

CABINET MEMBER SIGNING

Tuesday, 9th November, 2021, 2.30 pm

Members: Councillors Zena Brabazon

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

- 3. CAMPSBOURNE PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD (PAGES 1 - 8)**
- 4. LORDSHIP LANE PRIMARY SCHOOL - NEW NURSERY BUILDING - AWARD OF CONSTRUCTION CONTRACT (PAGES 9 - 16)**
- 5. SEVEN SISTERS PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND 1ST FLOOR WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD (PAGES 17 - 24)**
- 6. PENDARREN HOUSE OUTDOOR EDUCATION CENTRE - PHASE 2 ANNEX WORKS - CONSTRUCTION CONTRACT AWARD (PAGES 25 - 30)**
- 7. EXCLUSION OF PRESS AND PUBLIC**

Items 8-11 allow for consideration of exempt information in relation to items 3-6.

TO RESOLVE

That the press and public be excluded from the remainder of the meeting as the items below, contain exempt information, as defined under paragraph 3, Part 1, schedule 12A of the Local Government Act:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

8. **EXEMPT - CAMPSBOURNE PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD (PAGES 31 - 32)**
9. **EXEMPT - LORDSHIP LANE PRIMARY SCHOOL - NEW NURSERY BUILDING - AWARD OF CONSTRUCTION CONTRACT (PAGES 33 - 36)**
10. **EXEMPT - SEVEN SISTERS PRIMARY SCHOOL PHASE 2 - EXTERNAL ENVELOPE, BOUNDARY WORKS AND 1ST FLOOR WINDOW REPLACEMENT - CONSTRUCTION WORKS CONTRACT AWARD (PAGES 37 - 38)**
11. **EXEMPT - PENDARREN HOUSE OUTDOOR EDUCATION CENTRE - PHASE 2 ANNEX WORKS - CONSTRUCTION CONTRACT AWARD (PAGES 39 - 42)**

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Monday, 01 November 2021

Report for: Cabinet Member Signing

Title: Campsbourne Primary School Phase 2 - External Envelope, Boundary Works and Window Replacement - Construction Works Contract Award

Report authorised by: Ann Graham, Director Children's Services

Lead Officer: Graham Sheret, Project Manager Telephone 07505 261441 email: graham.sheret@haringey.gov.uk

Ward affected: Hornsey

**Report for key/
non key decision:** Key Decision

1. Describe the issue under consideration

- 1.1 To request 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.

2. Cabinet Member Introduction

- 2.1. As the new Cabinet Member for Early Years, Children and Families I am delighted to bring this report to Cabinet. Campsbourne Primary School is in the first group of our Haringey primary schools to have these vital capital works. The works across the school include repairs to the roofs, windows, external walls and boundary walls. The funding for these works is in the council's capital programme and will ensure the physical environment for all the children and staff is greatly improved. This report asks Cabinet to approve the phase two programme of works for Campsbourne Primary School.
- 2.2. The development of the schools' asset plan which has led to similar projects is a detailed and important document which will guide our schools' capital works programme. Drawing this together has involved council officers, heads and governors and I would like to take this opportunity to thank them all for this work which is now due to commence.

3. Recommendations

For Cabinet Member to:

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

4. Reasons for decision

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 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

5. Alternative options considered

- 5.1 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 could lead to school closure.

6. Background Information

- 6.1 London Borough of Haringey has sought to identify and address building condition and suitability issues across the Education/schools estate.
- 6.2 Initial condition and suitability surveys followed by comprehensive feasibility studies have led to the formation of the Children's Capital Programme which seeks to support essential condition improvements across the education estate.
- 6.3 From this data, Campsbourne Primary School was considered high priority and as a result was placed in wave 1 of the programme and is 1 of 8 primary school's sites in this initial wave of essential condition work.
- 6.4 As set out in section 4, the work at Campsbourne Primary School is divided into 2 phases – Phase 1, Building Services and External Envelope Improvements. Phase 2 – all remaining external envelope, building services and boundary works. This decision report is concerned with Phase 2 works.
- 6.5 This condition project will bring a number of benefits to the school and the council, with the primary objective of providing improved educational environments for Children in line with Haringey's borough plan. Along with improving educational outcomes, this project will significantly reduce the risk of a health and safety incident or school closure through condition failure such as mechanical failure or roof leaks. The project (both phases) will also help the school reduce its energy demands and thus reduce carbon emissions through technologies and insulation including double glazing. This work also benefits the Council in reducing the reactive maintenance requirements at the school in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs.
- 6.6 Phase 2 has been procured on a traditional basis (fully designed), with the works designed to Stage 4 of the Royal Institute of British Architects (RIBA) Plan. The form of contract will be JCT Standard Building Contract with Quantities 2016. The Phase 1 works will have completed prior to the Phase 2 works commencing.
- 6.7 Planning approval for the scheme has been granted with conditions to be discharged during construction.
- 6.8 Building Control approval has been granted with conditions to be discharged during construction.
- 6.9 As part of the RIBA 2-4 design a number of visual and intrusive investigative surveys were completed.
- 6.10 A competitive tender for Phase 2 was issued to London Construction Programme Major Works 2019 Framework Education and Leisure Lot 2.1b North. 3 tenders were received

