

**MUNICIPAL YEAR 2014/2015 REPORT NO.**

**ACTION TO BE TAKEN UNDER  
DELEGATED AUTHORITY**

**PORTFOLIO DECISION OF**

Cabinet Member for Education,  
Children's Services and Protection

**REPORT OF:**

Director of Schools and Children's  
Services

**Agenda – Part: 1**

**Item:**

**Subject:**

Carterhatch Infant and Junior Schools –  
Replacement Heating

**Ward:** Southbury

**Cabinet Member consulted:**

Councillor Ayfer Orhan

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**June 2014**

**1. EXECUTIVE SUMMARY**

- 1.1. The heating installation at Carterhatch Infant and Junior Schools is in urgent need of replacement. A new system has been designed and specified, and is now at procurement and tender acceptance stage.
- 1.2. This report recommends the tender acceptance and appointment of a contractor to carry out the works to provide a new heating system.

**2. RECOMMENDATIONS**

That approval be given to:

- 2.1 Accept the tender of Contractor "A" in the sum of £701,593 for provision of the replacement heating system.
- 2.2 Expenditure of £792,338, including £701,593 for the works, £35,000 for a contingency, and £55,745 for associated professional & technical costs incurred by Atkins and by the Council's Corporate Maintenance and Construction Team.

### **3. BACKGROUND**

- 3.1 In June 2013, Carterhatch Infant and Junior Schools provided a report to the SCS Asset Management Team, prepared by their own consultant, advising that the heating system to both schools was ageing and at risk of imminent failure. Furthermore, there was a considerable loss of water from the systems, resulting in an unnecessary cost to the school, and potential for Thames Water to close the school on grounds of water wastage. The Consultants recommended the complete renewal of the heating system and other associated systems, at an estimated total cost of £500,000. They advised that this work needed undertaking immediately due to the failure of one boiler, and potential failure of the other boiler.
- 3.2 In July 2013, The Asset Management Team commissioned the Corporate Maintenance and Construction Team (CMCT) to investigate, and comment on these proposals, and also to see what immediate actions could be taken to reduce the risk of plant failure.

### **4. PROPOSAL**

- 4.1 CMCT commissioned Atkins Global Ltd to undertake this exercise. As a first action, the condition of the boilers and associated plant room facilities was investigated. Parts were obtained from the boiler manufacturer, which addressed the immediate concern. The source of the water leak proved impractical to trace without significant disruption to the school, as this would have potentially required opening up of floor ducts, which are believed to contain asbestos. In absence of any obvious standing water, the deduction was that there were multiple leaks in the pipework throughout the two schools.
- 4.2 Atkins considered the available options, and came to a similar conclusion to the School's own consultant, that the heating system needed to be replaced and that this was best achieved by running pipes across the roof, rather than disturbing potentially contaminated floor ducts, and creating significant disturbance throughout the whole school. New water heaters were also proposed, along with an air source heat pump and plate exchangers that would bring additional efficiencies, reducing energy consumption.
- 4.3 The school have been consulted on these proposals, and a detailed programme of work agreed.
- 4.4 The nature of the work proposed requires a high degree of management and coordination, including dealing with the presence of asbestos in the building structure. Working on roofs will require edge protection via scaffolding, and safe access systems.
- 4.5 Work in the 2014 summer holiday will focus on installation of the kitchen hot water heater, and all work associated with the classrooms (i.e. breaking through the roof, replacing the old radiators and running new pipes to them). Work will

continue on the heating system, in particular the pipework on the roof, till the end of October, when the new heating system will be turned on. Heating and plumbing to non-teaching spaces will continue to be progressed till the end of the contract period, in December 2014, in close collaboration with the school.

