

## Notice of Non-key Executive Decision

### Notice of Non-key Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix A is not available for public inspection as they contain or relate to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. They are exempt because they refer to information relating to the financial or business affairs of any particular person, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

<b>Subject Heading:</b>	Authority to Commence a Tendering Process for Pitched Roof Replacements at Parklands Primary School
<b>Decision Maker:</b>	Paul Walker – Interim Director of Housing & Property
<b>Cabinet Member:</b>	Councillor Paul McGeary - Cabinet Member for Housing and Property
<b>ELT Lead:</b>	Neil Stubbings - Strategic Director of Place
<b>Report Author and contact details:</b>	Sally Shadrack – Programme Manager Schools Asset Management Telephone: 01708 434352 Email: sally.shadrack@havering.gov.uk
<b>Policy context:</b>	Supports educational outcomes within the broader opportunities' context of the Havering Vision
<b>Financial summary:</b>	Havering LA are responsible for maintaining school buildings therefore an approved budget is to be set aside from the LA School Condition Allocation 2026/27

**Non-key Executive Decision**

<b>Relevant Overview &amp; Scrutiny Sub Committee:</b>	Place
<b>Is this decision exempt from being called-in?</b>	The decision will be exempt from call in as it is a Non key Decision

**Non-key Executive Decision**

**The subject matter of this report deals with the following Council Objectives**

People - Things that matter for residents

Place - A great place to live, work and enjoy X

Resources - A well run Council that delivers for People and Place

## Part A – Report seeking decision

### DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

For the reasons stated in this report, the Interim Director of Housing & Property is recommended:

To agree to the commencement of a tendering process for a works contract, for pitched roof replacements at the maintained school with the London Borough of Havering, for a period of six months. This provides an estimated start date of 25<sup>th</sup> May 2026 for mobilisation and scaffolding with the main works to commence at the start of the Havering Schools Summer Holiday on 21<sup>st</sup> July 2026 and finishing any outstanding works by 1<sup>st</sup> November 2026 at the end of the Autumn half term.

### AUTHORITY UNDER WHICH DECISION IS MADE

#### **Part 3 of the Council's Constitution Scheme 3.3.3 - Powers common to all Strategic Directors**

##### **1. General**

1.1 To take any steps, and take any decisions, necessary for the proper management and administration of their allocated directorate

##### **4. Contracts**

4.1 To approve commencement of a tendering process for all contracts below a total contract value £1,000,000

*As delegated from the Strategic Director of Place on 3 April 2024*

### STATEMENT OF THE REASONS FOR THE DECISION

Havering Council are responsible for maintaining school buildings therefore an approved budget will be set aside from the LA School Condition Allocations (SCA) 2026/27.

Eight pitched roofs at Parklands Primary have been confirmed as being beyond their service life via a condition survey and require replacement. It is recommended all be replaced at the next opportunity being the summer of 2026.

The intention is to run a restricted tendering process to six specialist pitched roofing installation contractors i.e. pre-qualified prospective contractors who following the receipt of the bid, will be able to deliver a fully priced bid without the need of any further negotiations via Fusion to provide a full design and installation service. This approach has been agreed with Corporate Procurement and confirmation is required from Legal Services.

It is proposed to tender these works using a JCT Design and Build Contract 2016 (DB).

### **Non-key Executive Decision**

It is proposed that these main building works will take place at the start of the schools summer holiday 2026 and all to be completed by the end of October half term 2026.

### **OTHER OPTIONS CONSIDERED AND REJECTED**

The option to do nothing was considered and rejected as the roofs have reached the end of their life. Three of the pitched roofs are leaking in inclement weather. If left, this could result in further disruption to the running of the school and could affect teaching. E-Auctions have been considered and rejected.

There is a 'lot' for a traditional pitched roof framework via the LHC Roofing Systems and Associated Works Framework however, this is contractor led as opposed to being the roofing system supplier led. Therefore, the benefits of a manufacturers design support and monitoring are not available as they are with flat roofs.

The option to run a restricted tendering process via Fusion RFQ/ Quick Quote by inviting local roofing contractors who are registered on Constructionline was considered as being the most appropriate.

### **PRE-DECISION CONSULTATION**

The school is aware of the current condition of their roofs, being no longer sustainable or in working order. A condition survey was carried out which highlighted the requirement for the replacement of the roofs.

In addition to the above, there is engagement with all schools within the overall annual maintenance programme.

