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22 April 2010

To: All Members of the Cabinet Procurement Committee
c.c. All other persons receiving Procurement Committee agenda

Dear Member,

Cabinet Procurement Committee - Tuesday, 27th April, 2010

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

8. EXTENSION OF SUPPORTING PEOPLE CONTRACT - SIXTY PLUS

(Report of the Director of Adult, Culture and Community Services): To seek approval to a one year extension of the Supporting People Contract 60 plus.

9. AWARD OF SUPPORTING PEOPLE CONTRACT - OFFENDER AND SUBSTANCE MISUSE SERVICES

(Report of the Director of Adult, Culture and Community Services): To seek approval to award the contract for Offender and Substance Misuse Services for a period of 2 years.

11. BUILDING SCHOOLS FOR THE FUTURE: VARIATION TO CONTRACT FOR WOODSIDE INCLUSIVE LEARNING CAMPUS

Equalities Impact Assessment.

15. SHELTERED HOUSING AND PARKLANDS HOSTEL

(Report of the Director of Urban Environment): To recommend an award of contract to carry out decent homes work to sheltered housing stock and the conversion of the Parklands Road hostel into 9 x 3 bed roomed flats.

16. NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 - PHASE NT14A

(Report of the Director of Urban Environment): To award a contract for a detailed programme of works which relate to various properties in the North Tottenham area known as Phase NT14a within the delivery of the Decent Homes Programme.

17. WOOD GREEN DECENT HOMES PROGRAMME 2010/11 - PHASE WG19

(Report of the Director of Urban Environment): To award a contract for a detailed programme of works which relate to various properties in the Wood Green area known as Phase WG19 within the delivery of the Decent Homes Programme.

22. EXCLUSION OF THE PRESS AND PUBLIC

The following items are likely to be the subject of a motion to exclude the press and public as they contain exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).

Note from the Head of Local Democracy and Member Services

Items 25 – 26 and 31 - 33 allow for consideration of exempt information in relation to items 8 – 9 and 15 - 17 which appear earlier on this agenda.

25. EXTENSION OF SUPPORTING PEOPLE CONTRACT - SIXTY PLUS

(Report of the Director of Adult, Culture and Community Services): To seek approval to a one year extension of the Supporting People Contract 60 plus.

26. AWARD OF SUPPORTING PEOPLE CONTRACT - OFFENDER AND MISUSE SERVICES

(Report of the Director of Adult, Culture and Community Services): To seek approval to award the contract for Offender and Substance Misuse Services for a period of 2 years.

31. SHELTERED HOUSING AND PARKLANDS HOSTEL PROCUREMENT REPORT

(Report of the Director of Urban Environment): To recommend an award

of contract to carry out decent homes work to sheltered housing stock and the conversion of the Parklands Road hostel into 9 x 3 bed roomed flats.

32. NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 - PHASE NT14A

(Report of the Director of Urban Environment): To award a contract for a detailed programme of works which relate to various properties in the North Tottenham area known as Phase NT14a within the delivery of the Decent Homes Programme.

33. WOOD GREEN DECENT HOMES PROGRAMME 2010/11 - PHASE WG19

(Report of the Director of Urban Environment): To award a contract for a detailed programme of works which relate to various properties in the Wood Green area known as Phase WG19 within the delivery of the Decent Homes Programme.

Yours sincerely,

Richard Burbidge
Cabinet Committees Manager

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Agenda item:

[No.]**Procurement Committee****On 27 April 2010**

Report Title. **Award of Supporting People Contract – Offender and Substance Misuse services**

Report of: **Mun Thong Phung, Director of Adults, Culture & Community Services**

Signed :

Contact Officer : Nick Crago, Acting Head of Service, Supporting People & Contracts
 Adult Culture & Community Services
 tel: 020 8489 3302
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Wards(s) affected: **All**

Report for: **Key Decision**

1. Purpose of the report

- 1.1. To seek Members agreement to the award of contract for the above service, as allowed under Contract Standing Order (CSO) 11, for a period of 2 years +1, in accordance with the recommendations set out in paragraph 4 of this report.

2. Introduction by Cabinet Member

2.1 I am aware of the need to provide more targeted and responsive services that provide better value for money, to meet the needs of Offenders and People with Substance Misuse problems. Together with other initiatives being explored by the Supporting People team, the Pathway model proposed in this tender exercise will deliver better outcomes for these client groups and greater opportunities to live independently

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1. Council Priorities –

The Supporting People (SP) programme specifically provides housing related support to the most vulnerable people in the Borough. Since the inception of the

programme these have been categorised into several categories one of which is Substance Misuse and Offenders. :

The aim of the Haringey Supporting People Pathway is to enable people with offending histories and/or substance misuse issues to improve their quality of life and live more independently. The tendered Pathway model seeks to offer a choice of services, with clear incentives to clients as they make progress towards positive change. Probation and drug treatment services, such as Drug Advisory Service Haringey (DASH), Drug and Alcohol Action Team (DAAT), Crime Reduction Initiative (CRI), Eban and Bubic are closely integrated into the Pathway. The service will have a partnership approach to supporting clients to reduce re-offending, address any substance misuse issues and make a positive contribution to Haringey.

The Supporting People strategy 2005-10 co-ordinates and compliments the following Corporate strategies:

- Community Strategy
- Council Plan
- Wellbeing Strategic Framework
- Children and Young Peoples Plan
- Safer for all (Safer Communities Plan)
- Housing and Homelessness Strategies

The links with these strategies are encompassed into the contract which is up for award. Senior Officers from representative departments will continue to sit on the Supporting People Partnership Board (SPPB) and contribute to the governance of this programme.

3.2 Creating a Better Haringey: (cleaner, greener and) safer

The provision of the Offenders and Substance Misuse services links in the Council's Community Strategy through complying with the Council's priorities for safer for all. In awarding the contract for the above service provision to the Provider named in Appendix A, the council will be ensuring that the service is being delivered by an experienced Provider with proven quality standards. This service guided through customer focus will contribute to a better quality of life for the users, which will also assist in the reduction of crime, substance and drug misuse in the Borough.

Delivery of the service will be in line with the requirements of partner agencies including London Probation and the DAAT.

3.3 Promoting independent living while supporting adults (and children) when needed.

The Supporting People programme exists for vulnerable adults and, it's very ethos is to promote independent living to some of the most vulnerable, insecure and socially excluded individuals, or groups, in the Borough.

3.4 Delivering excellent, customer focused, cost effective services.

The Supporting Peoples programme has well established, recognised, models of governance and monitoring for all services for which they are responsible. These include the completion of quarterly PI workbooks, Value for Money (VfM) assessments and Service Reviews, where the quality standards of the service are reviewed against a national framework – QAF. These will be implemented against the successful provider for the duration of the Contract. Emphasis is being placed into the new Contract Specification on Performance Outcomes, linked to the Local Area Agreement (LAA) targets.

4. Recommendations

- 4.1. That Members agree to the award of contract for offenders and Substance Misuse to the Provider named in Appendix A for a period of two years with an option to extend for a further period of one year, commencing the 1st June 2010.
- 4.2. That it be noted that the cost of the contract be met from the Supporting People's Grant and to the value of stated in Appendix A

5. Reason for recommendation(s)

- 5.1. The recommendation for the contracts award is made on the basis of the bid which is most economically advantageous and not simply the lowest submission.
- 5.2. The contract is awarded to the Organisation who scored the highest in evaluation process as outlined below.