on the 1st October 2021. All tenders have been evaluated on a 60% quality and 40% price basis by an independent evaluation panel. No arithmetical errors were found during the clarification process with the outturn confirmed as:

Tenderer	Price	Price Score (60%)	Moderated Quality Score (40%)	Combined Cost and Quality Score	Final Ranking
Contractor A	£1,551,994.83	60%	30.4%	90.4%	1

- 6.11 Details of the evaluation of 3 tenderers' returns are set out in the Part B of this report. The assessment concludes with a recommendation to award a construction contract to Contractor A up to the value of £1,707,194.31 (tender value £1,551,089.83 plus construction risk of £155,199.48).
- 6.12 The Quantity Surveyor for this project is satisfied with the pricing offered by Contractor A against the pre-tender estimate (PTE). A detailed analysis of the tender returns against the PTE is provided within the tender analysis report and summarised in Part B.
- 6.13 The total projected cost for Phase 2 works is set out below:

	Total projected cost
Construction	£1,551,994.83
Other	£667,357.77
Total	£2,219,352.60

7. Contribution to Strategic Outcomes

- 7.1 This project proposal supports outcomes as outlined in the Borough Plan 2019-23. All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports. The relevant Borough Outcome for this project is: **People** - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.
- 7.2 Campsbourne Primary School falls into wave 1 (priority 1) of the Children's Service's asset management plan (CSAMP) and is therefore procured in accordance with the priorities set out in the Children's Capital Programme.
- 7.3 As part of the works undertaken during the first phase at Campsbourne Primary School energy efficiency improvements were made with a contribution from the Government Salix Programme. This has supported the Borough's carbon reduction and climate change ambition.

8. Statutory Officers comments (Chief Finance Officer, Procurement, Assistant Director of Corporate Governance, Equalities).

8.1 Finance

8.1.1 The recommendation of this report is to award a contract to Contractor A in the sum of £1.552m for the works and a construction contingency of £0.155m resulting in an award value up to £1.71m.

8.1.2 In addition to this contract sum and based on the tender valued, there will be other costs in delivering the scheme. These are PM fees, design fees, QS fees, contingencies, statutory and sundry other costs of £0.667m. The estimated total cost of the scheme is round up to £2.22m which can be contained within the overall Children's Service approved 2021/22 capital programme.

8.1.3 The estimated outturn for the Phase 2 is set out in the table below:

	Prior years expenditure	2021/22	2022/23	2023/24	Total
Projected Total	£0.20m	£0.58m	£1.40m	£0.02	£2.20m

8.2 Procurement

8.2.1 Strategic Procurement (SP) note that this report relates to the approval of award for Campsbourne Improvement Works (Construction Contract Award) to Contractor A.

8.2.2 SP support the recommendations in this report in accordance with Contract Standing Orders clause 7.0.1. (b) 10.01.01 (a), and 16.02.

8.2.3 In accordance with CSO 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, SP confirms that tenderers were invited to Tender through the LCP Major Works 2019 Framework under Lot 2.1b North.

8.2.4 Compliant tenders were received from 3 contractors with further clarifications needed to achieve the final price.

8.2.5 SP note that tender returns were evaluated independently by the Quality Panel prior to release of the Price element of the Tender. Contractor A scored the highest in quality and in price, scoring 90.4% overall.

8.2.6 SP notes that as per section 8.1.1 of this report, funding is available for this Contract.

8.2.7 SP support the recommendations within this report and have no objections with awarding this Contract to Contractor A for value outlined in this report.

8.3 Legal

- 8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 8.3.2 The contract which the report relates to has been procured under the London Construction Programme Framework Agreement (Education and Leisure lot 2.1b North £1m-£5m). The use of a Framework Agreement is compliant with the Public Contracts Regulations 2015 (Reg 33) and the Council's Contract Standing Orders (9.01.2 (f) (carrying out a mini-competition under a framework agreement).
- 8.3.3 In accordance with CSO 9.07.1d the Cabinet has authority to approve the recommendations in the report.
- 8.3.4 The Cabinet also has power to approve the issuance of a letter of intent up to £100,000 or 10% of the contract value, whichever is higher.
- 8.3.5 The award of this contract is over £500,000 and is therefore a Key Decision and as such must comply with the Council's governance requirements in respect of Key Decisions (including publication in the Forward Plan) (see CSO 9.07.1(e)).
- 8.3.6 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet from approving the recommendations in the report.

