIA has been carried out for the St Mary's CE school expansion project. No negative consequences are identified for the protected characteristics and it is concluded that the project will have a positive impact by removing barriers - most notably the installation of a lift to improve disabled access and improved facilities for SEN provision. A strong evidence base (2013 School Data Dashboard) is used to demonstrate that there are only minor differentials in the educational outcomes achieved by pupils of different gender, race and religion. The multiple ways in which stakeholders have been consulted are listed and the key points of feedback are detailed. Suitable detail is provided on how the equalities will be monitored by the School and by CYPS going forwards.
- 8.1.3 This award of contract has been subject to a competitive tender process and is in line with the Council's procurement strategy and procedures which are informed by the Council's Equal Opportunities Policy and have equal opportunities considerations at all their key stages.

9. Head of Procurement Comments

- 9.1 The contractors have been selected from Constructionline (a fully owned and managed by Capita, UK register of pre-qualified construction services database).
- 9.2 The tender has been prepared and tendered on a quality 60%, price 40% basis for this award.
- 9.3 This award as stated above in paragraph 3.1 and in the table at 5.13 is the most economically advantageous tender for a contract period of 57 weeks and represents value for money.
- 9.4 Please see further information in the exempt section.

10. Policy Implication

- 10.1 The project supports the council in adhering to its statutory duty to provide school places for all the borough's children and will also support Haringey's key priorities, principally;
- To make the borough outstanding for all - enabling all Haringey children to thrive.
 - Work with schools, early years and post 16 providers, to deliver high quality education for all Haringey children and young people



Haringey Council

- Enable every child and young person to thrive and achieve their potential.

11. Reasons for Decision

11.1 To award a contract which will enable the timely mobilisation and construction of works to St Mary's CE Primary School Rectory Gardens Site which aims to support the Council's requirement for additional school places from September 2016.

12. Use of Appendices

12.1 Not Applicable.

13. Local Government (Access to Information) Act 1985

13.1 This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972): Information relating to financial or business affairs of any particular person (including the authority holding that information), and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.