6. Other options considered

- 6.1. The current contract expires on the 31st May 2010 and in line with the Council's Contract Standing Order, it was a requirement to re-tender.
- 6.2. The opportunity has been taken to streamline the services, create the Pathway model and consolidate disparate services and providers into one Contract.

7. Summary

- 7.1. The service sector known as Offender and Substance Misuse currently comprises of 59 units of accommodation for people who have a history of Offending, Drug or

Alcohol abuse.

- 7.2. The service is to allow for the provision of appropriate support to attain or maintain an independent lifestyle for these service users.
- 7.3. The current service provision is being delivered through 4 separate contracts with 3 different Support Providers and consists of:
 - 1 x 13 bed unit
 - 1 x 10 bed unit
 - 1 x 8 bed unit
 - 3 x 6 bed units
 - 2 x 5 bed units
- 7.4. In March 2009, The Procurement Committee agreed to an extension to Supporting People contracts to allow for a planned re-tender and renewal of all the contracts in this programme.
- 7.5. Since that time the service had undertaken market sector analysis, service reviews, stakeholders and service user consultations, to ensure that all future commissioning would meet the needs of the service users and the current market.
- 7.6. From the research undertaken it became apparent that both stakeholders and clients preferred an incentive-based pathways towards improved housing options and tapered support. This type of model has strategically relevant, fitting with Community's and Local Government (CLG), Drug and Alcohol Action Team (DAAT) and Probation priorities.
- 7.7. The proposed model would be most effectively managed through a single contract with a lead provider coordinating, and it was this proposal that ultimately guided the outcome through the tender process.
- 7.8. In accordance with Contract Standing Orders a restricted tender process was undertaken
- 7.9. A total of 7 pre-qualifications questionnaires (PQQ's) were submitted. The PQQs received were evaluated by a team of specialist officers gathered from around the Council in compliance with Haringey's criteria including: the organisation, Ability to Deliver, Quality, Environment/Sustainability, Financial Status, Organisational Legitimacy, Equal Opportunities and Health and Safety.
- 7.10. A total of five Organisations passed the evaluation process and were considered to have the relevant skills and experience to provide the required level of service, these were subsequently invited to tender. Unsuccessful organisations received feedback on request.
- 7.11. Five tenders were submitted by the deadline of 22 March 2010.

7.12. All five bids were considered compliant and financial viable and were therefore eligible for consideration. Bids were evaluated, in compliance with Haringey's criteria on the basis of 60% quality and 40% cost.

7.13. Quality was measured through an evaluation of the method statement, an interview and a site visit based on the criteria below.

Criteria	Weighting
Price, Best Value & Sustainability	40%
Technical Skills & Experience	13%
Service Delivery & Support Planning	20%
Collaborative Working & Service User Involvement	10%
Equalities & Diversity	5%
Quality Management	9%
Contractual Arrangements	3%
Total	100%

7.14. Site visits were carried out on aspects of the services that delivered support to clients with similar needs to those in the tendered contract. During the site visit the following criteria was assessed:

- Quality of the environment
- Effective use of resources
- Innovative approach to service delivery
- Evidence of clients involved in the service
- Evidence of client satisfaction
- Professional and motivated staff

7.15. The interview panel consisted of representatives from Supporting People, Probation, Drug & Alcohol Action Team (DAAT), Housing and the client group. The interviews included questions on the proposed service model, how they would involve clients in service delivery and their ability to support clients into employment.

7.16. The Organisation recommended for award has been selected on the basis of excelling in the evaluation process and proving to be the most economically advantageous tender of such a service provision type.

7.17. Partnership working with Haringey Council Vulnerable Adults Team (in the Housing service), Drug and alcohol Action Team (DAAT) and London Probation, will ensure that the service will continue to meet statutory as well as defined need.

7.18. Contract monitoring will be through the Supporting People team and existing

Performance Indicator and Performance Outcome Frameworks, which comply with *Our Care, Our Health, Our Say* guidance and the appropriate Haringey Council LAA targets.

8. Chief Financial Officer Comments

8.1. This contract forms part of the overall Supporting People programme with an overall budget of £18.666 million for 2010/11. The budget for 2010/11 was reduced, by central government, by approximately £1 million from 2009/10. It is therefore important that efficiency savings are found within the programme to ensure costs are reduced by £1 million. These efficiencies may be in the form of actual contract price reductions or improved value for money due to getting more from the contracts in place.

9. Head of Legal Services Comments

- 9.1. Adult, Culture and Community Services Directorate (the Directorate) wishes to award a contract for Offender and Substance Misuse Services.
- 9.2 The contracts are classed as Part B services under the Public Contracts Regulations 2006 so there is no requirement to follow a European tendering exercise.
- 9.3 The Directorate followed a restricted tender procedure in accordance with Contract Standing Orders.
- 9.4 Because of the value of the contract, the award must be approved by the Cabinet Procurement Committee in accordance with CSO 11.03.
- 9.5 The contract award is a "key decision" and as such needs to be included in the Forward Plan in accordance with CSO 11.04. Adult, Culture and Community Services Directorate has confirmed that this has taken place.
- 9.5 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

10. Head of Procurement Comments

- 10.1. The recommendation is in line with the Procurement Code of Practice
- 10.2. The recommendation is based on a Most Economically Advantageous Tender (MEAT) which represents Value for Money to the Council
- 10.3. Contract management arrangements are in place to ensure that the service delivers its stated quality outcomes and to mitigate any risk of service failure

11. Equalities & Community Cohesion Comments

- 11.1. Throughout the tender process equalities were taken into consideration.
- 11.2. An equalities impact assessment was conducted through the evaluation of workforce development, capacity, collaborative working and service users
- 11.3. All contracts require that providers to comply with all relevant legislation.

12. Consultation

- 12.1 In order to ascertain the best service model, a wide range of services users and stakeholders were consulted through face to face discussions; including tenants, providers, DAAT, Probation, Haringey's Vulnerable Adults Team, substance misuse agencies and health professionals.

Supporting People was represented at various conferences, working groups and forums within the sectors thus linking the contract specification to relevant strategy. Clients with offending and dependency histories, as well as carers, attended these events.

13. Service Financial Comments

- 13.1. Supporting People Programme Grant Budget 2010/11 £18,665,770.

During the 2010/11 financial year a vast major of SP contracts will be re-tendered, or re-negotiated. The total value of all SP allocations will not exceed £18,665,770 Supporting People Grant funding for London Borough of Haringey.

Within the Programme Grant a specific allocation of £510,000 provision has been made in relation to the tendering scheme outlined in the report.

Appendix A contains details of the contract value for Offender and Substance Misuse services in 2009/10

13.2 Value for Money

This contract is considered to be value for money based on:

- Tender price range
The five providers submitted a tender price range of between £480k - £693k
The Price scoring evaluation was determined by the £510k provision.
- Winning tender comparison against other bids.
Although the winning bid was not the lowest tender price it demonstrated consistent high scoring in the full evaluation process. The recommendation of

contract award is based on the bid which is the most economically advantageous and highest score in the evaluation process. This is outlined in the scoring table by achieving a score of 343 out of a possible 360 (AppendixA)

14. Use of appendices /Tables and photographs

14.1. Appendix A –Exempt Information

15. Local Government (Access to Information) Act 1985

15.1. The following background papers were consulted in the preparation of this report:

- Contract Documentation and Specification
- Tender and Tender Support Documents
- Evaluation assessments and other relevant papers

15.2. This report contains exempt and non-exempt information. Exempt information is contained in Part B of this report and NOT FOR PUBLICATION. The exempt information is under the following category (identified in the amended schedule 12A of the local Government Act 1972) (3) Information relating to the financial or business affairs of a particular person (including the authority holding that information).