8.4 Equality

- 8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 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.
- The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 8.4.2 The proposed work aims to address the school's buildings deficiencies identified in the feasibility studies to prevent failure of the building fabric and building services, which could lead to the school closure and also to improve the building energy efficiencies.
- 8.4.3 The proposed decision is to award a contract for the Contractor A to undertake building improvement work on Campsbourne Primary School. This will affect roughly 320 students and members of staff.

- 8.4.4 The objective of the proposed decision is to carry out repairs to windows, roofs, external walls, external stairs, boundary walls and underground drainage. The proposed works will improve the building energy efficiencies, improve external areas and ensure that the building fabric failures will not disrupt the teaching time at Campsbourne Primary School. It is expected that this decision will lead to improved health and safety of all students and members of staff.
- 8.4.5 Phase 1 works started in summer holidays to minimise disruption to the school curriculum. However, due to the amount of work required Phase 2 works will be carried out over term time. To mitigate the disruption for students, the Contractor A will decant students into classrooms away from the building works. No negative implication of this decision are identified for those who share a protected characteristic, and it is concluded that the works will have a positive impact by improving the health and safety of Campsbourne Primary School.
- 8.4.6 As an organisation carrying out a public function on behalf of a public body, the Contractor A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

9 Use of Appendices

- 9.1 Appendix 1 – Part B

10 Local Government (Access to Information) Act 1995

- 10.1 List of background documents:

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 statutory holding that information).

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Report for: Cabinet Member Signing

Title: Lordship Lane Primary School - New Nursery Building – Award of Construction Contract

Report authorised by: Ann Graham, Director of Children's Services

Lead Officer: Sylvester Olutayo, Senior Project Manager, Major Projects
Telephone:0795615156,email:
sylvester.olutayo@haringey.gov.uk

Ward affected: Woodside

**Report for Key/
Non-Key Decision:** Key Decision

1. Describe the issue under consideration

- 1.1 To request 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, pursuant to contract standing order 16.02.
- 1.2 Pursuant to Contract Standing Order (CSO) 16.02 to approve the issuance of a letter of intent.

2. Cabinet Member Introduction

- 2.1 As this report is being presented to Cabinet Member Children, Education and Families for a decision, Cabinet Member introduction is not required.

3. Recommendations

For Cabinet Member for Children, Education and Families pursuant to Contract Standing Order 16.02 to:

- 3.1 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.
- 3.2 Approve a client construction contingency of 10% that equates to £114,338.86 which will be strictly managed under change control governance arrangements;
- 3.3 Approve the issuance of a letter of intent for up to 10% of the contract value totalling £114,338.86

4. Reasons for decision

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 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.

- 4.6** 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.

5. Alternative Options Considered

- 5.1** 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.
- 5.2** 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.

6. Background Information

- 6.1** London Borough of Haringey (Haringey) are seeking to identify and address building condition and suitability issues across the Education/schools estate.
- 6.2** Initial condition and suitability surveys followed by comprehensive feasibility studies have evolved an extensive Children's Capital Programme which seeks to support essential condition improvements across the education estate.
- 6.3** From this data, Lordship Lane Primary School was considered high priority and as a result was placed in wave 1 of the programme and is 1 of 8 primary school's sites in this initial wave of essential condition work.
- 6.4** As set out in section 4, the work at Lordship Lane Primary School is divided into 2 phases – Phase 1, building services improvements, external envelope and boundary condition works, and Phase 2, the new nursery. This decision report is concerned with Phase 2 works only.
- 6.5** This condition project will bring a number of benefits to the school and the Council, with the primary objective of providing improved educational environments for Children in line with Haringey's borough plan. Along with improving early educational outcomes, this project will significantly reduce the risk of a health and safety incident or school closure through condition failure such as mechanical failure or roof leaks. The project – both phases - will also help the school reduce its energy demands and relieve some budgetary pressure.

