

Report for: Cabinet Member Signing, 1 December 2025

Title: Park View Secondary School Block A Roof Replacement – Award of Contract 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 award a contract for construction related multi-disciplinary consultancy services for the replacement of Block A and part of Block B roofs at Park View School.

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.

3. Recommendations

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

- 3.1. Approve 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.
- 3.2. In accordance with CSO 16.04, approve issuance of a letter of intent to the value of £100,000.

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 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 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. 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.
- 4.8. 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.
- 4.9. 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 3rd 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 of the proposed approach.
- 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, including Portakabins installed in July 2023 and additional temporary accommodation to support the permanent RAAC remediation works, 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.
- 4.12. A design development contingency allowance is usually set at 10% from 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 20% risk allowance for this project. This was reviewed as part of the feasibility approval process and has been reported to the DfE. The recommendation set out in 3.3 above reflects the same contingency to ensure the design team fees align with the maximum forecast construction costs.

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 which sets 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. Approval to commence a tendering exercise was granted by the Cabinet Member for Children, Education and Families at a meeting on 3rd September 2025. To progress with this approval, the Professional Services Dynamic Purchasing System (DPS) was used to invite tenders for the Construction Related Multidisciplinary Consultancy Services. Soft market testing was undertaken to confirm this would be a suitable route to market. Three Consultants returned a tender, which were assessed on a 50:40:10 quality to price to social value ratio. The price returns were analysed based on a fixed percentage fee proposal and estimated cost of works. Qualitative submissions were analysed by an Evaluation Panel. A minimum quality score of 50% quality was set as a benchmarked threshold with the following results: -

Supplier Name	Quality Score (50%)	Price Score (40%)	Social Value Score 10%	Total % Score (100%)	Position
Consultant A	30.00	24.25	7.00	61.25	3rd
Consultant B	33.00	37.39	3.55	73.94	1st
Consultant C	26.00	40.00	4.85	70.85	2nd

- 6.6. Further information regarding the above table can be found in Part B exempt information.
- 6.7. The award value includes an allowance for surveys which will be undertaken via the successful consultant as a disbursement and a further contingency allowance of 10%, which will be strictly managed under the change control governance arrangements.
- 6.8. Budget information, including total anticipated project costs are set out in Part B section 6.

7. Contribution to the Corporate Delivery Plan 2024 - 2026 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. Please refer to Part B for Finance comments.

9.2. Procurement

- 9.2.1. Strategic Procurement (SP) note that this report relates to the approval to award a contract to Consultant B.
- 9.2.2. SP note that a competitive tender was launched via the LCP's Minor Works DPS Architectural and Urban Planning service category. The adopted procurement is in line with Contract Standing Order (CSO) 8.01 and Regulation 34 of the Public Contract Regulations 2015.
- 9.2.3. The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. The preferred bidder's bid submission also represents value for money.
- 9.2.4. SP support the recommendation to approve the award in accordance with CSO. 2.01 (c).

9.3. Legal

- 9.3.1. The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 9.3.2. The Council has tendered using the LCP Minor Works DPS Architectural and Urban Planning category. This is compliant with the Public Contracts Regulations 2015, the procurement legislation in force at the time when the DPS was established. CSOs also provide for use of a DPS (CSO 8).
- 9.3.3. As the award is a Key Decision, approval would normally fall to Cabinet under CSO 2.01 (c) (contracts valued at £500,000 or more). In-between meetings of the Cabinet, the Leader may take any such decision or may allocate to a Cabinet Member (CSO 0.08)
- 9.3.4. The Cabinet Member also has power to approve issuance of a letter of intent which shall not exceed £100,000 or 10% of the contract value, whichever is the greater.

- 9.3.5.** The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Children, Education and Families from approving the recommendations in this 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.
- 9.4.5.** As a body carrying out a public function on behalf of the Council, the consultant will be expected to comply with the Public Sector Equalities Duty in all aspects of its operations'

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).