HARINGEY COUNCIL

EQUALITY IMPACT ASSESSMENT FORM



Service: BSF

Directorate: CYPS

Title of Proposal: BSF: Woodside Inclusive Learning Campus (ILC)

Lead Officer (author of the proposal): Steve Pyman

Names of other Officers involved: Nick Kemp (Transformation Coordinator), & wide range of other agents and contractors acting for the council, including architects, cost consultants

Step 1 - Identify the aims of the policy, service or function

State what effects the proposal is intended to achieve and who will benefit from it.

Project outline

- ❖ Woodside ILC is one of 12 projects in the BSF programme
- ❖ Two sets of pupils will benefit from this project; those at the existing Woodside High School, and those at the new (as-yet unnamed) secondary special school, to be located on the Woodside campus, with a pupil body drawn from the secondary-age sections of the current Moselle and William C Harvey special schools
- ❖ Students in the mainstream school currently have to learn in under-sized rooms, with poor acoustics and design, with poor circulation space, and adjacencies which lead to time wasted commuting across the site. Social space is also of highly-variable quality
- ❖ Students in the special schools have similar issues, and, in addition, lack access to the range of specialist teaching/learning facilities that a mainstream secondary school campus can offer (large LRC, subject specialist facilities, etc)
- ❖ Following significant and sustained consultation the work will comprise:
 - Closing the existing Moselle and WC Harvey schools, and creating a new special school, to be based on the WHS campus (and a parallel primary-age school based at Broadwater Farm)
 - new, purpose-built teaching accommodation for (i) mainstream school pupils' English, mathematics, science, humanities, languages, art, music, and drama (ii) the whole curriculum, for special school pupils, including dedicated art and music/drama teaching

rooms located adjacent to mainstream art/drama/music provision, to allow resource-sharing

- sufficient teaching spaces to allow smaller groups in core subjects
- Improved social and dining spaces, indoor and outdoor, for mainstream and special school pupils
- New, purpose-built accommodation for mainstream learning support
- A purpose-built Learning Resource Centre for pupils of both schools, staff, and community users
- Improved ICT access across the whole campus, for pupils at both schools, staff, and community users
- A more efficient site, which centralises main teaching areas, thereby reducing time lost commuting between lessons
- Sheltered walkways connecting special school with mainstream school blocks

What effects the proposal is intended to achieve

- ❖ The BSF works support CYPs and national goals, by improving (i) exam outcomes (ii) personal development & well-being (iii) facilities for community site users, (iv) specialist facilities
- ❖ Increased access to 14-19 programmes and specialist pathways both at the schools and at other locations providing greater choice and diversity of provision
- ❖ Improved access to ICT will reduce the 'digital divide' for families with limited ICT access at home and enhance the learning facilities for all students; a managed learning environment will enable any parent to securely access information on their child, such as attendance, homework and progress

Who will benefit?

- ❖ The BSF programme has as its core aim, to break the link between disadvantage and low achievement. The resource allocation for these schools will help to redress this disadvantage, whilst ensuring the raising of attainment levels for all students
- ❖ The BSF works in this project intended to benefit the students & community site users
- ❖ The schools' students are more economically disadvantaged than the national norm (eg over 50% Free School Meals entitlement, compared to national average of 14.2%)
- ❖ Most students are from minority ethnic groups (over 80%), compared to national average of 19.5%, reflecting the nature of the local community. Community site users, whether parents/carers, or other community groups, reflect a similar profile

NB

As the new special school is not yet formally constituted, for consultation and data purposes, reference is made to the two predecessor schools (Moselle, WC Harvey)

Step 2 - Consideration of available data, research and information

You should gather all relevant quantitative and qualitative data that will help you assess whether at present, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.

http://harinet.haringey.gov.uk/index/news_and_events/fact_file/statistics/census_statistics.htm

2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:

- **are significantly under/over represented in the use of the service, when compared to their population size?**
- **have raised concerns about access to services or quality of services?**
- **appear to be receiving differential outcomes in comparison to other groups?**

Groups significantly under/over represented in use of the service, when compared to their population size

- ❖ **Age:** the schools serve the 11-16 age group; community users are of varied ages, with high representation of adults with school-age children (as they are parents of WHS and special school students), a high representation of younger people, and relatively low representation of older people
- ❖ **Gender - students:** in common with many mixed schools, boys outnumber girls (eg 58% boys in WHS)
- ❖ **Ethnicity:** the school rolls reflect local patterns, with very high (over 80%) representation of (national) minority ethnic groups, the largest categories of which, at Woodside, are currently Black/Black British African=18.3%, Any other White Background = 36.6%; (White British=6.8%). Similar patterns are discernable amongst community users, but there is no requirement for users to complete an ethnic monitoring return
- ❖ **Religion or Belief:** over 50% of students are Muslim, and c 30% Christian
- ❖ **Disability:** WHS has well above the national average of students with SEN (over 30% vs 19.9% nationally). All students at the special school will be on the SEN register, with virtually all having a full statement of special educational needs
- ❖ **Sexual orientation:** the schools do not hold data on student sexual orientation, unless confidentially divulged by individual students; similarly, the school does not hold such records on other users

Groups that have raised concerns about access to service/service quality

- ❖ The logs of parental queries show that the schools receive a level of queries in line with similar schools, reflecting their recognised success in achieving progress for their

students in line with or, frequently, better than national (as evidenced by Raiseonline see <http://www.cocentra.com/>)

- ❖ Community user groups for the two special schools are aware that their current sites are generally constrained (the new special school will be on a new site on the Woodside Campus)

Groups which appear to be receiving differential outcomes in comparison to other groups

- ❖ Students in the equalities target groups make educational progress which is at least in line with national norms, and, frequently, better. At WHS, for example, where there were previously ethnic groups with attainment significantly below that group's national norm, this is, since the 2009 GCSE results, no longer the case, as a function of the rapid improvements in learning. Most groups are making better progress than national, some of which are making significantly better progress
- ❖ As attainment on entry to the current special schools, and to WHS is well below national, attainment at 16 is, predictably, below national, despite the good progress made whilst students are attending the schools in question. For WHS, continuing to close the attainment gap with national for all groups remains a priority
- ❖ In line with national patterns, boys attainment is below girls (typically reflecting lower prior attainment at Key Stage 2), but boys' progress is now above national norms in the special schools and in WHS
- ❖ *Religion or Belief*: no significant patterns of underachievement can be isolated
- ❖ *Disability*: students with SEN (School Action Plus/Statements) tend to have attainment below national and school norms, as would be expected, but their progress is good at the special schools, and broadly in line with national at WHS
- ❖ Lift access within the current WHS buildings is restricted, with the obvious potential impact on disabled users

2 b) What factors (barriers) might account for this under/over representation?