- 6.6 Alongside this it will support the Borough's carbon reduction and climate change ambition by delivering approx. 39.95 tCO₂pa carbon reduction (combined with the Phase 1 building services improvement and external envelope works currently on site) through the installation of energy efficient building fabric measures in the construction of the new nursery. This work also benefits the Council in reducing the reactive maintenance requirements at the school in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs. To enable these works, the Council successfully secured external funding from the government (through SALIX funding) to a value of £539,000 (for both Phases 1 and 2).
- 6.7 Procurement of a contractor has been undertaken on a design and build basis, with the works designed to Stage 3+ of the Royal Institute of British Architects (RIBA) Plan. The form of contract will be JCT Design and Build Building Contract. As it's expected both phases will be working concurrently on site, strict co-ordination and compliance with construction design and management regulations is being adhered to with the Phase 1 contractor nominated as Principal Contractor.
- 6.8 As part of the RIBA stage 2-3+, several visual and intrusive surveys and investigations were completed.
- 6.9 A planning application has been submitted to Development Control, which targets a decision by mid-November 2021, prior to the issuance of the building contract to the recommended Contractor A. The tender makes provision for the discharge of any planning conditions.
- 6.10 A Building Control approval will also be required for the development of the new nursery, provision was made for its application and discharge of any conditions within the tender.
- 6.11 Following completion of the developed design, the proposal was issued to the construction market via the Minor Works (DPS) Dynamic Purchasing System (London Construction Programme) – under the Education, Principal Construction Category. Four tenders were received on 8 September 2021. Tenders have been evaluated on a 40% cost and 60% quality by an independent evaluation panel. Arithmetical adjustments have been applied to the tenders during the clarification process with the result of this assessment shown below:

Tenderer	Price	Price Score (40%)	Moderated Quality Score (60%)	Combined Cost and Quality Score	Final Ranking
Contractor A	£1,143,388.61	39.44	43.8	83.24	1

- 6.12 Contractors C and D did not meet the minimum pass threshold of 36% for quality. Therefore, their bids were discounted.

- 6.13 Details of the evaluation of four other tenderers' returns are set out in the Part B of this report. The assessment concludes with a recommendation to award a construction contract to Contractor A up to the value of £1,257,727.47 (tender value £1,143,388.61 plus construction risk of £114,338.86).
- 6.14 The quantity surveyor for this project is satisfied with the pricing offered by Contractor A against the Pre-Tender Estimate (PTE). A detailed analysis of the tender returns against the PTE is provided within the tender analysis report and summarised in Part B.
- 6.15 The total projected cost of the scheme is set out in the table below and compared to the budget.

Description	Total projected cost
Phase 2 Construction	£1,143,388
Other	£549,676
Total	£1,693,064

- 6.16 The school's Deputy Headteacher and Early Years Foundation Stage Lead were involved in the design process, invited to be part of the evaluation panel and support the project. They are keen for the project to progress over autumn term to help minimise further disruption to the school year.

7 Contribution to Strategic Outcomes

- 7.1 This project proposal supports outcomes as outlined in the Borough Plan 2019-23, in particular:
All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports. The relevant Borough Outcome for this project is: **People** - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.
- 7.2 Lordship Lane Primary School falls into wave 1 (priority 1) of the Children's Service's asset management plan (CSAMP) and is therefore procured in accordance with the priorities set out in the Children's Capital Programme.

8. Statutory Officers comments (Chief Finance Officer, Procurement, Corporate Governance, and Equalities).

8.1 Finance

- 8.1.1 The recommendation of this report is to award a contract to Contractor A for £1.143 for the Phase 2 works and hold a client construction contingency of £0.114m, offering and award value of up to £1.257m.
- 8.1.2 In addition to this contract sum and based on the tendered value, there will be other costs in delivering the scheme. These are PM fees, design fees, QS fees, statutory costs, contingencies and sundry other costs of £0.550m, resulting in a projected cost of £1.693m for the scheme, which can be contained within the overall Children's Service approved 2021/22 capital programme.
- 8.1.3 The schemes at Lordship Lane have been granted an allocation of funding £0.539m (for Phases 1 and 2 works) from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix. The terms of the grant were that the relevant works needed to be completed by the 30th September 2021, however, an extension to the Salix works deadline to 31 March 2022 has been requested in line with Salix guidance. If this date is missed, then there is a risk that the grant allocation will need to be repaid. However, the project was programmed to start before the Council knew of the Salix grant and had already put in place sufficient funding for the scheme, so the project is not dependent on Salix funding. Should the Salix deadlines be met then the Council will reduce the amount of borrowing in relation to this scheme.
- 8.1.4 Forecast annual expenditure:

	2021/2022	2022/2023	2022/2023	Total
	£m	£m	£m	£m
Expenditure	1.159	0.473	0.061	1.693

8.2 Procurement

- 8.2.1 Strategic Procurement (SP) note that this report relates to the approval of award for Lordship Lane Primary School New Nursery Building Contract Phase 2 (Construction Contract Award) to Contractor A.
- 8.2.2 SP support the recommendations in this report in accordance with Contract Standing Orders clause 7.0.1. (b) 10.01.01 (a), and 16.02.
- 8.2.3 Pursuant to CSO 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, SP confirms that tenderers were invited to Tender through the Minor Works (DPS) Dynamic Purchasing System (London Construction Programme) – under the Education, Principal Construction Category.
- 8.2.4 Compliant tenders were received from four contractors with further clarifications needed to achieve the final price.
- 8.2.5 SP note that tender returns were evaluated independently by the Quality Panel prior to release of the Price element of the Tender. Contractor A scored the highest in quality and in price, scoring 83.24% overall.

