

Report for: Cabinet Member Signing, 19 March 2026

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

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

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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 Crowland Primary School.

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 a construction works contractor to deliver condition works at Crowland 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, including fire safety and compliance, Crowlands Primary School have 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 will be undertaken to ascertain interest and availability within the market.

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 Crowland Primary School is located in the South Tottenham area and is made up of five blocks comprising three main teaching buildings, Blocks A, B and E; a building which houses the caretaker, Block C; and a building providing swimming pool facilities, Block D.
- 6.2 Blocks A, B, C and E are assumed to be early 20th century traditional construction, whilst the swimming pool block and Block D, a late 20th century addition to the site. The upper floor and roof of Block A was re-constructed due to a fire in the school in 2006.
- 6.3 The condition works expected to be addressed are listed as below:
- External and internal repairs predominantly to original buildings; including windows, doors, roofs (including suitable access), structural works, brickwork and rainwater systems;
 - Building Services Infrastructure; mechanical heating and hot water plant and electrical infrastructure (if re-wire includes ICT cabling);
 - Fire safety;
 - Boundary / retaining walls;
 - Toilets – condition and sufficiency
- 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 23rd December 2024.
- 6.8 A feasibility study has been completed which looked at condition works affecting the following blocks:

- Block A - Main Teaching Block
- Block B - Dining Hall
- Block E - Early Years Block

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

6.9.1.1 Key issues include roof and window repairs which are in poor condition and in need of repair or replacement. Leaking rainwater pipes which show signs of deterioration. A number of toilets require upgrading and refurbishment to bring them up to current standards. In Block E, structural works are required in the basement boiler room to provide adequate support to the ground floor level.

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 and building control authorities will be 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 approx. 20.99 tCO₂pa 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), Director of Legal and Governance (Monitoring Officer), 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) has been consulted and notes the contents of this report and the recommendations set out

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. Approval for an alternate route to market will be sought from the Chief Procurement Officer.

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 Councils' priorities.

9.2.4 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b) and 0.08.

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 There is a requirement under Contract Standing Orders that contracts with a value of £500,000 or more require Cabinet approval prior to commencing a procurement process (CSO 2.01 b).
- 9.3.3 It is noted that the proposed procurement route is to use the London Construction Programme Education Framework Agreement. This is compliant with the Procurement Act 2023 and is also provided for under CSO 7.02.
- 9.3.4 Where a decision is required to be taken by Cabinet, this may also be taken by a Cabinet Member with the Leader's prior agreement (CSO 0.08).
- 9.3.5 The Director of Legal and Governance 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 (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.