

Report for: Cabinet Member Signing, Date TBC

Title: Park View Secondary School Temporary Accommodation – Extension of Hire Contract

Report authorised by: Jane Edwards, Director of Schools and Learning

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Ward(s) affected: West Green

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. To request approval to extend the rental period of the temporary accommodation contract at Park View School with Portakabin Ltd for a further period of 155 weeks.

2. Cabinet Member Introduction

- 2.1. As this report is being presented to Cabinet Member for Children, Education and Families for a decision, Cabinet Member introduction is not required. This report is required to ensure the Council continues to meet its statutory duty to provide sufficient school places in an environment that allows the full curriculum to be taught effectively. The extension will retain the existing arrangements for the delivery of education until the remedial works required to reinstate the RAAC-affected accommodation are complete. The DfE has agreed to reimburse Haringey for the costs of this temporary accommodation, including ongoing rental costs required until the project to remove the RAAC and reinstate the permanent accommodation ends.

3. Recommendations

For the Cabinet Member for Children, Education and Families, pursuant to contract standing order 0.08, to:

- 3.1. Approve, pursuant to contract standing order (CSO) 18.02.2 and CSO 2.01(d), the extension of the rental period of the temporary accommodation contract at Park View school with Portakabin Ltd by 155 weeks at a total contract value set out in Part B of the report.

4. Reasons for decision

- 4.1. Following an inspection of 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 the 14th of 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, immediately be vacated. It has been confirmed by the structural engineer that the other floors of the building can 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, 1 shared office and 4 toilets until the structural issue can be remediated.

- 4.2. Interim teaching arrangements were initially put in place at the school from Monday 17th April 2023. These consisted of teaching many pupils in shared/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 and additionally the gym was required to support GCSE exams from mid-May.
- 4.3. A 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.
- 4.4. Construction and installation of the temporary accommodation was completed on programme in September 2023. A variation of the Cabinet approval was granted by the Director of Schools and Learning in January 2025 which included an extension of the rental period to June 2025 whilst a permanent solution to remediate the RAAC was developed.
- 4.5. Agreement for funding of an approach for a permanent solution to remediate the RAAC was received from the Department for Education (DfE) in May 2025, which on completion, will allow students to return to the main building. The permanent remediation solution assumes students will continue to learn in these current temporary classrooms until the remediation is complete.
- 4.6. The proposed permanent remediation is to replace the roof containing RAAC. This includes removal of all RAAC panels from the school, then put a new deck and roof covering on Block A and the section of Block B that contains RAAC. Consequential works, such as removal and reinstatement of internal top floor partitions, windows and services to enable replacement of the roof deck is included in proposals at present. The indicative date for completion of the roof replacement works is summer 2028. Following these works, students will be able to return to their classrooms in blocks A and B and the temporary accommodation will be removed from site.
- 4.7. The DfE has agreed to reimburse Haringey for the costs of this temporary accommodation, including ongoing rental costs required to complete the permanent remediation.
- 4.8. This temporary accommodation is required for Haringey to fulfil its statutory duty to provide sufficient school places. Without the temporary accommodation remaining in place until a permanent remediation is completed, Haringey will be failing to discharge that duty.

5. Alternative options considered

- 5.1. Do nothing – this was discounted on the basis that Portakabin will remove the temporary accommodation if the rental agreement is not extended. The Department for Education will not accept this option as it would not fulfil the Council's statutory duty to provide sufficient school places in an environment capable of delivering the full curriculum to the requisite standard. The Council would, therefore, be deemed to be in breach of its statutory duty.

- 5.2. Retender the contract – If another contractor was successful in a further procurement exercise, there would be additional time and cost associated with design and construction of alternative temporary classrooms, resulting in students going back to short term teaching arrangements in shared / communal spaces, which would create severe disruption, impede the quality of teaching and learning and may not be compliant with Haringey's statutory duty to provide sufficient school spaces.
- 5.3. End the contract and relocate the temporary teaching spaces to an alternative location within the school – this was discounted at the outset of the project following a space and curriculum analysis which concluded that there is insufficient space to make up for the loss of classroom and office accommodation elsewhere on site. This would result in the Council failing to meet its statutory duty to provide sufficient school places.
- 5.4. Relocate pupils to other schools. This option was discounted as being detrimental and disruptive to the children's education. Additional temporary accommodation would still need to be procured due to a lack of sufficient overall space on other sites. This would incur additional set up and rental costs.
- 5.5. Purchase the temporary accommodation. This option was discounted as the temporary accommodation is currently situated on a section of the school playground. The rental contract currently includes decommissioning and removal of the temporary accommodation. The Council would incur an additional charge for removal of these should the unit be purchased. This option was also explored in the original tender and is not considered value for money.

