

MINUTES OF THE Cabinet Member Signing HELD ON Thursday, 18th December, 2025, 11:30 - 11:45

PRESENT:

Councillors: Zena Brabazon

ALSO ATTENDING: Richard Plummer, Committees Manager, Kodi Sprott, Principal Committee Coordinator, Pauline Hinds, Senior Project Manager, Claire Barnes, Major Projects Delivery Manager

1. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT BUSINESS

There were no items of urgent business.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. COLERIDGE PRIMARY SCHOOL - CONDITION WORKS - PERMISSION TO INITIATE TENDER ACTION FOR A CONSTRUCTION WORKS CONTRACT

Coleridge Primary School occupied a split site, either side of the A103. This project concerned the west site on Crouch End Hill, bounded by Crescent Road to the south and residential properties to the rear.

The west site was self-contained, with its own kitchen and a dining hall, which was also used as an assembly hall and general use area. The school was on ground and lower ground floor levels, which addressed the differing levels on the site. Following an estate wide review of school condition and compliance, a business case and programme delivery plan was submitted to the September 2020 Capital Board for approval. A number of programme delivery options were presented for consideration,

and approval was subsequently granted to proceed with the most urgent projects in advance of a final decision.

This project was proposed, due to the extent of deterioration of the roof coverings, potential issues with the roof structure and associated areas identified in the condition review. Officers informed the Cabinet Member that condition works would last for approximately a year, and an award would be completed sometime between August and October.

RESOLVED

The Cabinet Member for Children, Education and families, pursuant to Contract Standing Orders 0.08 and 2.01(b),

Approved the commencement of a tendering process for a construction works contractor to deliver condition works on the west site at Coleridge Primary School.

Reasons for decision

The school had suffered from an historical shortfall of investment and subsequently the roof covering of the building had deteriorated. The structure of the roof was predominantly constructed with wood wool, a deleterious material, which could lose its structural integrity if it became wet. Therefore, it was essential to engage a construction works delivery contractor to undertake the roof works.

Replacing the leaking roof at the school was essential to ensure the safety and well-being of students, staff, and visitors. A roof constructed with wood wool, while initially cost-effective and environmentally friendly, could deteriorate over time, especially when exposed to moisture. The current leaks not only compromised the structural integrity of the building but also posed significant health risks, such as mould growth and potential respiratory issues. Additionally, a well-maintained roof was crucial for preserving the school's infrastructure, preventing further damage, and ensuring a conducive learning environment. Investing in a new roof would ultimately save on long-term repair costs and demonstrate the council's commitment to providing a safe and supportive educational setting.

It was proposed to procure a contractor on a single-stage, JCT traditional form of contract using the London Construction Programme Education Framework or DPS. Soft market engagement has been undertaken to ascertain interest and availability within the market, with positive feedback of the proposed approach.

Alternative options considered

Do nothing - The council could decide not to tender the scheme and continue repairing the leaking roof instead. This may seem cost-effective in the short term, but it is not a sustainable solution. The ongoing repairs are unlikely to fully resolve the underlying issues, especially given the roof's construction with wood wool, which is prone to deterioration when exposed to moisture. This approach risks recurring leaks and further damage, leading to escalating repair costs over time. Ultimately, the repeated repairs may prove to be more expensive than investing in a comprehensive

roof replacement. By not addressing the root cause, the council is potentially compromising the safety and integrity of the building, which could have more serious financial and operational implications in the future.

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

Invite open tenders via Contracts Finder. This would result in a protracted tender period and would delay delivery of the project.

Use an alternative public sector DPS. This would not be compliant with CSO 8.02, given the LCP Framework or DPS has been deemed suitable for the requirements being sought.

7. EXCLUSION OF THE PRESS AND PUBLIC

Item 8 was subject to a motion to exclude the press and public from the meeting as it contained exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the 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

8. EXEMPT COLERIDGE PRIMARY SCHOOL - CONDITION WORKS - PERMISSION TO INITIATE TENDER ACTION FOR A CONSTRUCTION WORKS CONTRACT

The exempt information was considered.

CHAIR:

Signed by Chair

Date