

MINUTES OF MEETING

**Cabinet Member Signing held on Tuesday, 9th November, 2021,
2.30 pm**

PRESENT:

Councillors: Zena Brabazon

**Also attending: David Lee, David Moore, Sylvester Olutayo, Graham Sheret and
Felicity Foley**

44. APOLOGIES FOR ABSENCE

There were no apologies for absence.

45. DECLARATIONS OF INTEREST

None.

46. CAMPSBOURNE PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD

The Cabinet Member for Early Years, Children and Families considered the report which sought approval for an award of a contract to carry out External Envelope, Boundary Works and Window Replacement at Campsbourne Primary School, and to approve issuance of Letter of Intent.

RESOLVED to

1. Approve an award of contract to Contractor A up to a value of £1,707,194.31
2. Approve a client construction contingency of 10% that equates to £155,199.48, which will be strictly managed under change control governance arrangements.
3. Approve the issuance of a letter of intent for up to 10% of the contract value, totalling £155,199.48

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's Asset Management Plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Services estate that needs addressing in the short, medium, and long-term. Campsbourne Primary School is a high priority for major works due to issues relating to safeguarding and school closure risks.

In 2018, an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation and fire doors replacement and were subject to a separate award under delegated powers.

In 2019, a further commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating), external envelope (i.e. roofs, windows) and boundary security.

A scheme for Campsbourne Primary School was developed into 2 phases. Phase 1 sought to meet the criteria for Public Sector Decarbonisation (Salix) grant funding (a grant contribution of £0.243m), minimise disruption to the school by maximising access over the 2021 school summer holiday period, ensure resilience for heating and hot water and support a comprehensive phasing plan. A construction award to Mulalley & Co Ltd was supported by Cabinet on the 15th June 2021 and commenced on site in July 2021. Phase 1 works include heating distribution system upgrade, loft insulation, flat roof works, masonry repairs and ground floor window replacement works. Both phases of works will improve the condition of the building for better education delivery but will also improve the energy efficiency and reduce carbon emissions during operation.

This construction award report requests a decision on the procurement of Contractor A to undertake the following works:

- Window replacement and pitched roof repairs
- External walls repairs
- New entrance
- Repairs and replacement of boundary walls and fences
- Repairs to underground drainage
- Repairs to external surfaces
- Replacement of infant school boilers

Alternative options considered

Do nothing option - a decision not to support this award of construction contract will result in the Councils failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning and potentially could lead to school closure.

47. LORDSHIP LANE PRIMARY SCHOOL - NEW NURSERY BUILDING - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children and Families considered the report which sought approval for an award of contract to provide a new nursery building at Lordship Lane Primary School, as Phase 2 of the school's improvement works and to approve the issuance of a letter of intent.

Officers advised that the outdoor play area would not be included in this phase and would be included in a future phase, once the old nursery building had been demolished.

RESOLVED to

1. Approve an award to Contractor A of up to £1,257,727.47, subject to planning decision. The planning process is independent to the award process and managed separately by Development Control.
2. Approve a client construction contingency of 10% that equates to £114,338.86 which will be strictly managed under change control governance arrangements;
3. Approve the issuance of a letter of intent for up to 10% of the contract value totalling £114,338.86

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Lordship Lane Primary School is high priority for major works due to issues relating to health and safety or school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and heating resilience and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating, electrics and plumbing), external envelope (i.e. roofs, windows) and boundary security.

This scheme at Lordship Lane Primary School has been granted an allocation of funding (£539,000 - combined with the building services improvement and external envelope works contract currently being delivered on site as Phase 1) from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant were that the relevant works initially needed to be completed by the 30th September 2021. However, an extension to this Salix works deadline has been formally requested to 31 March 2022, in line with Salix guidance. If this later date is missed, then there is a risk that the grant allocation will need to be repaid.

The works at Lordship Lane Primary School have been developed into 2 phases in order to minimise disruption to the school (referenced in 5.2) and achieve the criteria

for Salix Public Sector Decarbonisation grant funding. This construction award report requests a decision on the procurement of a contractor to undertake Phase 2 – new nursery building. Phase 1, which consists of the building services improvement and external envelope condition works was the subject of an earlier tender exercise and decision. This decision is for Phase 2 only. The scheme of works developed is to develop a new nursery block, using Salix Public Sector Decarbonisation grant funding to deliver the following:

- 2 flexible playroom/classrooms areas, with WCs off the class spaces
- Group room space
- Suitable storage space, fitted furniture and ICT
- Staffroom and kitchenette
- Installation of new canopy and external classroom spaces
- External works to include creating a fencing secure line, enhancement of the planting (green boarder) and provision of external storage.

A Cabinet Member signing has been requested in November 2021 to enable the mobilisation of the contractor after the planning outcome late November, which will allow technical design to be completed before Christmas, with ground works, delivery (based on a modular construction) and installation of the nursery by the Easter holidays.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Councils failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision further would add additional time to the programme. Not being able to award a contract and place orders at the earliest opportunity in November would increase the risk of not achieving the required volume of work before Easter (as outlined in 4.6 of this report) and may impact the Building School Improvement and External Envelope sequencing of works already on site. Minimising disruption to learning and the safety and wellbeing of both pupils and staff is of paramount importance. Although these are intrusive works, the area of the development will be clearly segregated from the staff and pupils.