- ❖ Age: relatively low representation of older people as site users is a function of current demand; the schools continue to welcome proposals for adult education/community activities,
- ❖ Over-representation of boys is a function of parental choice (Haringey has a girls school but no boys school – hence gender is skewed in many schools); given low prior attainment, boys are more at risk of inappropriate behaviour, thence exclusion, than the national norm
- ❖ As indicated above, no ethnic group is now significantly underachieving at WHS or the special schools.
- ❖ All schools concerned, however, track both individual learners' progress, and the patterns across different groups (age, ethnic, gender, etc) to identify and act on any emerging patterns of underachievement.
- ❖ The lower attainment of particular groups on entry to the school has multiple causation, (including: high levels of disadvantage; EAL; factors associated with prior schooling

and low prior attainment; factors associated with refugee/asylum-seeker status), but this is not something within these schools' control.

- ❖ *Religion or Belief*: no particular issues
- ❖ *Disability*: the special schools are specifically established to cater for learners with identified special educational needs, hence the high proportion of SEN. Students on the SEN register at WHS make progress broadly in line with national, (see above), but the school is determined to accelerate their progress to be significantly better than national. The reasons for this not being so at present are complex, and the subject of a study being undertaken by external consultants, at the school's request

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Increase barriers?	Reduce barriers	No change?
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Comment

As indicated above, whilst progress is at least as good as national, low prior attainment for the mainstream school means the school needs support, through BSF, in closing the attainment gap with national. For learners at the special schools, widening ECM outcomes is essential. This proposal supports both goals

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

- ❖ Boys attainment, will benefit from: improvements in teaching and learning provision (particularly additional rooming to support small maths, English & science groups); improved independent study facilities (particularly improved facilities for booster sessions in new learning resource centre); improvements to circulation space & SEN provision will benefit boys in terms of reducing opportunities for poor behaviour, which can otherwise detract from focus on learning, & lead to exclusion. Specific provision has been made for students with short or medium behavioural difficulties to have a more personalised curriculum that gets them back on track and avoid exclusions.
- ❖ *Ethnicity*: progress, thence attainment, for all minority ethnic groups will benefit from measures described in Gender section, above
- ❖ *Disability*. The new works for the mainstream school are fully compliant with DDA, statutory legislation and DCFS Building Bulletins. Learner achievement, personal development & well being will benefit from: improvements to circulation space, and social space; larger, more purpose-fit, environmentally-controlled classrooms; purpose-built educational inclusion suite; installation of lifts providing access to higher floors in the new blocks, including the new LRC
- ❖ The special school block (z block) is a complete new build, providing a wide range of learning enhancement facilities for the range of disability needs catered for in the new special school. All rooms (teaching, therapeutic, ect) are purpose-built. The special school will also have its own dedicated art, music and drama spaces adjacent to the mainstream school arts provision
- ❖ Community users (particularly the elderly or less mobile) will benefit from: disabled toilets; more environmentally-controlled rooms; new lifts serving inaccessible areas

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

- ❖ Some of the special school students have severe needs (eg autism-related) which may preclude their take-up of use of all aspects of the mainstream school site. Addressing these severe and complex needs is not within the remit of the BSF project
- ❖ The BSF project cannot in itself widen provision for community users, such as the under-represented older citizens. Revenue funding (which BSF cannot provide) to sustain this provision is the key challenge. This is being addressed through the newly extended services team and some measures within the schools' specialist community plans
- ❖ Low attainment by identified ethnic groups, and WHS students at SEN School Action Plus (above) will be addressed by measures including: booster sessions in key subjects; additional training for staff on effective Assessment for Learning; closer working partnerships with parents/carers, in particular specific target groups; use of MEAP and BPAP programmes lead by teachers with specific responsibilities; use of progress tracking data, on a case-by-case basis, working with students, teachers, parents/carers on individualised strategies to accelerate progress

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

- ❖ The whole BSF project for these schools has been driven by the major consultation point at the **beginning** of the project (2nd row of table, below), where governors (including representatives of community & parents) produced School Vision documents, detailing what they wished the project to comprise
- ❖ These documents have driven the project, with governors & Partnership for Schools carefully monitoring the emerging design, to ensure the users' aspirations were met
- ❖ Any design proposal from architects or ICT consultants that was not in line with the vision documents was challenged by the schools &/or BSF team, unless it was an affordable **enhancement** to what consultees prioritised in their vision statement
- ❖ As the governors' vision drove the project, there were relatively few concerns raised by subsequent consultations, & those that were tended to be of a technical nature

Group /Body consulted	Focus of consultation	Frequency & timing of consultation	Concerns/Issues raised by consultees	Overall message from consultees
WHS, Moselle and WC Harvey governing bodies (including parent, community representatives)	School's vision for improvements in provision funded by BSF	Governors & Head submitted detailed written proposals		Governors made clear that their main goal was to raise achievement for all sections of school community
	Design Quality Indicator workshop attended by governors, staff, parents and students	Reviewing priorities, & match of priorities to emerging design	Views fed into design process	
	Initial design proposals (Stage B)	Briefing prior to Stage B signoff, then formal signoff of proposals	Various concerns over design detail. (eg layout of z block rooms)	Governors agreed proposals, once room layout issue resolved)
	Stage C design	As above	Need for	Signed off

	proposals		walkways between buildings	proposals, to include walkways
	Stage D design proposals	As above	As above	Signed off proposals
	Final detailed proposals for works – “Employers Requirements”	Detailed information on all aspects of proposals provided	None	Proposals agreed
	Seeking confirmation that governing body was satisfied with the consultation process, and that the design is in line with the governors views expressed in their vision document (see above)	Prior to Final Business Case	None	Formal confirmation agreed from governing bodies, that they are satisfied with process and outcome
Headteachers	Headteachers involved at all stages in governing body consultation process – see above			
	Detailed consultation throughout all stages described in governing body section	Weekly meetings with project officers, architects, ICT consultants, FF&E consultants, plus regular telephone & email discussion	Wide range of issues covered during duration of project, all resolved, including: reconfiguration of types of special school classrooms	Issues resolved, Heads happy with process and outcome
Staff	Consultation on detail of: room adjacencies; room layouts; ICT specifications; FF&E	Programme of workshops & group/individual meetings’ participation in DQI workshop	Wide range of issues covered; concerns all resolved	
Students	Consultation on range of aspects of project including Joined Up Design project run by the Sorrell Foundation	Input into governors’ vision document; in-house discussion throughout process; DQI workshops; drop-in surgeries	Wide range of issues covered, & student views fed into design process	

		with architects		
Parents	As above	Involvement through: input into governors' vision document via parent governors; parent governor representation throughout process; drop-in sessions with architects	Wide range of issues covered. All significant concerns addressed, but parents aware that not all aspirations were deliverable, given limited budget	
Community Users & general public	As above	User involvement: consultation on input into vision document; discussions with WAES, & user groups, talking to school business manager, & fed into design process; drop-in sessions with architects. Planning consultation process via standard procedures	As above & logistical concerns regarding the impact of the actual works on the local community – ongoing consultation to address this	

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

- ❖ There has been an intensive consultation process, over several years, with detailed records kept of all changes to design, all of which have been subject to scrutiny by Partnerships for Schools, the BSF board (with elected members represented), and the governing body
- ❖ At all design stages and major decision-making points up to and including determining Employers Requirements, there has been formal consultation
- ❖ It is impractical to summarise the vast numbers of ongoing modifications to the design over the past 3 years, but the key issues raised & resolved are as below. During the consultation process the following issues have arisen:
 - Special school students' travelling across the site: sheltered walkways were seen as the preferred solution. Various routes were evaluated, with the final design meeting consultees wishes.