8.2.6 SP notes that as per section 8.1.1 of this report, funding is available for this Contract.

8.2.6 SP support the recommendations within this report and have no objections with awarding this Contract to Contractor A for value outlined in Section 1.1 of Part B of this report.

8.3 Legal

8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

8.3.2 The contract referred to in the recommendations in the report has been procured through the Council's Minor Works Dynamic Purchasing System. This complies with procurement legislation and the Council's Contract Standing Orders.

8.3.3 In accordance with Contract Standing Order 16.02 the Cabinet Member for Children, Education and Families has authority to approve the award of the contract referred to in the report.

8.3.4 The Cabinet Member for Children, Education and Families also has authority to approve the issue of a letter of intent for the value set out in the recommendations.

8.3.5 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Children, Education and Families from approving the recommendations in the report.

8.4 Equality

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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.

8.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

8.4.3 The decision to replace the existing old nursery building with a new nursery building will deliver key benefits of improved educational outcomes, reduced health and safety risks for attendees and staff at the school, and better energy efficiency for the school. It is expected that this decision will lead to improved health and safety and accessibility for all Early Years students and members of staff. A number of pupils are

from disadvantaged backgrounds, eligible for free school meals and children looked after (in the care of the local authority for a day or more or who have been adopted from care), a range of minority ethnic backgrounds and speak English as an additional language. Evidence shows that, overall, performance of disadvantaged pupils is lower than that of other pupils both at the school and nationally. The proposed decision is expected to support improved educational outcomes for all Early Years students, including those from minority ethnic backgrounds, with special education needs and who receive support through the pupil premium, who are more likely to face barriers to education. No negative consequences are identified for those who share a protected characteristic, and it is concluded that the works will have a wholly positive impact by improving the health and safety of Lordship Lane Primary School, including attendees and staff with protected characteristics under the Equality Act 2010. The proposed decision will therefore support equality of opportunity across all students.

- 8.4.4 As an organisation carrying out a public function on behalf of a public body, Contractor A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

9 Use of Appendices

- 9.1 Appendix A – Part B

10 Local Government (Access to Information) Act 1995

- 10.1 List of background documents:

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).

Report for: Cabinet Member Signing

Title: Seven Sisters Primary School Phase 2 - External Envelope, Boundary Works and 1st Floor Window Replacement - Construction Works Contract Award

Report authorised by: Ann Graham, Director Children's Services

Lead Officer: Graham Sheret, Project Manager Telephone 07505 261441 email: graham.sheret@haringey.gov.uk

Ward affected: St Ann's, Tottenham Green

**Report for key/
non key decision:** Key Decision

1. Describe the issue under consideration

- 1.1 To request 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.

2. Cabinet Member Introduction

- 2.1. As the Cabinet Member for Early Years, Children and Families I am delighted to bring this report to Cabinet. Seven Sisters Primary School is in the first group of our Haringey primary schools to have these vital capital works. The works across the school include repairs to the roofs, windows, external walls and boundary walls. The funding for these works is in the council's capital programme and will ensure the physical environment for all the children and staff is greatly improved. This report asks Cabinet to approve the phase two programme for Seven Sisters Primary.
- 2.2. The development of the schools' asset plan which has led to similar projects is a detailed and important document which will guide our schools' capital works programme. Drawing this together has involved council officers, heads and governors and I would like to take this opportunity to thank them all for this work which is now due to commence.

3. Recommendations

For Cabinet Member to:

- 3.1 Approve an award of contract to Contractor A up to a value of £1,264,690.60.
- 3.2 Approve a client construction contingency of 10% that equates to £114,971.87, which will be strictly managed under change control governance arrangements.

- 3.3 Approve the issuance of a letter of intent for up to 10% of the contract value, totalling £114,971.87

4. Reasons for decision

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 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

5. Alternative options considered

- 5.1 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.

