

Report for: Cabinet Member Signing, March 2026

Item number: TBC

Title: **Hornsey Library Roof Condition Project – Permission to initiate tender action for a Construction Works Contract**

Report authorised by: Jess Crowe, Corporate Director for Culture, Strategy & Communities
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Ward(s) affected: **Hornsey**

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 remediation works to the roof at Hornsey Library.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

- 3.1 For the Cabinet Member for Culture and Leisure, pursuant to Contract Standing Orders 0.08 and 2.01(b) to:
- 3.2 Approve the commencement of a procurement exercise for a construction works contractor to deliver remediation works to the roof at Hornsey Library.

4. Reasons for decision

- 4.1 Structural surveys have confirmed the presence of Reinforced Autoclaved Aerated Concrete (RAAC) within the ceiling/roof areas of double-height atrium located in the western side of Hornsey Library.
- 4.2 This area comprises the main library space for the building. After completing these further surveys, it was recommended that the area below the RAAC panels should be taken out of use immediately, due to significant safety concerns. To enable continued use a scaffold crash deck has been installed to protect members of the public and staff.
- 4.3 It is proposed to procure a contractor to undertake remediation works as outlined in 6.9 of this report 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 to not tender the scheme. This option has been discounted as it is not in the Council's interest to be responsible for a structurally unsound roof. Neither is it financially responsible for the Council to carry the ongoing weekly hire cost of the scaffold which forms the crash deck.
- 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 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 Hornsey Library is one of the busiest libraries in the borough.
- 6.2 The premises comprise a three-storey Public Library building with flat roof areas over. The library was refurbished in 2018, during which new Bauder felt roof coverings were installed, together with solar photo voltaic (PV) panels. PVs making a significant difference to the building's sustainability.
- 6.3 Structural surveys by Bryan Packman Marcel (BPM) confirmed the presence of Reinforced Autoclaved Aerated Concrete (RAAC) within the ceiling/roof areas of double-height atrium located in the western side of the building. This area comprises the main library space for the building.
- 6.4 The original report completed in September 2023 identified no visual defects but recommended further intrusive surveys. After completing these further surveys, BPM advised that the area below the RAAC panels should be taken out of use immediately, due to significant safety concerns. They further recommended that remedial works should be considered for this area before it could be brought back into use.
- 6.5 Temporary safety/make-safe works were completed in accordance with fire safety officer advice in order to maximise the use of the building whilst the longer-term solution was designed. This involved a crash desk and scaffold erected internally to c5.5m height to protect occupants, to allow for resumption of use of the Adults section, and to enable further working at height to implement a designed solution.
- 6.6 In July 2024 Haringey's corporate landlord commissioned the Major Projects team to deliver the remediation project, the objectives of the project are:
 - 6.6.1 To identify and deliver a suitable solution to the presence of RAAC, with a minimum of 30-year life span
 - 6.6.2 To ensure a suitable and sensitive solution that will meet with Conservation approval
 - 6.6.3 To mitigate the impact of the works on the library service (and wider community).

- 6.7 A tender exercise was carried out to appoint a suitable building surveyor led multi-disciplinary design team (MDDT) including quantity surveying services to develop the project. These awards were approved under delegated decisions on 28th October 2024.
- 6.8 The feasibility offered three options for consideration as follows:
- Option 1 – Brace the RAAC with Metsec system
 - Option 2 – Remove and replace RAAC with timber joists
 - Option 3 – Remove and replace RAAC with timber panel system
- 6.9 Option 1 was approved at the RIBA Stage 1 Gateway on 23rd April 2025.
- 6.10 The MDDT team undertook investigations to assess if the strength of the foundations and roof structure could bear the additional loading of the bracing as proposed in option 1. It has been confirmed that there is no longer the risk of needing to revert to the more expensive option 2 or 3.
- 6.11 All works, whether temporary or permanent, requires Conservation approval. To achieve conservation approval, it was anticipated that there should be no visible change of the roof either from street-level or internally. Option 1 achieves this. Early engagement with the conservation officer via formal Planning Pre-Application has been achieved.
- 6.12 Hornsey Library is situated in a tight urban site with limited external space for site compounds and large vehicular access. The proposed works programme for any given solution will consider the potential disruption to the library users and seek mitigations to minimise the impact of the project upon its operational efficiency.
- 6.13 The site is bordered by a small public square which has previously been used for site accommodation. User engagement with the Friends of the library has indicated significant sensitivity about reusing this area for site compound/accommodation associated with this project. Engagement with the Highways and Parking teams have confirmed that the site compound may be located on the road which should negate the need to use the public square.
- 6.14 Hornsey Library will be used for the London borough of Culture 2027 which will mean the programme is constrained to meet the completion deadline of April 2027.
- 6.15 A construction contractor is required to deliver the recommended approach outlined in 6.9 of this report which involves the encapsulation of the RAAC with a Metsec system rather than a full roof replacement. This option presents a more appropriate scope of works and offers a cost-effective solution.
- 6.16 Upon completion of the tender exercise, a further report will be prepared to reflect a request to award a construction works contract to the successful bidder.
- 6.17 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 Corporate Delivery Plan Outcome:

Resident Experience and enabling success.

Excellent resident experience

Opportunities for residents to participate in decision-making

A supported and enabled workforce

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 preserving the use of the existing PVS that were installed at Hornsey Library during its refurbishment in 2018. The option selected will mean that the PVs will not need to be decommissioned during the works programme. They will continue to generate electricity and off set against the library's demand. This is also in accordance with the client brief.

8.3 In selecting option 1, the existing structure will be upgraded, instead of being replaced which avoids unnecessary waste.

9. Statutory Officers comments (Director of Finance (procurement), Director 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 notes the contents of this report, and the recommendations as set out.

9.2.2 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.

9.2.3 Strategic procurement (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 The recommendation to approve the commencement of this procurement exercise is in accordance with CSO's 0.08 and 2.01b.

9.3 Legal

9.3.1 Under CSO 2.0.1 (b) Cabinet is required to approve commencement of a procurement where the value of the contract in question is £500,000 or above

9.3.2 Where a decision under the Council's Contract Standing Orders needs to be made by Cabinet, the Leader may take this decision or may also agree that a Cabinet Member may take the decision (CSO 0.08).

9.3.3 The procurement will need to be carried out in accordance with the Procurement Act 2023 and the Council's Contract Standing Orders.

9.3.4 The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Culture and Leisure from approving the recommendations in this 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 apply to the first part of the duty.

9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey treats socioeconomic status as a locally protected characteristic.

9.4.4 The proposed decision is to commence procurement and the resulting award of a contract for delivery of works at Hornsey Library for remediation to the RAAC within the ceiling/roof areas of double-height atrium located in the western side of the building. The objective of the project is to make the library interior safe for future use for all.

9.4.5 To undertake these works, the library under the main roof will be closed. However, this will be a temporary closure for a short duration of 14 weeks.

9.4.6 As an organisation carrying out a public function on behalf of a public authority, the contractor will be obliged to have due regard for the need to achieve the three aims of the public sector equality duty, noted above.

10. Use of Appendices

10.1 Appendix 1 – Part B Exempt Information

11. Background papers

11.1 N/A.