- Layout of special school building (z block): much time at different design stages has been spent refining the type of rooms, and the priority adjacencies. This has been resolved to the schools' satisfaction
 - Provision for arts, LRC, and learning support: the schools had reluctantly had to accept that, on cost grounds, it was not possible to replace the existing C block with a new build, which meant weaknesses in both adjacencies and designs in the existing block would not be fully addressed by refurbishment and remodelling. It has subsequently been possible to move towards replacement of C block, to more fully address the schools' concerns
 - environmental conditions were a key concern of the schools. Throughout the design stages these have been discussed and resolved. Although these were included within the original brief the project team has had to spend additional time looking at the health and well being of the user groups to improve ventilation and acoustics
- ❖ Responses to community user needs: The LRC has access for disabled users and includes Disabled WC's nearby. Zoning of the school renders supervision of community activities more cost-effective

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

- ❖ Feedback provided to major constituencies through: Project Manager written & oral feedback to Headteacher; written & oral reports to governors by Head &/or Project Manager; school newsletter feedback to parents, students, community users; drop-in sessions; additional feedback to students via school assemblies, Transformation Manager has given updates to staff, parents and students at Parent's Evenings, PSA meetings, Academic Review days and assemblies

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may even training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

- ❖ Moselle and WC Harvey are judged 'Outstanding' by the national regulating body (OfSTED); Woodside High, one of the capital's most improved schools, is judged Satisfactory with Good Features

- ❖ All these schools have good self-review systems, & are actively training staff to improve quality & equality. The issues identified in this impact assessment draw heavily from the school's self-review, & there is clear evidence (verified by the School Improvement Partners) that the issues identified in this EIA are on the school's training agendas. These include training on: assessment for learning focused through arts methodologies; curricular target-setting & progress tracking of student performance; effective use of ICT, provision for students without access to home facilities; teaching bilingual learners; strategies to raise achievement of target groups; individual performance management plans, containing customised CPD/training plans for over 150 staff

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

- ***Who will be responsible for monitoring?***
- ***What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?***
- ***Are there monitoring procedures already in place which will generate this information?***
- ***Where will this information be reported and how often?***

The following monitoring arrangements are in place in respect of equalities issues in respect of provision & outcomes for all EIA target groups, & provision for user groups :

- ❖ Annual:
 - school outcomes & provision reviewed by schools, logged in school Self-Evaluation framework (SEF), then scrutinised by School Improvement Partner (SIP); outcomes reported to governing body & LA SIP coordinator, feeding into CYPS review
 - review of outcomes by Haringey School Improvement officers, & intervention if significant negative trends identified
- ❖ Every 2-3 years: OfSTED inspection reviews & judges quality of all aspects of school, including equalities issues; outcomes published nationally
- ❖ Annual review of Specialist Schools Plan targets with particular reference to community outcomes
- ❖ One year after BSF works completion: review of impact by independent DQI assessor; outcome fed to BSF Board, which has elected member representation
- ❖ The implementation of the School's Equality Scheme (SES) will allow the school to monitor issues in relation to race, gender, age, disability, religion and sexual orientation. The SES will also identify the key Equality Impact Assessments that the school proposes to undertake and will link in with the key issues raised in the BSF programme.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

Age	Disability	Ethnicity	Gender	Religion or Belief	Sexual Orientation
Reduced barriers for community use	Improved <ul style="list-style-type: none"> - Teaching facilities - Social facilities - ICT access - Curriculum breadth 	Improved <ul style="list-style-type: none"> - Teaching facilities - Social facilities - ICT access - Curriculum breadth 	Improved <ul style="list-style-type: none"> - Teaching facilities - Social facilities - ICT access - Curriculum breadth 	Improved <ul style="list-style-type: none"> - Teaching facilities - Social facilities - ICT access - Curriculum breadth 	Improved <ul style="list-style-type: none"> - Teaching facilities - Social facilities - ICT access - Curriculum breadth -

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications
Ensure project continues to meet requirements	Monitor project	Project Manager	TO 2011	-
Develop special school provision	Implement transition plans	Head Designate of Special School	To 2011	-
Develop community provision using new resources	Planning & implementation	Head of Woodside; Head of Special School	From 2010	To be determined
Monitor project benefits	Monitor changes in provision, leadership & management, and outcomes	Head of CYPS	Ongoing	

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

Haringey Website (BSF section)

Assessed by (Author of the proposal):

Name: Steve Pyman

Designation: Project Manager

Signature:

Date: April 20 2010

Quality checked by (Equality Team):

Name:

Designation:

Signature:

Date:

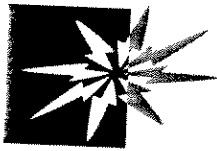
Sign off by Directorate Management Team:

Name:

Designation:

Signature:

Date:



Haringey Council

Agenda item

[No.]

Procurement Committee Meeting

On 27th April 2010

Report Title. Homes For Haringey Decent Homes Sheltered Housing (Internal and External Works) and the De-conversion of Parklands Hostel. Decent Homes Programme 2010/2011.

Report authorised by: **Niall Bolger, Director of Urban Environment**

NPB. 21st April 2010.

Contact Officer : Larry Ainsworth (April 2010) – Capital Project Manager
Tel No & Email: 020 8489 1134 / larry.ainsworth@homesforharingey.org

Wards(s) affected:

**Tottenham Hale, Tottenham Green, Hornsey
Fortis Green, Muswell Hill, Northumberland
White Hart Lane, Bruce Grove, Seven Sisters
West Green, Woodside, Noel Park, Bounds
Green, Alexandra.**

Report for: **Key Decision**

1. Purpose of the report.

This report set out a detailed programme of works, which relates to 788 properties in the Haringey areas, known as South and North Tottenham, Wood Green and Hornsey. The properties are in Keynes Close N2 9NE, Bigbury Close N17 8JQ, Lamford Close N17 8LQ, Cranley Dene Court Muswell Hill Road N10 3JH, Westcott Close N15 6DP, The Crescent High Road N15 6DS, Alfred Findlay House Meads Road N22 6SJ, Hilldene Court Alexandra Park Road N10 2DD, Bedale House Boyton Road N8 7AZ, Palace Gates Braemar Avenue N22 4BY, Bracknell Close N22 5RG, Brookside House Lordship Lane N17 6XF, Clements House Siddons Road N17 9UQ, Coombes House Bromley Road N17 0AR, Latimer House Latimer Road N15 6 NW, Lowry House Pembury Road N17 8LZ, Spanswick Lodge Waldeck Road N15 3EN, Stonebridge Road N15 5PB, The Lindales Grasmere Road N17 0HE, The Priory Priory Road N8 7HS, William Atkins House Beaufoy Road N17 8AE, William Rianbird House Beaufoy Road N17 8AY, Sophia House Antill Road N15 2AQ, Summerhill Village Summerhill Road N15 4HR within the delivery of the Homes For Haringey Decent Homes Sheltered Housing (Internal and External Works) and Former Hostel Units - Parklands Hostel N22. The Works outlined in this report are scheduled to commence on the 31st May 2010 As such, this report is seeking Procurement Committee approval to award the contract for these works.