6. Background Information

- 6.1 The London Borough of Haringey has sought to identify and address building condition and suitability issues across the Education/schools estate.
- 6.2 Initial condition and suitability surveys undertaken, followed by comprehensive detailed feasibility studies which have informed an extensive Children's Capital Programme which seeks to support essential condition improvements across the education estate.
- 6.3 From this data, Seven Sisters Primary School was considered high priority and as a result was placed in wave 1 of the programme and is 1 of 8 primary school's sites in this initial wave of essential condition work.
- 6.4 As set out in section 4, the work at Seven Sisters Primary School is divided into 2 phases – Phase 1, Building Services and External Envelope Improvements. Phase 2 – all remaining external envelope and boundary works. This decision report is concerned with Phase 2 works.
- 6.5 This condition project will bring a number of benefits to the school and the council, with the primary objective of providing improved educational environments for Children in line with Haringey's borough plan. Along with improving educational outcomes, this project will significantly reduce the risk of a health and safety incident or school closure through condition failure such as mechanical failure or roof leaks. The project (both phases) will also help the school reduce its energy demands and thus reduce carbon emissions through technologies and insulation including double glazing. This work also benefits the Council in reducing the reactive maintenance requirements at the school in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs.
- 6.6 Phase 2 has been procured on a traditional basis (fully designed), with the works designed to Stage 4 of the Royal Institute of British Architects (RIBA) Plan. The form of contract will be JCT Standard Building Contract with Quantities 2016. The Phase 1 works will have completed prior to the Phase 2 works commencing.
- 6.7 Planning approval for the scheme has been granted with conditions to be discharged during construction.
- 6.8 Building Control approval has been granted with conditions to be discharged during construction.
- 6.9 As part of the RIBA 2-4 design a number of visual and intrusive investigative surveys were completed.

- 6.10 A competitive tender for Phase 2 was issued to London Construction Programme Major Works 2019 Framework Education and Leisure Lot 2.1b North. Three tenders were received on the 24th September 2021. All tenders have been evaluated on a 60% quality and 40% price basis by an independent evaluation panel. No arithmetical errors were found during the clarification process with the outturn confirmed as:

Tenderer	Price	Price Score (60%)	Moderated Quality Score (40%)	Combined Cost and Quality Score	Final Ranking
Contractor A	£1,149,718.73	60%	30.6%	90.6%	1

- 6.11 Details of the evaluation of 3 tenderers' returns are set out in the Part B of this report. The assessment concludes with a recommendation to award a construction contract to Contractor A up to the value of £1,264,690.60 (tender value £1,149,718.73 plus construction risk of £114,971.87).
- 6.11 The Quantity Surveyor for this project is satisfied with the pricing offered by Contractor A against the pre-tender estimate (PTE). A detailed analysis of the tender returns against the PTE is provided within the tender analysis report and summarised in Part B.
- 6.12 The total projected cost for Phase 2 works is set out below:

	Total projected cost
Construction	£1,149,718.73
Other	£501,741.87
Total	£1,651,460.60

7. Contribution to Strategic Outcomes

- 7.1 This project proposal supports outcomes as outlined in the Borough Plan 2019-23. All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports. The relevant Borough Outcome for this project is: **People** - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.
- 7.2 Seven Sisters Primary School falls into wave 1 (priority 1) of the Children's Service's asset management plan (CSAMP) and is therefore procured in accordance with the priorities set out in the Children's Capital Programme.
- 7.3 As part of the works undertaken during the first phase at Seven Sisters School energy efficiency improvements were made with a contribution from the Government Salix

Programme. This has supported the Borough's carbon reduction and climate change ambition.

8. Statutory Officers comments (Chief Finance Officer, Procurement, Assistant Director of Corporate Governance, Equalities).

8.1 Finance

8.1.1 The recommendation of this report is to award a contract to Contractor A in the sum of £1.150m for the works and a construction contingency of £0.115m resulting in an award value up to £1.265m.

8.1.2 In addition to this contract sum and based on the tender valued, there will be other costs in delivering the scheme. These are PM fees, design fees, QS fees, contingencies, statutory costs and sundry other costs of £0.5m. The estimated total cost of the scheme is estimated to be £1.651m which can be contained within the overall Children's Service approved 2021/22 capital programme.

8.1.3 The estimated outturn for the Phase 2 is set out in the table below:

	Prior years expenditure	2021/22	2022/23	2023/24	Total
Projected Total	£0.20m	£0.44m	£0.98m	£0.03	£1.65m

8.2 Procurement

8.2.1 Strategic Procurement (SP) note that this report relates to the approval of award for Seven Sisters Improvement Works (Construction Contract Award) to Contractor A.

8.2.2 SP support the recommendations in this report in accordance with Contract Standing Orders clause 7.0.1. (b) 10.01.01 (a), and 16.02.

8.2.3 In accordance with CSO 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, SP confirms that tenderers were invited to Tender through the LCP Major Works 2019 Framework under Lot 2.1b North.

8.2.4 Compliant tenders were received from 3 contractors with further clarifications needed to achieve the final price.

8.2.5 SP note that tender returns were evaluated independently by the Quality Panel prior to release of the Price element of the Tender. Contractor A scored the second highest in quality and highest in price, scoring 90.6% overall.

