

Report for: Cabinet Member Signing, 19 March 2026

Title: **Earlsmead 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: Martin Young, Senior Project Manager, Major Projects
Email: martin1.young@haringey.gov.uk
Contact No. 07929744136

Ward(s) affected: **South Tottenham**

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 at Earlsmead Primary School.
- 1.2. To note that on completion of spatial co-ordination the project will divide into two separate construction phases. The construction works awards will be published under 2 separate forward plan notices and therefore undertaken as separate tender opportunities.

2. Cabinet Member Introduction

- 2.1 Not applicable.

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 construction works contractors to deliver Phase 1 & 2 condition works at Earlsmead Primary School.

4. Reasons for Decision

- 4.1 An estate-wide review of school condition and compliance resulted in a business case and programme delivery plan submission 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. This project was proposed, as it has been prioritised in the 2024-25 Children's Capital Programme.
- 4.2 Due to significant concerns to areas of the building's condition, Earlsmead Primary School has been identified as requiring works to bring its building condition and services infrastructure up to standard.
- 4.3 It is essential to engage a construction works contractor to undertake condition works required to address the health and safety concerns and priority condition issues that were identified within the feasibility report.

- 4.4 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 is programmed to be undertaken in April 2026 to ascertain interest and availability within the market.
- 4.5 As set out in 1.2 it is intended to develop the design and offer two separate tender opportunities to the market for the procurement of a construction works contractor. Phase 1 procurement activity is projected to commence in July 2026; Phase 2 works have been scheduled for tender action in March 2027. Works have been phased to reflect available capital funding.

5. Alternative Options Considered

- 5.1 **Do nothing:** The council could decide not to tender the scheme. This may seem cost-effective in the short term, but it is not a sustainable solution as the school would not meet current compliance and health and safety standards. This approach risks the Council's ability to fulfil its statutory responsibilities and potentially compromises 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 Earlsmead Primary School is located in the South Tottenham area with the proposed works impacting 4 blocks of accommodation, the main teaching blocks A & B, nursery block C and caretaker block D.
- 6.2 Block A is an 1800's construction, Block B is a two-storey building constructed circa 2000. The nursery Block C is a single storey modular construction and the Caretakers Block D a similar age to the main Block A.
- 6.3 The delivery programme has been planned to minimise disruption to school and education activities by using a phased work approach around school holiday periods and, if necessary, the provision of suitable decant accommodation. A site appraisal to identify suitability for decant purposes will be included in the detailed proposals if this option is recommended.
- 6.4 The condition works expected to be addressed in Phases 1 & 2 are listed as below:
- External and internal repairs to Block A; including windows, doors, roofs, brickwork and rainwater goods.
 - Building Services Infrastructure; mechanical (circulation and radiators) and electrical. ICT cabling (for areas being electrical rewired only)
 - In addition, an Energy Audit will be completed that identifies opportunities to reduce energy consumption and thus contribute towards achieving net zero in the schools'

estate and potentially inform a future bid for Public Sector Decarbonisation scheme funding. It was agreed post client brief that the Feasibility Study would incorporate findings and recommendation to a level 1 Energy Audit, with level 2 & 3 being included at the next stage of detail.

- 6.5 Given constraints on available capital, it is currently proposed to split the delivery of the project into two phases of work. The first phase will primarily focus on the delivery of the external fabric improvements and Mechanical & Electrical upgrades with the second phase considering internal fabric repairs.
- 6.6 An Energy Audit has been commissioned that will seek to identify opportunities to reduce the energy consumption and thus contribute towards achieving net zero in the schools' estate and potentially inform a future bid for Public Sector Decarbonisation Scheme funding.
- 6.7 A tender exercise was carried out to appoint a multi-disciplinary design team (MDDT), including Quantity Surveying services. This award was approved under delegated authority on 5th December 2024. The MDDT and QS consultants support both Phase 1 and 2.
- 6.8 A feasibility study has been completed which looked at condition works affecting each of the five blocks both in relation to external and internal fabric, mechanical & electrical services and structural repairs.
- 6.9 The RIBA 1 report concluded with a recommendation for the scope of works as follows:

6.9.1 Roof, Windows, and Fabric Repairs

The key issues to address externally include:

- 6.9.1.1 Repairs to roof coverings and tiling.
- 6.9.1.2 Window repair and replacements.
- 6.9.1.3 Repair and replacement of leaking rainwater pipes which show signs of deterioration and associated leadwork and flashings.
- 6.9.1.4 Repair and replacement of external stone cills, stonework and brickwork.
- 6.9.1.5 A number of toilets require upgrading and refurbishment throughout the building to bring them up to current standards.

6.9.2 Heating System

- 6.9.2.1 The school's heating systems are outdated and need major upgrades. This includes replacement of old controls, pumps, pipes, and radiators to improve efficiency and prevent breakdowns. These improvements will make the heating system controllable, more reliable and reduce energy waste.

6.9.3 Electrical System

6.9.3.1 The electrical systems require upgrading to ensure safety and efficiency. This includes replacing old lighting with modern energy efficient LED lights equipped with emergency backup, as well as upgrading power outlets and wiring.

6.9.4 Cold and Hot Water Distribution Systems

6.9.4.1 The drainage and water systems require repairs, and some upgrades are needed to prevent blockages and leaks. Old water tanks should be removed, pipes replaced and insulated, and hot water systems improved for safety and reliability. These changes will make the systems more efficient and compliant with regulations.

6.10 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.

6.11 Additionally, consultations with Planning, Conservation and Building Control authorities have been conducted to ensure compliance with all regulatory requirements.

6.12 A construction contractor is required to deliver the recommended approach.

6.13 Upon completion of the contractor tender exercise, a further report will be prepared to reflect a request for awarding a construction works contract to the successful bidder.

6.14 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 appointed contractor is expected to meet the requirements as set out in the Haringey Development Management Plan Document, under DM21 (Sustainable Design, Layout and Construction), in order to reduce the building's operational energy consumption and associated costs, as well as ensuring use of materials with high environmental performance ratings where possible and maximise opportunities for biodiversity.

8.2 This project will support the Borough's carbon reduction and climate change ambition by delivering carbon reduction through the installation of energy efficient measures.

This work also benefits the Council in reducing the reactive maintenance requirements at the school in future.

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

9.1 Finance

- 9.1.1 The recommendation of the report is to approve the commencement of a tendering process for construction works contractors to deliver Phases 1 & 2 condition works at Earlsmead Primary School, noting that the two phased approach will mean that each phase will be tendered separately.
- 9.1.2 The overall cost of phase 1 (including estimated construction works, project management fees, contingency and disbursements) is estimated to be £2.975m. The cost of the phase 2 works (including estimated construction works, project management fees, contingency and disbursements) is estimated at £2.539m. Both phases can be funded from the approved General Fund capital programme.
- 9.1.3 Once the schemes are developed further and tenders returned, more accurate cash flows will be developed.

9.2 Procurement

- 9.2.1 Strategic Procurement (SP) notes the contents and recommendations set out in this report.
- 9.2.2 The procurement opportunities will be tendered in accordance with the Councils' Contract Standing Orders with primary consideration given to CSO's 7.02 and 8.01.
- 9.2.3 The LCP Education Framework or DPS has been deemed suitable for the requirements. SP will work with the service to ensure value for money is achieved through the procurement activity, including delivery of social value aligned with Councils' priorities.
- 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 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 contracts 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 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 approval from the Cabinet Member for for Children, Education and families to approve the the

commencement of a tendering process for construction works contractors to deliver Phase 1 & 2 condition works at Earlsmead Primary School is in line with the Council's CSO so long as the Lead 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 recommendation 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 Not applicable.