48. SEVEN SISTERS PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND 1ST FLOOR WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD

The Cabinet Member for Early Years, Children and Families considered the report which sought approval for an award of contract to carry out External Envelope, Boundary Works and 1st Floor Window Replacement at Seven Sisters Primary School, and to approve issuance of a Letter of Intent.

Officers advised that for all projects, there was a project management team and contract administrators to manage the project. If there were any issues with the works, these would be dealt with by the project managers.

RESOLVED to

1. Approve an award of contract to Contractor A up to a value of £1,264,690.60.
2. Approve a client construction contingency of 10% that equates to £114,971.87, which will be strictly managed under change control governance arrangements.
3. Approve the issuance of a letter of intent for up to 10% of the contract value, totalling £114,971.87

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken, which has informed the Children's Service's Asset Management Plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Services estate that need addressing in the short, medium, and long-term. Seven Sisters Primary School is a high priority for major works due to issues relating to safeguarding and potential school closure risk.

In 2018, an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation and fire doors replacement and were subject to a separate award under delegated powers.

In 2019, a further commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating), external envelope (i.e. roofs, windows) and boundary security.

A scheme for Seven Sisters Primary School was developed into 2 phases. Phase 1 sought to meet the criteria for Public Sector Decarbonisation (Salix) grant funding (a grant contribution of £0.633m), minimise disruption to the school by maximising access over the 2021 school summer holiday period, ensure resilience for heating and hot water and support a comprehensive phasing plan. A construction award to Mulalley & Co Ltd was supported by Cabinet on the 15th June 2021 and commenced on site in July 2021. Phase 1 works include heating distribution system upgrade, loft insulation, flat roof works, masonry repairs and ground floor window replacement works. Both phases of works will improve the condition of the building for better education delivery but will also improve the energy efficiency and reduce carbon emissions during operation.

This construction award report requests a decision on the procurement of Contractor A to undertake the following works:

- 1st floor windows and pitched roof repairs
- External walls repairs

- Provision of a compliant entrance ramp
- Repairs and replacement of boundary walls and fences
- Repairs to underground drainage
- Repairs to external surfaces

Alternative options considered

Do nothing option - a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works, which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning and potentially school closure.

49. PENDARREN HOUSE OUTDOOR EDUCATION CENTRE - PHASE 2 ANNEX WORKS - CONSTRUCTION CONTRACT AWARD

The Cabinet Member for Early Years, Children and Families considered the report which sought approval for an award of contract to carry out refurbishment works to the Annex Building at Pendarren House Outdoor Education Centre and to approve issuance of a Letter of Intent.

RESOLVED to

1. Approve an award of contract to Contractor A of £777,872.19 ((subject to planning approval (see section 6.5 below)).
2. Approve a client construction contingency of 10% that equates to £77,787.22 which will be strictly managed under change control governance arrangements.
3. The above offers a total award value of up to £855,659.41.
4. In accordance with Contract Standing Order 9.07.3 to approve the issuance of a letter of intent for £100,000.

Reasons for decision

Works to Pendarren were split into two phases, following the identification of health and safety issues, which led to the closure of the Activity Centre in September 2019. During these phase 1 works the opportunity was taken to review the accommodation on site to seek to increase the bed availability within the Annex Building to allow the Centre to be used by two schools simultaneously, thereby increasing potential revenue. This will provide opportunities for Haringey School pupils to benefit from the positive experiences the centre provides. Phase 1 works to the Main House were completed in June 2021 and bookings are being taken with schools currently using the Centre.

This construction award report requests a decision on the procurement of Contractor A to undertake the following Phase 2 works to the Annexe Building:

- External window and door renewal
- Roof repairs
- New outbuildings
- Refurbishment of an existing outbuilding to accommodate a climbing wall
- New heating and ventilation system
- Reconfiguration internally including new partitions and doors
- New floor coverings
- Electrical installation
- Repairs to underground drainage

Alternative options considered

Do nothing option - a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition and fire safety works. This would prevent the Centre from being able to use the Annex Building and would limit revenue income.

50. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as items 8-11 contained exempt information, as defined under paragraph 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

51. EXEMPT - CAMPSBOURNE PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD

The Cabinet Member considered exempt information pertaining to item 3.

52. EXEMPT - LORDSHIP LANE PRIMARY SCHOOL - NEW NURSERY BUILDING - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to item 4.

53. EXEMPT - SEVEN SISTERS PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND 1ST FLOOR WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD

The Cabinet Member considered exempt information pertaining to item 5.

54. EXEMPT - PENDARREN HOUSE OUTDOOR EDUCATION CENTRE - PHASE 2 ANNEX WORKS - CONSTRUCTION CONTRACT AWARD

The Cabinet Member considered exempt information pertaining to item 6.

CHAIR:

Signed by Chair

Date