2. Introduction by Cabinet Member

2.1 In accordance with our stated commitment to improve the quality of homes for our tenants and to meet housing need, this report informs Members of the Procurement Committee of the current packages of work to commence under the Decent Homes programmes as delivered by Homes for Haringey.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.2 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

4. Recommendations

4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to approve this works package.

4.2 That Members agree in principle to award the contract for the above project as allowed for under contract standing orders (CSO) 11,1(b) based on highest Tender OJEU score achieved based on quality and price (See Appendix C, item 6).

4.3 That the estimated cost excluding fees as detailed in Appendix A be noted.

5. Reason for recommendation(s)

5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.

5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

5.3 In January 2008, the Department of Communities and Local Government (DCLG) confirmed the Council's overall indicative decent homes funding allocation in the sum of £198.58m. This includes £5.35m earmarked for all three phases.

5.4 Managing and delivering the Decent Homes Programme to cost, time and to the expectation of the tenants and residents of Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other local Authorities/ ALMO's.

5.5 Report to Cabinet on 21st July 2009 received approval to retain Parklands Hostel, 108 Parkland Road N22 in the Housing Revenue Account (HRA) and be converted to family homes for management by Homes for Haringey.

6. Other options considered

6.1 None applicable.

7. Summary

7.1 The following report refers to the Homes for Haringey (HfH) Sheltered Housing Decent Homes Programme and the De-conversion of the Parklands Hostel into nine self contained three bedroom flats.

The programme will provide decent homes improvements to both external and internal elements of 27.no properties (blocks) mainly comprising of purpose built block of flats and bungalows. In addition, the programme also includes the de-conversion of Parklands Hostel to provide nine self contained three bedroom family flats for general needs purposes.

7.2 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the decent homes programme for the residents of Haringey. As its strategic delivery partner Homes for Haringey is committed to ensuring that the decent homes programmes meets the aspirations of residents and Members. The package of works set out in this report forms part of the overall delivery of the Decent Homes Programme and de-conversion of the Parklands Hostel.

7.3 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)	(See Appendix A)
Anticipated Contract start on site	31 st May 2010
Anticipated Contract completion	27 th May 2011
Contract duration	50 weeks
Contractor	(See Appendix A)

7.4. Property address location

7.4.1 This report details the specific major works in connection with its sheltered housing stock, which consists of approximately 692no. flats in low to medium rise purpose

built blocks, 86no. bungalows, 10no. two and three storey houses within the four areas. Listed below are the property addresses that will benefit from the raft of sheltered housing programme work under this particular phase.

Keynes Close N2
 Bigbury Close N17
 Lamford Close N17
 152/154 Muswell Hill Road N10
 Westcott Close N15
 High Road N15
 Alfred Findlay House N22
 Alexander Park Road N10
 Boyton Road N8
 Braemar Avenue
 Lordship Lane N17
 Bromley Road N17

Latimer Road N15
 Pembury Road N17
 Antill Road N15
 Waldeck Road N15
 Summerhill Road N15
 Stonebridge Road N15
 Grasmere Road N17
 Priors Road N8
 Beaufoy Road N17
 Bracknell Close N22
 Siddons Road N17
 Parklands Road N22

7.4.2 Property Address details

Property Address	No of units	Property Type	Floor level	No of L/h's	Conser vation Area	Block Cost	L/H Cost
Keynes Close	34	Houses	2	0	No		
Bigbury Close	33	Houses	2	0	No		
Lamford Close	19	Houses	2	0	No		
Cranley Dene Court	4	Houses	2	0	No		
Cranley Dene Court	40	Flat	2	0	No		
The Crescent	6	Houses	2	0	No		
Westcott Close	18	Flats	2	2	No	£70,618.42	£3,923.25
High Road	22	Flats	2	0	No		
Alfred Findlay House	20	Flats	2	0	No		
Hilldene Court	32	Flats	2	0	No		
Bedale House	34	Flats	2	0	No		
Palace Gates	38	Flats	2	0	No		
Bracknell Close	65	Flats	2	0	No		
Brookside House	31	Flats	2	0	No		
Clements House	27	Flats	2	0	No		
Coombes House	28	Flats	2	0	No		
Latimer Road	32	Flats	2	0	No		
Lowry House	51	Flats	2	0	No		
Sophia House	34	Flats	2	0	No		
Spanswick Lodge	29	Flats	2	0	No		
Summerhill Road	30	Flats	2	0	No		
Stonebridge Road	26	Flats	2	0	No		
The Lindales	27	Flats	2	0	No		

The Priory	52	Flats	2	0	No		
William Atkinson House	39	Flats	2	0	No		
William Rainbird House	16	Flats	2	0	No		
Parklands Hostel	9	Flats	4	0	No		

7.5 Schedule of works

7.6 Phase 1A: - The external elements comprised of the replacement of windows, roof renewal /repairs, general and redecoration. The schedule of works was based on 100% site surveys.

7.7 Phase 1B:- Parklands Hostel comprises the conversion of an existing "bedsit" hostel into 9.no self contained 3 bed flats, including new windows, kitchen bathrooms, electrical installation, gas fired central heating, internal finishes and decoration. The schedule of works was based on measured quantities from proposed layout drawings.

7.8 Phase 2:- The internal works comprises of kitchen and bathroom replacement, works to electrical installations (full or partial rewiring and installation (full or partial) and redecoration to communal areas. The schedule of works was based on the number of properties requiring works to each element given by Homes for Haringey

7.9 Leasehold Information

There are 2.no leasehold properties within this project and their numbers are listed below;

- 7 Westcott Close
- 16 Westcott Close

7.10 Project Management

7.10.1 HHBS have appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.

7.10.2 The keys members of project team are as follows;

- Larry Ainsworth - Project Manager (April 2010) – Homes for Haringey
- Paul Cottrell - Employers Agent – Rider Levett Bucknall
- Oliver May - Planning Supervisor (CDM co-ordinator) Rider Levett Bucknall

7.11 Budget - Decent Homes Programme & Parklands Hostel

7.11.1 Decent Homes- The project (phases 1A & 2) will be funded from 2010/11 budget within Decent Homes Programme.

7.11.2 Parklands Hostel - The project (phase 1B) will be funded from within the London Borough of Haringey (London Regional Housing Pot) budget

7.12 Tenders

7.12.1 Tenders were invited from eight firms from a list of contractors that responded to an OJEU Notice published by Homes for Haringey.

7.12.2 Tenders were invited on the basis of the score achieved at Pre-Qualification Questionnaire stage.

7.12.3 8 out of the 21 contractors invited to tender, submitted a tender.

7.12.4 The overall range of tenders, that is the difference between the highest and the lowest tenders submitted, was 23.99%. However the spread over the lowest three tenders was only 3.75%.

7.12.5 The consultants, Rider Levett Bucknall, were procured through the OGC procurement process.

7.13 Leaseholder consultation

7.13.1 As a result of applications made under the right to buy legislation, there are 2 leaseholders living in the properties that will be affected by the proposed works.

7.13.2 Under the terms of their leases the leaseholders are required to make a contribution towards the cost of maintaining in good condition the main structure, the commons parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.

