

MINUTES OF CABINET MEMBER SIGNING MEETING HELD ON WEDNESDAY, 4TH MAY, 2022, 10.15 - 10.30 AM

PRESENT: Councillor Zena Brabazon, Cabinet Member for Early Years, Children, and Families.

In attendance: David Moore, Head of Construction Related Project Delivery, and Fiona Rae, Acting Committees Manager.

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. STROUD GREEN PRIMARY SCHOOL - PHASE 2 EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS - VARIATION OF CONSTRUCTION CONTRACT

It was highlighted that there were some corrections to the original report that had been published. It was explained that there were no corrections to the proposal (to agree a variation in the sum of £385,000) but that some other figures, and the corresponding total figure, had been incorrectly stated. It was explained that the Cabinet approval on 15 September 2021 had been for a sum of £1,648,491.33 (£1,498,628.48 construction contract sum plus client construction contingency of 10% that equated to £149,862.85), rather than the figure stated in the report (1,498,628.48), and that the total contract sum would now be £2,033,491.33, rather than the figure stated in the report (1,883,628.48). It was also noted that any amendments were highlighted in bold text in the minutes. The corrections were noted by the Cabinet Member.

The Cabinet Member for Early Years, Children, and Families considered the report which noted that, on 15 September 2021, Cabinet approved an award of a construction contract to Cosmur Construction London Ltd for the Phase 2 of the construction works at Stroud Green Primary School in the sum of **£1,648,491.33 (£1,498,628.48 construction contract sum plus client construction contingency of 10% that equated to £149,862.85)**. The report sought Cabinet approval to vary the original approved contract and contingency sum with Cosmur Construction London Ltd for the sum of £385,000, as allowed under Contract Standing Order (CSO) 10.2.1.b.

The Head of Construction Related Projects stated that, as the school was a listed building and was located in a conservation area, any decision would be subject to the relevant planning and conservation requirements. It was also noted that, due to the

additional works required, the works at the school were now scheduled to finish outside of the school summer holiday period. The Cabinet Member requested that the Headteacher was provided with regular updates. It was confirmed that there were regular meetings between the Project Team and the Headteacher. It was added that there was now a security guard on site, that safeguarding arrangements for the site had been reviewed, and that the school could raise out of hours concerns with the Project Team.

The Cabinet Member RESOLVED

To approve a variation of the construction contract to Cosmur Construction London Ltd in the sum of £385,000. The original construction contract award approved by Cabinet for Stroud Green Primary School was in the sum of **£1,648,491.33 (£1,498,628.48 construction contract sum plus client construction contingency of 10% that equates to £149,862.85)**. Approval of the variation will give a total contract sum of up to **£2,033,491.33**.

Reasons for decision

During construction, and once the scaffold was erected around the main building, it became apparent that the roof tiles were in a far worse condition than originally surveyed and it is far more economical to re-roof the main building than undertake patch repairs. Under guidance of the Haringey Conservation officer (as the building is Grade 2 listed) an independent heritage specialist was procured to survey the roof. The heritage specialist reported the same conclusion that viewing the tiles from afar and even from a few meters away the outer slopes appear sound, but closer inspection and removal of a number of larger sample tiles revealed significant concealed delamination and damage. The recommendation is to retile the outer slopes with new tiles and reuse as many tiles as possible on the inner slopes.

The original project budget set at the client brief stage for each of the schools remains in place and overall is sufficient to cover the contract variation.

Alternative options considered

Do nothing – a decision not to support the increase in the value of the construction works contract will result in delays in completing urgent condition works and would also leave the schools with a defective roof with a short life span remaining.

The Chair of Overview and Scrutiny has been informed that it was impracticable to give 28 days' notice of the decision. On 14 September 2021, Cabinet agreed for works to be undertaken at Stroud Green Primary School, including some roof works. Initial surveys had indicated that minor roof patching was required. However, during these works, it has been identified that the tiles were in worse condition than anticipated. Following additional surveying, it has been established that it would be more economical and prudent to undertake re-roofing instead of patching.

It was not possible to provide 28 days' notice as any delay would expose the council to Extension of Time claims from the contractor which could be in excess of £50,000.

Given the above, it is not practicable to comply with the 28-day notice requirement in Part Four, Section D, Rule 13 of the constitution. This is set out in Part Four, Section D, Rule 16, of the Constitution.

CABINET MEMBER: Cllr Zena Brabazon

Signed by Cabinet Member

Date ...4 May 2022.....

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