

MINUTES OF THE Cabinet Member Signing HELD ON Monday, 1st December, 2025, 10.30 - 10.42 am

PRESENT:

Councillors: Zena Brabazon

ALSO ATTENDING:

9. FILMING AT MEETINGS

The filming at meetings notice was discussed.

RESOLVED:

The filming at meetings notice was noted

10. APOLOGIES FOR ABSENCE

There were none.

11. DECLARATIONS OF INTEREST

There were none.

12. URGENT BUSINESS

There was none.

13. DEPUTATIONS / PETITIONS / QUESTIONS

There was none.

14. PARK VIEW SECONDARY SCHOOL BLOCK A ROOF REPLACEMENT - AWARD OF CONTRACT FOR CONSTRUCTION RELATED CONSULTANCY SERVICES

The Major Projects Delivery Manager introduced the report. The rationale for the proposals were explained.

It was explained that the report represented the conclusion of the tender exercise for construction related multi-disciplinary consultancy services up to the value of £688,956.80, to support the replacement of Block A roof and a section of Block B roof at Park View School.

It was noted that it had been agreed that the remediation works would be to replace the roof containing Reinforced Autoclaved Aerated Concrete (RAAC).

It was explained that most costs associated with the project would be reimbursed by the Department for Education.

Following questions from the Cabinet Member, it was explained by officers that the tender exercise for the award of contract had been undertaken through the Council's Dynamic Purchasing System (DPS).

RESOLVED:

That the Cabinet Member for Children, Education and Families, pursuant to Contract Standing Order (CSO) 0.08, to:

1. Approved the award of contract to Consultant B for RIBA 2-6 construction-related multi-disciplinary consultancy services up to the value of £688,956.80, to support the replacement of Block A roof and a section of Block B roof at Park View School, pursuant to CSOs 0.08, 2.01c and 8.01.
2. In accordance with CSO 16.04, approved issuance of a letter of intent to the value of £100,000.

Reasons for decision

Following an inspection of the teaching Block A at Park View School by an external structural engineer, Reinforced Autoclaved Aerated Concrete (RAAC) was discovered forming part of the structural slab of the roof. On 14 April 2023, due to the risk of failure and collapse of this building element, it was recommended that the top floor of the building, consisting of 14 classrooms and office space, be immediately vacated. It was confirmed by the structural engineer that the other floors of the building could be safely used by students and staff. A curriculum and space analysis was undertaken and it was determined that the school required temporary accommodation including 13 classrooms, one shared office and four toilets until the structural issue could be remediated.

Interim teaching arrangements were initially put in place at the school from Monday 17 April 2023. These consisted of teaching many pupils in shared or communal spaces such as the sports gym. This was not considered to be a sustainable solution and was impacting the quality of teaching and learning; additionally, the gym was required to support GCSE exams from mid-May.

Cabinet Member approval was granted in May 2023 to award a contract to Portakabin Ltd to provide the required temporary accommodation by September 2023 for an 18-month hire period at Park View School.

Construction and installation of the temporary accommodation was completed on programme in September 2023. Variations of the Cabinet approval were granted by the Director of Schools and Learning in January 2025 and the Cabinet Member for Children, Education and Families in July 2025, for an extension of the rental period whilst a permanent solution to remediate the RAAC was developed.

A multi-disciplinary design team was appointed in September 2024 to undertake a feasibility study to determine the most appropriate solution to fully remediate the RAAC.

Agreement for funding of the recommended approach for a permanent solution to remediate the RAAC was received from the Department for Education (DfE) in May 2025, which on completion, would allow students to return to the main building.

The proposed permanent remediation was to replace the roof containing RAAC. This included removal of all RAAC panels from the school, then installation of a new deck and roof covering on Block A and the section of Block B that contained RAAC. Consequential works, such as removal and reinstatement of internal top floor partitions, windows and services to enable replacement of the roof deck, were included in proposals at that time. To undertake such invasive works and minimise disruption to teaching and learning, levels 2 and 3 of Block A and one section of Block B needed to be vacated. The project scope included provision of temporary classrooms in addition to those already at the school.

Following these works, students would be able to return to their classrooms in Blocks A and B and all existing temporary accommodation would be removed from site.

An architect-led, multi-disciplinary design team was required to develop the design from RIBA stages 2 to 6 and assist Haringey in the preparation of funding application documents to confirm the quantum of DfE funding.

A proposal to procure this resource using the London Construction Programme Dynamic Purchasing System (DPS) was presented to the Cabinet Member for Children, Education and Families on 3 September, who granted permission to initiate a tender exercise. Soft market engagement was undertaken to ascertain interest and availability within the market, with positive feedback on the proposed approach.

The DfE agreed to reimburse Haringey for the majority of costs relating to the roof replacement and all temporary accommodation. However, Haringey was still required to fund some elements of the project. These mostly related to internal resource costs.

All temporary accommodation, including Portakabins installed in July 2023 and additional temporary accommodation to support the permanent RAAC remediation works, was required for Haringey to fulfil its statutory duty to provide sufficient school places. The permanent removal of RAAC was in line with UK Government guidance published in August 2023.

A design development contingency allowance was usually set at 10% from the end of RIBA stage 1. However, based on the priced risk log prepared at feasibility and pending further intrusive surveys, the Quantity Surveyor for the feasibility stage recommended a 20% risk allowance for this project. This was reviewed as part of the feasibility approval process and was reported to the DfE. The recommendation reflected the same contingency to ensure the design team fees aligned with the maximum forecast construction costs.

Alternative options considered

Do nothing – The Department for Education stated that all RAAC must be removed. Therefore, doing nothing was not an appropriate option and the Council would have failed in its statutory duty to provide sufficient school places in an environment capable of delivering the full curriculum to the requisite standard. The Council would, therefore, have been deemed to be in breach of its statutory duty.

In-house – There was currently no resource within the Council that had the capacity, specialist expertise or qualifications to deliver this service.

Invite open tenders via Contracts Finder – This would have resulted in a protracted tender period and delayed delivery of the project.

Extension of contract for the design team that carried out the feasibility study would not have complied with Public Procurement Regulations. Therefore, a new tender exercise was required.

Use an alternative public sector DPS – This would not have been compliant with CSO 8.02, given the LCP DPS had been deemed suitable for the requirements being sought.

15. EXCLUSION OF THE PRESS AND PUBLIC

That the press and public be excluded from the remainder of the meeting as item 8 contained exempt information as defined under paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972: Information relating to the financial or business affairs of any particular person (including the authority holding that information).

16. EXEMPT - PARK VIEW SECONDARY SCHOOL BLOCK A ROOF REPLACEMENT - AWARD OF CONTRACT FOR CONSTRUCTION RELATED CONSULTANCY SERVICES

The exempt report and recommendations were discussed.

RESOLVED:

That the Cabinet member for Children's Schools and Families:

1. Noted and approved the exempt recommendations.

CHAIR:

Signed by Chair

Date