7.13.3 The Council, as freeholder, has obtained competitive prices, and subject to the Procurement Committee/Directors agreement and observations from leaseholders the Council intends awarding this contract to the contractor with the highest OJEU overall tendering score.

7.13.4 The leaseholders have been sent a Notice of Intention to carry out the works in accordance with the Service Charges (Consultation Requirements)(England) Regulations 2003. The Council is obliged to send the leaseholders a further notice – the Notice of Proposal – under the terms of the regulations. The leaseholder was given 30 days in which to make observations on the Council's proposal. The Council should not enter into the proposed agreement, or instruct works to begin under the proposed agreement, until the end of the 30 day consultation period under the Notice of Proposal. The 2nd Section 20 notice was sent to the leaseholders and the period expired on the 28th February 2010. No observations were received from the two leaseholders.

7.13.5 Members should be aware that the original consultation notice – the Notice of Intention – was dated incorrectly in that the date on the top of the notice was 17 July 2009 when it should have been 04 December 2009. The covering letter sent with

the notice was dated correctly as 04 December 2009. The mistake was typographical and in the view of the Head of Legal Services the notice is not defective. However if it is subsequently found to be defective by a Leasehold Valuation Tribunal it is the opinion of the Head of Legal Services that the Council would be granted a dispensation from the requirements of the Regulations in relation to the incorrect date.

7.14 Sheltered Housing - The Planning department will be consulted under the standard application methods on the above and will advise us on their concurrence with our proposals prior to Procurement Committee.

7.14.1 Planning for de-conversion of Parklands Hostel – 108 Parklands Rd N22

Notice of Planning Permission granted dated 6th October 2010 for the proposal: Change of use / conversion of existing vacant hostels for 24 persons to 9.no three bedroom flats including change to the fenestration.

7.15 Digital Satellite Provision

The provision of an integrated satellite reception system will reduce the quantity of satellite dishes affixed to the property and reduce damage to the building fabric. Under this scheme, it is proposed to install IRS (integrated reception satellite) Sky, Hotbird, Turksat, DAB radio community channels for residents.

7.16 Environmental Improvements

There are no proposed environmental works during this phase of decent homes works.

7.17 Sustainability

7.18 The procurement of materials and components to be used during this phase of works, mirrors that used within the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.19 The new wiring contains an element of copper; a material that can be recycled at the end of its useful life and will reduce the need for maintenance as testing of the electrical system is carried out after ten years for dwellings and five years for the landlord's services.

7.20 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings..

7.21 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.

7.22 The project will be registered and will comply with the Considerate Constructors

Scheme.

7.23 All new windows will be double glazed and adhere to Part 'L' of the Building Regs

7.24 Conservation Areas

7.25 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.

7.26 For the purposes of this programme, the Planning department has confirmed that there are no conservations consent required in this phase.

8. Chief Financial Officer Comments

8.1 Total funding from the Decent Homes Programme is £198.58m, of which £33.5m is allocated in 2010 -11. Although the expected cost of this element is greater than the amount envisaged within the original budget, efficiencies within the wider programme should mean that these costs can be met within the overall project budget. However, the Decent Homes budget in totality needs to continue to be closely monitored.”

9. Head of Legal Services Comments

9.1 The value of the contract to which this report relates exceeds the EU threshold for works (currently £3,927,260) therefore it has been advertised in the Official Journal of the European Union (OJEU).

9.2. The accelerated Restricted Procedure was used following a Statement issued by the European Commission allowing for relaxation on the use of this procedure in light of the exceptional nature of the current economic situation. Expressions of interest were invited and a selection of contractors who submitted PQQs were invited to submit tenders.

9.3. This report is recommending the award of the contract to the contractor named in Appendix A. This contractor has been selected based on the most economically advantageous tender, in accordance with Regulation 30 of the Public Contract Regulations 2006.

9.4. As the value of the contract exceeds £250,000, the proposed award may only be approved by Members pursuant to CSO 11.03.

9.5. The award of this contract is a key decision and the client has confirmed that it has been included in the Forward Plan.

9.6 The statutory leaseholder consultation has been carried out in accordance with the relevant Regulations with no observations received from the relevant two leaseholders by the expiry of the notice (27 February 2010) nor late observations received at the time of writing these comments (16 April 2010). Paragraph 7.13.4 and 7.13.5 of this report address an irregularity in the notice of intention to carry out the works that is not, overall, a source for concern as explained in the aforementioned paragraphs.

9.7 Please see additional legal comments in Appendix A.

10. Head of Procurement Comments

- 10.1 This contract has been advertised in the EU as the value of the contract is above the threshold for works contracts.
- 10.2 The project has been tendered using the accelerated procedure.
- 10.3 The tenders have been evaluated on a 60/40 quality/price basis.
- 10.4 The contractor recommended under paragraph 2.1 in Appendix A represents current value for money for the Council, however it should be noted that the price received is not fixed and is subject to full surveys being carried out.

11. Equalities and Community Cohesion Comments

- 11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Councils housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

12. Consultation

- 12.1 Homes for Haringey has carried out detailed consultation during the feasibility, design and tendering of this programme. The sheltered stock was not included in the initial property list under the Decent Homes delivery programme as such this is not an exclusion/omission from the existing delivery route. This was tendered separately in order to test the market following the housing down turn and recession and to provide rates against which to bench mark the current framework.
- 12.2 Due to the original estimated value of the proposed project it was necessary to abide by the European Directives for tendering public funded projects of this nature/value. Due to timescales for starting on site and following discussion with Trowers & Hamlins (legal representative) it was decided that the project would be tendered under the 'Restrictive Procedures' as opposed to the standard OJEU timescales. In addition to this, It was agreed Homes for Haringey form of contract would be the JCT Design & Build 2005 with amendments.

13. Service Financial Comments

13.1 The total cost of works within this report is to be funded from the decent homes budget allocation of £33.5m for 2010/11. Value for money has been achieved in the project through the tendering process .

13.2 The rates are comparable to current market rates and represent good value for money. "These rates mean that the tender cost within this report is within the assumed cost when the £198m Decent Homes budget was initially allocated".

14. Use of appendices /Tables and photographs

- Appendix A. Cost including fees.
- Appendix B. Expenditure to date (attached)
- Appendix C Tender report
- Appendix D Procurement Options (Confidential report)
- Appendix E Percentage Summary difference

15 Local Government (Access to Information) Act 1985

15.1 The background papers relating to this project are:

- OJEU Notice
- Expression of Interest
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated October 2009.
- Short List Report dated October 2009
- Invitation to Tender Document dated November 2009
- Tender Reports dated January 2010

These can be obtained from Larry Ainsworth – Strategic Client Representative on 020 8489 1134

15.2 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

15.3 Information relating to the financial or business affairs of any particular person (including the authority holding that information).

