

Report for: Cabinet Member Signing, December 2025

Item number: TBC

Title: **Coleridge Primary School – Condition Works –
Permission to initiate tender action for a Construction
Works Contract**

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

Lead Officer: Pauline Hinds, Senior Project Manager, Major Projects
Email pauline1.hinds@haringey.gov.uk
Contact No. 07973244081

Ward(s) affected: **Crouch End**

**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 a construction works contractor to deliver condition works on the west site of Coleridge Primary School.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

- 3.1 For the Cabinet Member for Children, Education and families, pursuant to Contract Standing Orders 0.08 and 2.01(b) to:
- 3.2 Approve the commencement of a tendering process for a construction works contractor to deliver condition works on the west site at Coleridge Primary School.

4. Reasons for decision

- 4.1 The school has suffered from an historical shortfall of investment and subsequently the roof covering of the building has deteriorated. The structure of the roof is predominantly constructed with wood wool, a deleterious material, which can lose its structural integrity if it becomes wet. Therefore, it is essential to engage a construction works delivery contractor to undertake the roof works.
- 4.2 Replacing the leaking roof at the school is 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, can deteriorate over time, especially when exposed to moisture. The current leaks not only compromise the structural integrity of the building but also pose significant health risks, such as mould growth and potential respiratory issues. Additionally, a well-maintained roof is crucial for preserving the school's infrastructure, preventing further damage, and ensuring a conducive learning environment. Investing in a new roof will ultimately save on long-term repair costs and demonstrate the council's commitment to providing a safe and supportive educational setting.

- 4.3 It is 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.

5. Alternative options considered.

- 5.1 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.
- 5.3 In-house – There is currently no resource within the Council that has the capacity, specialist expertise or qualifications to deliver this service.
- 5.4 Invite open tenders via Contracts Finder. This would result in a protracted tender period and would delay delivery of the project.
- 5.5 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.

6. Background information

- 6.1 Coleridge Primary School occupies a split site, either side of the A103. This project concerns the west site on Crouch End Hill, bounded by Crescent Road to the south and residential properties to the rear.
- 6.2 The west site is self-contained, it has its own kitchen and a dining hall, which is also used as an assembly hall and general use area. The school is on ground and lower ground floor levels, which addresses the differing levels on the site.
- 6.3 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.
- 6.4 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.
- 6.5 The site elements/issues being addressed are listed as below:
- Roof covering replacement of flat roofs circa 1670m²
 - Repair and replacement of soffits/timber facias
 - Improved access and edge protection
 - Repairs and replacements to roof lights and high-level glazing

- Repair and replacement of roof drainage, hoppers, rainwater goods and internal downpipes, gullies and locally connected underground drainage
 - Repair and replacement of roof decks, including enhanced insulation
 - Associated mechanical & electrical enabling works – kitchen extraction Systems, lighting/AV to main hall
 - Remedial work to deteriorated timber in the main hall
 - Isolated brickwork repairs
- 6.6 A tender exercise has been carried out to appoint a suitable building surveyor led multi-disciplinary design team (MDDT) and quantity surveying services to develop the project. These awards were approved under delegated decisions on 17th October 2024 and 13th March 2025 respectively. During RIBA 1 the MDDT undertook quantity surveying duties as a variation.
- 6.7 A feasibility study has been completed which looked at the following options:
- **Option 1:** Repair roof to achieve compliance and health & safety. This would involve replacing isolated woodwool slabs where necessary to address deterioration which poses risk to roof's structural integrity.
 - **Option 2:** Renewing whole roof to achieve compliance and health & safety. Despite the number of leaks the school experience, the woodwool panels which the roof is comprised of have been reported to be in good condition. This supports the recommendation to replace only the roof covering. Replacing the entire roof including the structure, would be highly disruptive to the school and significantly more costly to deliver. A repair of this level is not necessary.
 - **Option 3:** Deliver both Options 1 & 2 to realise further benefits in terms of suitability, sustainability including solar PV cells. This is in line with Haringey Council Carbon Management Policy and Net Zero Carbon Schools target, therefore improvements to the energy efficiency of the school would be required.
- 6.8 The RIBA 1 report concluded with a recommendation to proceed with Option 2 (roof covering only). Additionally, upon inspection, Keegan's Civil and Structural Engineer reported that, due to the current load the roof is supporting, in hand with the period the roof was built, the school roof would be unable to safely support the additional load of PV panels. The option to include solar PVs has therefore been discounted.
- 6.9 The school has been actively consulted to incorporate their feedback and needs. This collaborative approach ensures that the project aligns with the school's expectations and operational requirements.
- 6.10 Additionally, consultations with planning and building control authorities have been conducted to ensure compliance with all regulatory requirements. It has been confirmed that neither planning nor building control approval is required for the project.
- 6.11 A construction contractor is required to deliver the recommended approach outlined in Option 2, which involves the replacement of the roof covering rather than a full roof replacement. This option presents a more appropriate scope of works, offering a cost-effective solution with significantly less disruption and impact on the school.
- 6.12 Upon completion of the tender exercise, a further report will be prepared to reflect a request for awarding a construction works contract to the successful bidder.

- 6.13 The estimated total projected costs for this project are as set out in Appendix 1 -Exempt Part B of this report

7. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes'

- 7.1 This project will contribute to the Council's Corporate Delivery Plan 2024-2026. 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.

- 7.2 The project will contribute to meeting the following Borough Plan Outcome:

Children and young people – Best start in life.

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 The Head of Carbon Management was consulted during the feasibility study of this project and feedback received has been incorporated into the feasibility study design brief.

- 8.2 This project will support the Borough's carbon reduction and climate change ambition by delivering approx. 20.99 tCO₂pa carbon reduction through the installation of energy efficient measures such as roof insulation. This work also benefits the Council in reducing the reactive maintenance requirements at the school in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs.

- 8.3 The roof insulation will contribute to better thermal performance of the building, helping to regulate indoor temperatures more efficiently. This upgrade is expected to reduce heat loss during colder months and minimize overheating in warmer periods, thereby improving the school's overall energy efficiency. In turn, this will lead to lower energy consumption and reduced utility costs, supporting both environmental sustainability and long-term operational savings for the school.

- 8.4 As note in 6.8 PV's have been discounted based on the fragility of wood wool itself and therefore structural load.

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

9.1 Finance

- 9.1.1 Comments contained in Appendix 1 - Part B Exempt Information.

9.2 Procurement

- 9.2.1 Strategic Procurement (SP) notes the content of this report which seeks approval to procure condition works at Coleridge Primary School.

- 9.2.2 SP will work with the Service to procure a contract via the London Construction Programme pursuant of CSO 7.02.
- 9.2.3 SP will work with the Service to ensure value for money is achieved through the procurement activity, including delivery of Social Value aligned with the Council's priorities in accordance with CSO 6.02.
- 9.2.4 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet are required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above.

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 provisions of 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 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 provisions of 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 3.1 of the report requesting Cabinet Member for Children, Education and families to approve the recommendations in the report is in line with the provisions of 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) see no legal reasons preventing the approval of the recommendations in the report.

9.4 Equality

- 9.4.1 The Council has a Public Sector Equality Duty (PSED) under the Equalities Act (2010) to have due regard 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 apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 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 No negative consequences are identified for those who share a protected characteristic, and it is concluded that the works will have a wholly positive impact by improving the health and safety of the school and its visitors.

10. Use of Appendices

- 10.1 Appendix 1 – Part B Exempt Information

11. Background papers

- 11.1 N/A.