### **NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Sally Shadrack

Designation: Programme Manager Schools Asset Management

Signature: Sally Shadrack

Date: 30.01.26

## Non-key Executive Decision

### **Part B - Assessment of implications and risks**

#### **LEGAL IMPLICATIONS AND RISKS**

The Council is a Local Authority within the meaning of Section 579 of the Education Act 1996 as amended. Under Section 14 of the same Act the Council has a duty to ensure that there are, "sufficient schools for providing primary and secondary education in its area"; and sufficient in this context means in respect of "number, character and equipment to provide for all pupils the opportunity of appropriate education."

The Council has power to procure the works contract under Section 111 of the Local Government Act 1972 which permits the Council to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.

The Council also has a general power of competence under Section 1 of the Localism Act 2011 to do anything an individual can do, subject to any statutory constraints on the Council's powers. None of the constraints on the Council's s.1 power are engaged by this decision.

The proposed contract value is below the threshold for Works contracts £5,372,609, under the Procurement Act 2023 (PA). Procurement of the contract is not caught by the full PA regime. Whilst the procurement does not fall under the full PA regime, when considering whether to approve the procurement of the contract, the Council must comply with Havering Council's Contract Procedure Rules (CPR).

For the reasons set out above, the Council may commence the procurement of this works contract.

#### **FINANCIAL IMPLICATIONS AND RISKS**

See **Appendix A** Financial Implications and Risks Exempt Report

It is intended to fund this work from the anticipated 26/27 School Condition Allocation (SCA) awaited by the Department for Education (DfE). Whilst the 26/27 allocation has not yet been announced, it is assumed that similar levels of funding will be received as in prior years. A dedicated capital budget is in place under code C43110.

Should this allocation not materialise, or the overall sum is reduced, other less essential maintenance schemes will be placed on hold and their funds redirected to this project. If there is not enough funding to cover all the planned works, once the allocation is announced, a review of the works will be undertaken and changes made accordingly.

The contract will be awarded via a separate Executive Decision, which will provide details of the actual cost and the funding arrangements.

#### **HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

There are no Human Resources implications associated with this decision.

## Non-key Executive Decision

### **EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation, and any other conduct prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not; and
- (iii) The need to foster good relations between those who have protected characteristics and those who do not.

*Note: Protected characteristics include age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity, and gender reassignment.*

The Council is committed to all of the above in the provision, procurement, and commissioning of its services, and the employment of its workforce. Additionally, the Council is dedicated to enhancing the quality of life and wellbeing for all Havering residents with regard to socio-economic and health determinants.

An EHIA (Equality and Health Impact Assessment) has not been completed and is not required for this decision.

The Council seeks to ensure equality, inclusion, and dignity for all.

There are not equalities and social inclusion implications and risks associated with this decision.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

The climate changes in particular the risk of flash flooding has greatly increased and is likely to increase further over the coming years, so it is imperative that the pitched roofs are changed as they had reached the end of their life.

The type of tiles which have been specified for the roofs Weinberger clay tiles are made using abundant reserves of the finest alluvial clay, formed many thousands of years ago from the flood plains of the river Humber. The clay is extracted on the same site as the tiles are manufactured, which helps keep environmental impact to a minimum. As the clay is dug, the land is periodically transformed into wetland habitats. These durable clay tiles will replace the existing tiles. The UK production processes at Weinberger meet the requirements of the Responsible Sourcing standard BES 6001.

The roofing specification also takes into account increased insulation requirements compliant with new building regulations 2022, which will reduce heat loss within the building thereby reducing heating expenditure and in turn less environmental damage from the fossil fuel polluting the atmosphere.

The expectation of the contractor will be their compliance with all local and national environmental legislation, regulations and directives to protect and improve the environment, and have developed; reviewed and recorded processes in place to make sure they comply. The expectation is a strategy in place to manage their environmental impact, e.g. energy reduction and waste management programmes reducing site waste.

Asset Management have specified replacement pitched roofs with a 30-year guarantee ensuring a long life expectancy reducing the need to replace in the future and waste resources.

**Non-key Executive Decision**

**BACKGROUND PAPERS**

None.

**APPENDICES**

**Exempt Appendix A** Financial Implications and Risks Exempt Report

**Non-key Executive Decision**

**Part C – Record of decision**

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

**Decision**

Proposal agreed

**Details of decision maker**

Signed



Paul Walker  
Interim Director of Housing & Property

Date: 30<sup>th</sup> January 2026

**Lodging this notice**

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_