- 4.6 A further phase of work will be let as a separate contract in 2015, to deal with the two halls and adjoining facilities.
- 4.7 The short timeframe for critical work in the summer holiday requires a concentration of specialist labour, which will require close management and supervision. Therefore tenders have only been invited from relatively large building contractors, used to functioning as a "Principal Contractor", who can engage and manage the resources required.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1 Consideration was given to dividing the work into two major phases, i.e. the Infant School in 2014 and the Junior School in 2015. In view of the scale of water leakage, this option was discounted as this would have taken too long to resolve the leak, during which time Thames Water could potentially serve an enforcement notice. The system in the Junior School would also become increasingly liable to failure, with the pipework subject to further deterioration due to raw water continuing to enter the system. There would be no easy way to resolve this without either major disruption, or provision of expensive temporary heating for a considerable period of time.
- 5.2 A further alternative would be to defer the entire scheme until 2015, but this would further increase the risk of catastrophic failure of the system, and the serving of a notice by Thames Water.
- 5.3 Either of these alternative options may result in a school closure and put the Council at risk of not meeting its statutory duties in relation to providing school places.

## **6. REASONS FOR RECOMMENDATIONS**

- 6.1. The decision is necessary in order that the contractor can start work on site in July 2014 immediately the school term ends, and expedite the most intrusive works during the summer break.

## **7. COMMENTS OF THE DIRECTOR OF FINANCE, CORPORATE RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **7.1. Financial Implications**

- 7.1.1. See Part 2.

## **7.2. Legal Implications**

- 7.2.1 Section 14 of the Education Act 1996 requires that an authority ensures that sufficient school places are available within its area for children of compulsory school age. Section 111 of the Local Government Act 1972, includes the power to do anything ancillary to, incidental to or conducive to the discharge of any of its statutory functions. The provision of these repairs will ensure that the school can continue to function, therefore the recommendations within this report are in accordance with these powers.
- 7.2.2 The contract must be in a form approved by the Assistant Director for Legal Services.
- 7.2.3 The contents of this report constitute a Key Decision as the proposals will lead to capital expenditure exceeding £250,000. This item has been included in the Forward Plan (ref. KD 3928). Once approved the decision to proceed will be subject to the usual call-in.

## **7.3. Property Implications**

- 7.3.1 As well as reducing the potential for a serious failure of the heating or hot water systems, the works proposed will contribute to preserving and extending the useful life of the property, and result in decreased energy consumption and reduced running costs for the school.

## **7.4 Corporate Procurement Implications**

- 7.4.1 The procurement has been carried out in accordance with the Council's Contract Procedure Rules (CPRs).
- 7.4.2 CPRs require tender opportunities to be advertised. At the time of tender invitations, the Council was in the process of changing from EXOR to Constructionline for pre-vetting services. In agreement with The Corporate Procurement Team, the requirement to advertise this specific tendering opportunity was waived, under an Operational Decision: Waiver of placement of notice – Carterhatch Infant and Junior Schools – Replacement Heating, signed by the Director of Children's Services on 20 May 2014.

## **8. KEY RISKS**

- 8.1. The risk in not proceeding with this project could lead to failure or part failure of the heating system resulting in extended school closure and the Council at risk of not meeting its statutory duties in relation providing school places.

## **9. IMPACT ON COUNCIL PRIORITIES**

### **9.1. Fairness for All**

- 9.1.1. This scheme will provide improved the environment of the classes and offices of the schools and ensure the risk of school closure is mitigated.

### **9.2. Growth and Sustainability**

- 9.2.1. In line with Government guidance and Enfield Council's strategic objectives, this project will reflect the principles of sustainable development and reduce the running costs of heating system.

### **9.3. Strong Communities**

- 9.3.1. The new heating system will ensure the school remains open and available to the school children and community group users of the school.

## **10. EQUALITIES IMPACT IMPLICATIONS**

- 10.1 An Equality Impact Assessment has been carried out. A strategy has been developed to ensure that there are sufficient pupil places across the Borough and to ensure that all children have access to quality education.

## **11. PERFORMANCE MANAGEMENT IMPLICATIONS**

- 11.1. The heating renewal will ensure the continuing working of the school.

## **12. PUBLIC HEALTH IMPLICATIONS**

- 12.1. Not applicable.

## **13. HEALTH AND SAFETY IMPLICATIONS**

- 13.1. The CDM Regulations will apply and the requisite notices and Health and Safety information will be issued to the contractor.