6. Background information

- 6.1. Following a competitive tendering exercise, the London Borough of Haringey appointed Portakabin Ltd to install 13 classrooms, an office and toilet facilities to Park View School using the Crown Commercial Services Off-site Construction Solutions framework.
- 6.2. This procurement exercise was undertaken urgently to facilitate the installation of temporary accommodation at the school by September 2023 and limit the time ordinarily taken to finalise the design including undertaking ground investigations works.
- 6.3. The temporary accommodation was manufactured off site, then placed onto a section of the school playground, using a crane, and connected to mains power, water and foul drainage. Works were completed in September 2023 with students being taught in the temporary classrooms from the start of the 2023/2024 school year.
- 6.4. A feasibility study has been completed and shared with DfE to set out three options for permanent remediation of the RAAC. Options included in the feasibility were:
- Option 1: Retain the existing RAAC panels in situ and brace from below to allow safe occupation of the teaching rooms on the top floor. The bracing solution would need to be effective for the remaining life of the building.
 - Option 2: Remove all RAAC panels in blocks A & B and associated fabric are removed and replaced with an appropriate alternative.

- Option 3: Construct a new modular block of comparable size and facility provision elsewhere on the site. Then demolish Block A, remove the section of RAAC in block B and re-route utilities which run into the whole school site via Block A.

6.5. Representatives from the DfE have visited the site with the remediation project team and have advised the council they will provide funding for Option 2. This option is currently forecast to be completed in July 2028.

6.6. The feasibility study assumes the current temporary classrooms will remain in place until the permanent remediation has been completed. Therefore, it is currently forecast that an additional 155 weeks' rental of the classrooms is required.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes?

7.1. It is acknowledged the Borough Plan has been superseded by the Corporate Plan 2022/23 – 2023/24. The client team are presently realigning the previous objectives of the Borough Plan with this. In the interim this project proposal supports outcomes as outlined in the Borough Plan 2019-23, in particular:

7.2. 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.

7.3. The project will contribute to meeting the following Borough Plan Outcome:
People - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.

8. Carbon and Climate Change

8.1. Consideration was taken in the qualitative analysis of the tenders regarding carbon and in particular cost in use of the buildings proposed by each supplier.

9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

9.1. Finance

9.1.1. Please refer to Part B report for Finance Comments.

9.2. Procurement

9.2.1. Strategic Procurement (SP) note that this report relates to the approval to the extension and approved spend with Portakabin Ltd

9.2.2. The building work for the school block is still ongoing and there is a need to occupy the temporary accommodation for continuation of teaching.

9.2.3. This extension would allow for the provision of more money to continue with the hire agreement which the Council received costings on a rolling contract basis as part of the supplier's bid submission.

9.2.4. This extension is in accordance with CSOs 18.02.2 & 2.01(d)

9.2.5. SP supports the recommendation to approve the additional spend with Portakabin with CSO 0.08

9.3. **Legal**

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.3.2 Pursuant to provisions of the Council's CSOs 18.02.2 and 2.01(d), Cabinet has power to approve the extension of a contract where the value of the extension is £500,000 or more and as such Cabinet has power to approve the recommendation sought in paragraph 3.1 of the report.
- 9.3.3 The extension sought is within the scope of the contract to be extended as the contract is a rolling contract which may be terminated by a 3 months notice.
- 9.3.4 Further to paragraph 9.3.2 above and the Council's CSO 0.08, a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendation seeking approval from Cabinet Member for Children, Education and Families in paragraph 3 of the report is line with the CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.
- 9.3.5 The Director of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendation in the report.

9.4. **Equality**

- 9.4.1. 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.
- 9.4.2. 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. Although it is not enforced in legislation as a protected characteristic, Haringey treats socioeconomic status as a locally protected characteristic.
- 9.4.3. It is not envisaged that there will be any impact on people with protected characteristics (e.g., disabled people or others who have reduced mobility). The temporary building has been constructed to be DDA compliant on the ground floor, with ramps and disabled WC. There is no lift installed. However, the classrooms on the first floor are a duplicate of the ground floor, therefore, any disabled users of this building are timetabled to be situated in a ground floor classroom. There are no other impacts to the layout or access of the other buildings on this site.
- 9.4.4. Appropriate contract management arrangements were established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

10. Use of Appendices

10.1. N/A

11. Background papers

11.1. 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).