8.2.6 SP notes that as per section 8.1.1 of this report, funding is available for this Contract.

8.2.7 SP support the recommendations within this report and have no objections with awarding this Contract to Contractor A for value outlined in this report.

8.3 Legal

8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

8.3.2 The contract which the report relates to has been procured under the London Construction Programme Framework Agreement (Education and Leisure lot 2.1b North £1m-£5m). The use of a Framework Agreement is compliant with the Public Contracts Regulations 2015 (Reg 33) and the Council's Contract Standing Orders (9.01.2 (f) (carrying out a mini-competition under a framework agreement).

8.3.3 In accordance with CSO 9.07.1d the Cabinet has authority to approve the recommendations in the report.

8.3.4 The Cabinet also has power to approve the issuance of a letter of intent up to £100,000 or 10% of the contract value, whichever is higher.

8.3.5 The award of this contract is over £500,000 and is therefore a Key Decision and, as such, needs to comply with the Council's governance requirements in respect of Key Decisions including publication in the Forward Plan (see CSO 9.07.1 (e)).

8.3.6 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet from approving the recommendations in the report.

8.4 Equality

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

8.4.2 The proposed work aims to address the school's buildings deficiencies identified in the feasibility studies to prevent failure of the building fabric and building services, which could lead to the school closure and also to improve the building energy efficiencies.

- 8.4.3 The proposed decision is to award a contract for the Contractor A to undertake building improvement work on Seven Sisters Primary School. This will affect roughly 320 students and members of staff.
- 8.4.4 The objective of the proposed decision is to carry out repairs to windows, roofs, external walls, external stairs, boundary walls and underground drainage. The proposed works will improve the building energy efficiencies, improve external areas and ensure that the building fabric failures will not disrupt the teaching time at Seven Sisters Primary School. It is expected that this decision will lead to improved health and safety of all students and members of staff.
- 8.4.5 Phase 1 works started in summer holidays to minimise disruption to the school curriculum. However, due to the amount of work required Phase 2 works will be carried out over term time. To mitigate the disruption for students, the Contractor A will decant students into classrooms away from the building works. No negative implication of this decision are identified for those who share a protected characteristic, and it is concluded that the works will have a positive impact by improving the health and safety of Seven Sisters Primary School.
- 8.4.6 As an organisation carrying out a public function on behalf of a public body, the Contractor A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

9 Use of Appendices

- 9.1 Appendix 1 – Part B

10 Local Government (Access to Information) Act 1995

- 10.1 List of background documents:

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 statutory holding that information).

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Report for: Cabinet Member Signing

Title: Pendarren House Outdoor Education Centre - Phase 2 Annex Works – Construction Contract Award

Report authorised by: Ann Graham, Director Children's Services

Lead Officer: David Lee, Senior Project Manager Telephone 07837 214 601 email: david1.lee@haringey.gov.uk

Ward affected: All

**Report for key/
non key decision:** Key Decision

1. Describe the issue under consideration

- 1.1 To request 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.

2. Cabinet Member Introduction

- 2.1 As this report is being presented to Cabinet Member Children, Education and Families for a decision, Cabinet Member introduction is not required.

3. Recommendations

For Cabinet Member to:

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

4. Reasons for decision

- 4.1 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.

4.2 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

5. Alternative options considered

5.1 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.

6. Background Information

6.1 Pendarren House Outdoor Activity Centre was closed to visitors from the 21st of September 2019. This followed the issue of the 2019 Condition Report and analysis by Council Officers, which highlighted significant risk to occupants including fire safety and other compliance issues. It was determined that these issues could not be addressed by reactive remedial works and the centre was shut subject to a strategic review of condition and suitability.

6.2 This strategic review led to the recommendation to undertake works in two phases, being works to the Main House and the Annex. Phase One was completed in June 2021 and this has allowed the Centre to be re-opened with the first cohort of schools using the facility in September 2021. Phase Two (which is the subject of this report) consists of addressing the condition and fire precaution works as above and reordering the accommodation to allow the use of the Annex by a full school group (potentially increasing revenue). The reordering of the accommodation will also aid the logistics of running the centre by allowing equipment to be accessed more easily than current arrangements.

6.3 Phase 2 has been procured on a traditional basis, with the works designed to Stage 4 of the Royal Institute of British Architects (RIBA) Plan. The form of contract will be JCT Standard Building Contract with Quantities 2016.

