

**Report for:** Cabinet Member Signing, 3 September 2025

**Title:** Park View Secondary School Block A Roof Replacement - Permission to initiate tender action for Construction Related Consultancy Services

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

**Lead Officer:** Joanna Heard, Major Works Project Manager, Tel: 07788 844329, Email: joanna.heard@haringey.gov.uk

**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 go out to tender for multi-disciplinary design services for the replacement of Block A and part of Block B roofs at Park View School.

**2. Cabinet Member Introduction**

- 2.1. N/A

**3. Recommendations**

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

- 3.1. Approve the commencement of a tendering process for RIBA 2-6 multi-disciplinary design services required to support the replacement of Block A roof and a section of Block B roof at Park View School, pursuant to contract standing order 2.01b.

**4. Reasons for decision**

- 4.1. 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 the 14<sup>th</sup> 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 had been 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, 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 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. Variations of the Cabinet approval was 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 is developed.
- 4.5. 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.
- 4.6. 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, will allow students to return to the main building.
- 4.7. An architect led, multi-disciplinary design team is required to develop the design from RIBA stages 2 to 6 and assist Haringey in the preparation of funding application documents to confirm quantum of DfE funding.
- 4.8. It is proposed to procure this resource using the London Construction Programme Dynamic Purchasing System. Soft market engagement has been undertaken to ascertain interest and availability within the market, with positive feedback of the proposed approach.
- 4.9. 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 practicality of undertaking such invasive works and to minimise disruption to teaching and learning, level 2 and 3 of block A and one section of block B, will need to be vacated. The project scope includes provision of temporary classrooms in addition to those currently at the school. Following these works, students will be able to return to their classrooms in blocks A and B and all existing temporary accommodation will be removed from site.
- 4.10. The DfE has agreed to reimburse Haringey for the majority of costs relating to the roof replacement and all temporary accommodation. However, Haringey will still be required to fund some elements of the project. These will mostly relate to internal resource costs.
- 4.11. All temporary accommodation during the works to remove the RAAC are required for Haringey to fulfil its statutory duty to provide sufficient school places. The permanent removal of RAAC is in line with UK Government guidance published in August 2023.

## **5. Alternative options considered**

- 5.1. Do nothing – The Department for Education has stated that all RAAC must be removed. Therefore, do nothing is not an appropriate option and the Council would fail 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, be deemed to be in breach of its statutory duty.
- 5.2. In-house – There is currently no resource within the Council that has the capacity, specialist expertise or qualifications to deliver this service.
- 5.3. Invite open tenders via Contracts Finder. This would result in a protracted tender period and would delay delivery of the project.
- 5.4. Extension of contract for the design team that carried out the feasibility study would not comply with Public Procurement Regulations. Therefore, a new tender exercise is required.
- 5.5. Use an alternative public sector DPS. This would not be compliant with CSO 8.02, given the LCP DPS has been deemed suitable for the requirements being sought.

## **6. Background information**

- 6.1. 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. This does not comply with DfE requirement to remove all RAAC.
  - Option 2: All RAAC panels in blocks A & B and associated fabric are removed and replaced with an appropriate alternative. Levels 2 & 3 of block A will be relocated to further temporary accommodation classrooms during the works. Level 4 will continue to be located in the existing temporary accommodation during the works. All classes will be moved back into blocks A & B following the works, and all temporary accommodation removed.
  - 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.
- 6.2. The feasibility recommended one single stage Traditional contract for delivery of both the new temporary accommodation and the roof replacement works. The form of contract will be reviewed in more detail during RIBA stage 2, to determine whether there is a more economically advantageous approach, in terms of construction costs and programme to complete the works.
- 6.3. 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 summer 2028.
- 6.4. Haringey Council has explored whether to invest additional capital to deliver option 3, based on a spend to save opportunity, with reduced future maintenance and capital replacement costs of some elements or all of the building. However, the feasibility study concluded that the existing building is in good condition, and it was concluded

that there would not be potential for future savings. Therefore, this option was discounted.

- 6.5. A design team is required to develop Option 2 recommended approach to design an appropriate solution, including temporary accommodation, then assist with and manage a contractor to deliver the works.

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

- 7.1. This project supports the following objectives in the Corporate Delivery Plan 2024-2026:
- A zero carbon and climate resilient Haringey - net zero carbon schools
  - Best start in life
  - Successful futures

## **8. Carbon and Climate Change**

- 8.1. The head of Carbon Management was consulted during the feasibility study and feedback received has been incorporated into the feasibility study and design brief for the design team from RIBA stages 2 to 6.
- 8.2. The works will be required to comply with the current sustainable requirements, in accordance with Haringey's Local Development Policies. Specific items included in the design to date are:
- 8.2.1. Provision of a green roof,
  - 8.2.2. Addition of a photovoltaic array
- 8.3. These items will improve building energy costs and reduce thermal build up within the top floor of the building.

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

### **9.1. Finance**

- 9.1.1. This report seeks approval for the commencement of a tendering process for RIBA 2-6 multi-disciplinary design services required to support the replacement of Block A roof and a section of Block B roof at Park View School.
- 9.1.2. It is anticipated that this works will be funded via both DfE grant award and LBH borrowing. A detailed finance comments is provided in part B of this report.

## **9.2. Procurement**

- 9.2.1. Strategic procurement (SP) notes the contents of this report, and the recommendations as set out.
- 9.2.2. This procurement opportunity will be tendered competitively via the London Construction Programme Dynamic Purchasing System
- 9.2.3. SP will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 9.2.4. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has the responsibility to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above
- 9.2.5. According to CSO 0.08 where a decision is required by the Cabinet, this may also be taken by the Leader or by a Cabinet Member with the Leader's agreement. A Cabinet Member signing is therefore being sought to commence this tendering process.

## **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 the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contract to be procured is £500,000 or more and as such the recommendation in paragraph 3.1 of the report is in line with the Council's CSO.
- 9.3.3 Further to paragraph 9.3.2 above and pursuant to 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 in paragraph 3 of the report requesting Cabinet Member for Children, Education and Families to approve commencement of a tendering process for RIBA 2-6 multi-disciplinary design services required to support the replacement of Block A roof and a section of Block B roof at Park View School is in line the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.
- 9.3.4 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 existing temporary building has been constructed to be DDA compliant on the ground floor, with ramps and disabled WC and any additional temporary buildings will be subject to the same requirement. If there are no lifts in the temporary buildings, the classrooms on the first floor will be a duplicate of the ground floor, as is the case in the existing temporary building. Any disabled users of will be timetabled to be situated in a ground floor classroom. There will be no other impacts to the layout or access of the other buildings on this site either before or after the main RAAC remediation roof replacement works.
- 9.4.4. 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.

## **10. Use of Appendices**

- 10.1. Part B – Exempt Information

## **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).