- 6.4 A strategic review of the Centre is being completed (known as Phase Three) which focusses on the future business arrangements of the Centre with the view to ensure viability into the future.
- 6.5 Planning Consent for the scheme is delayed due to a back-log of applications by the Brecon Beacon National Park Planning Authority who have asked for an extension of the decision to 18th November 2021. With this said, engagement has been held and it is considered likely that approval will be granted with limited conditions to be discharged during construction. The letter of intent will not be issued until planning determination has been received.
- 6.6 As part of the RIBA 2-4 design, several visual and intrusive investigative surveys were completed including the following: -
- Refurbishment / Demolition Asbestos
 - Drainage
 - Structural
 - Mechanical and Electrics
 - Fabric
 - Ecology
- 6.7 By agreement with Haringey Strategic Procurement, a competitive tender for Phase 2 was issued via the Welsh Procurement Alliance which are part of the London Housing Consortium. Four tenders were received on the 1st of September 2021. All tenders have been evaluated on a 40% quality and 60% price basis by an independent evaluation panel. Several clarifications were provided to all tenderers in the evaluation period which completed on the 15th of September 2021 with the outturn confirmed as:

Supplier	Quality 40%	Position	Price 60%	Ranking	Overall 100%	Final Ranking
Contractor A	27.60	3	60.00	1	87.60	1

- 6.8 Details of the evaluation of the four tender returns are set out in the Part B of this report. The assessment concludes with a recommendation to award a construction contract to Contractor A up to the value of £855,659.41 (tender value £ 777,872.19 plus construction risk of £77,787.22).
- 6.9 The Quantity Surveyor for this project is satisfied with the pricing offered by Contractor A against the pre-tender estimate (PTE). A detailed analysis of the tender returns against the PTE is provided within the tender analysis report and summarised in Part B.

- 6.10 The total projected cost for Phase 2 works is set out below:

Item	Total projected cost
Construction	£0.778m
Other	£0.346m
Total	£1.123m

7. Contribution to Strategic Outcomes

- 7.1 This project proposal supports outcomes as outlined in the Borough Plan 2019-23. All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports. The relevant Borough Outcome for this project is: **People** - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.
- 7.2 These works include environmental improvements consisting of a new heating system, double glazing and insulation to floors and walls which will have a positive impact on the Centre's climate credentials.

8. Statutory Officers comments (Chief Finance Officer, Procurement, Assistant Director of Corporate Governance, Equalities).

8.1 Finance

- 8.1.1 The recommendation of this report is to award a contract to Contractor A in the sum of £0.778m for the works and a construction contingency of £0.078m resulting in an award value up to £0.856m.
- 8.1.2 In addition to this contract sum and based on the tender value, there will be other costs in delivering the scheme. These are PM fees, design fees, QS fees, contingencies, statutory costs, which together total £0.346m. The estimated total cost of the scheme is £1.123m. The estimated cost of the phase 2 works can be contained within the overall Children's Service approved 2021/22 capital programme.

- 8.1.3 The estimated outturn for the Phase 2 only is set out in the table below:

	Prior years expenditure	2021/22	2022/23	2023/24	Total
Projected Total	£0.117m	£0.520m	£0.466m	£0.020m	£1.123m

8.2 Procurement

- 8.2.1 Strategic Procurement endorse the awarding of the contract to the winning bidder.
- 8.2.2 The competitive procurement was compliantly run via the Welsh procurement alliance a permissible framework. The procurement was conducted in line with the authorities Contract Standing Orders and the Public Contract Regulations.

8.3 Legal

- 8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 8.3.2 The works are below the threshold (currently £4,733,252.00 for works contracts) where a European tender is required under the Public Contracts Regulations 2015. The Council therefore followed a domestic tender procedure via the Welsh Procurement Alliance. This is compliant with CSO 9.01.1 (works contracts valued at £500,000 or more must be let following publication of a tender advertisement).
- 8.3.3 The Cabinet has power under CSO 9.07.1 (d) (contracts valued at £500,000 or more to approve the recommendations).
- 8.3.4 The Cabinet also has power to approve the issuance of a letter of intent.
- 8.3.5 The Head of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

8.4 Equality

- 8.4.1 The Equality Act (2010) legally protects people from discrimination in the workplace and in wider society. The Act replaced previous anti-discrimination laws and introduced the term 'protected characteristics' to refer to the following nine groups that are protected under the Act:
- Age
 - Disability
 - Gender Reassignment
 - Marriage and Civil Partnership
 - Pregnancy and Maternity
 - Race
 - Religion or Belief
 - Sex
 - Sexual Orientation

8.4.2 Under this Act Haringey Council has a Public Sector Equality Duty to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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

8.4.3 The decision is to approve an award of contract to carry out refurbishment works to the Annex Building at Pendarren House Outdoor Education Centre and to approve issuance of Letter of Intent.

8.4.4 No negative equalities implications that may arise as a result of this decision have been identified.

9 Use of Appendices

9.1 Appendix 1 – Part B

10 Local Government (Access to Information) Act 1995

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