APPENDIX B

Decent Homes Expenditure to date 20010/11

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
Hornsey	Phase 12	£6,699,091.41	29/03/10	31/03/11
South Tottenham	Phase 14	£2,190,000.00	09/11/09	29/10/10
North Tottenham	Phase 14	£2,301,006.89	05/04/10	20/08/10
Wood Green	Phase 17	£2,986,513.23	05/04/10	18/03/11
Wood Green	Phase 19	£4,404,620.05	05/07/10	01/07/11
North Tottenham	Phase 14a	£2,743,850.51	05/05/10	24/09/10
North Tottenham	Phase 16	£2,094,838.63	19/04/10	24/09/10
South Tottenham	Phase 15	£5,617,311.65	12/04/10	11/03/11
Sheltered and Parkland Road	Sheltered	£5,629,510.31	31/05/10	27/05/11
Total		£34,666,742.68		

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Haringey Council

Agenda item:

Procurement Committee Meeting

On 27th April 2010

Report Title. North Tottenham Decent Homes Programme 2009/10. NT14a	
Report authorised by: Niall Bolger, Director of Urban Environment <i>N Bolger 21st April 2010</i>	
Contact Officer : Pauline Hinds, Strategic Client Representative Tel: 020 8489 1151 Email: pauline.hinds@homesforharingey.org	
Wards(s) affected: White Hart Lane	Report for: Key Decision
<p>1. Purpose of the report (That is, the decision required)</p> <p>1.1 This report sets out a detailed programme of works, which relates to various properties in the North Tottenham Area, known as NT14a within the delivery of the Decent Homes Programme. The works outlined in this report are schedule to commence on 5th May 2010. As such, this report is seeking Procurement Committee approval to award the contract for the works in this project.</p>	
<p>2. Introduction by Cabinet Member</p> <p>2.1 In accordance with our stated commitment to improve the quality of homes for our tenants and to meet housing need, this report informs Members of the Procurement Committee of the current packages of work to commence under the Decent Homes programmes as delivered by Homes for Haringey.</p>	
<p>3. Links with Council Plan Priorities and actions and /or other Strategies:</p> <p>3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.</p>	

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

4. Recommendations

4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:

- To award the contract for the above Project to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and
- that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.

4.2 The scheme is to be funded from the 2010/11 Decent Homes allocation (see Appendix A).

5. Reason for recommendation(s)

5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.

5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

5.3 In February 2007, following a robust and extensive partner selection process, administered by Homes for Haringey, four constructor partners were appointed in accordance with EU legislation and the Council's procurement procedures.

6. Other options considered

6.1 None applicable.

7. Summary

7.1 The package of works set out in this report forms part of the overall delivery of the Decent

Homes Programme.

7.1.0 Agreed Maximum Price of this works package

7.1.1 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

7.1.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the Project Partnering Contract (PPC2000) form of contract. The PPC2000 was developed following from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

7.2 **Background**

7.2.1 The PPC2000 is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The PPC2000 also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

7.3 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)	para 2.2 Appendix A
Anticipated Contract start on site	5 th May 2010
Anticipated Contract completion	24 th September 2010
Contract duration	20 weeks
Contractor	para 2.1 Appendix A

7.4 **Property address location**

7.4.1 This report details the specific works required to the 171 properties in the North Tottenham area and are priced in accordance with the framework agreement.

2-44 Awfield Avenue N17
 2-28 Balliol Road N17
 3-38 Bennington Road N17
 3-43 Cheshunte Road N17
 3-35 Cumberton Road N17
 59-96 Henningham Road N17
 4-40 Kevelioc Road N17
 1-20 Morteyne Road N17
 4-30 Shobden Road N17
 8-45 Siward Road N17
 5-18 Smithson Road N17
 1-48 Spigurnell Road N17
 1-34 Teynton Terrace N17
 4-33 Waltheof Avenue N17

7.4.2 Property Address details

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Awfield Avenue N17	14	House	2	0	Pitch	Yes
Balliol Road N17	14	House	2	0	Pitch	Yes
Bennigham Road N17	19	House	2	0	Pitch	Yes
Chesthunte Road N17	11	House	2	0	Pitch	Yes
Cumberton Road N17	7	House	2	0	Pitch	Yes
Henningham Road N17	18	House	2	0	Pitch	Yes
Kevelioc Road N17	15	House	2	0	Pitch	Yes
Morteyne Road N17	7	House	2	0	Pitch	Yes
Shobden Road N17	5	House	2	0	Pitch	Yes
Siward Road N17	13	House	2	0	Pitch	Yes
Smithson Road N17	5	House	2	0	Pitch	Yes
Sprigurnell Road N17	20	House	2	0	Pitch	Yes
Teynton Terrace N17	11	House	2	0	Pitch	Yes
Waltheof Avenue N17	12	House	2	0	Pitch	Yes

7.5 Schedule of works

7.5.1 The scope of improvements included under this phase of the programme will include the following works:

Element of works	Yes/No (Y/N)
Roof replacement	Y
Window and door replacement	Y
Bathroom replacement	Y
Boiler replacement	Y
Central heating replacement	Y
Rewiring	Y
Extractor fans	Y
Smoke detectors	Y

7.6.1 The Planning department will be consulted under the standard application methods on the above and will advise us on their concurrence with our proposals prior to Procurement Committee.

7.7 Life Cycle Costing Analysis

7.7.1 Life cycle costings are being undertaken for key components as required by the Construction Procurement Group. A life cycle cost analysis has recently been produced for the decent homes main elements, kitchen, bathrooms, boilers, windows and roofs. This is awaiting verification.

7.8 Environmental Improvements

7.8.1 There are no proposed environmental works during this phase of decent homes works.

7.9 Sustainability

7.9.1 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.9.2 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.

7.9.3 The contractor is registered and complies with the Considerate Constructors Scheme.

7.10 Conservation Areas

7.10.1 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.

7.10.2 For the purposes of this programme, the Planning department has confirmed that conservations consents are required for this phase of works.

8. Chief Financial Officer Comments

8.1 The cost of the works outlined in this report can be met from the 2010-11 Capital budget for Decent Homes. Total costs of the project are subject to continuous review and at present the overall project is deemed to be within budget.

9. Head of Legal Services Comments

9.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at 171 properties in the North Tottenham area of the borough (details of which are set out in paragraphs 7.4 and 7.5 of the report) to the contractor named in paragraph 2.1 of Appendix A to the report.

9.2 Cabinet Procurement Committee had on 13th February 2007 granted approval to the award of four Decent Homes Construction Partner Framework Agreements in respect of four areas within the borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four

respective contractors, of which the recommended contractor is one.

- 9.3 The Framework Agreements were tendered in the EU and selection of the Framework Contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisors (Trowers and Hamblins) who provided legal advice on the procurement of the Framework Agreements.
- 9.4 The Contractor named in paragraph 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the North Tottenham area.
- 9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee in accordance with CSO 11.03.
- 9.6 The Head of Legal Services is satisfied that the statutory leaseholder consultation requirements under the Service Charges Regulations 2003 are not applicable to these proposed works as there are no leasehold properties involved.
- 9.7 The contract is a key decision and, as such needs to be included in the Council's Forward Plan (in accordance with CSO 11.04). The Director of Urban Environment Directorate has confirmed that this has taken place.
- 9.8 The Head of Legal Services confirms that providing there are no issues arising from the Planning Department, there are no legal reasons preventing Members from approving the recommendations in this report

10. Head of Procurement Comments.

- 10.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.
- 10.2 An Agreed Maximum Price has been agreed by the parties prior to start on site, in accordance with the process allowed under the form of contract.
- 10.3 A Life cycle costing exercise is currently being undertaken for key components and will need to be completed for the project as a whole.
- 10.4 The Head of Procurement therefore states that the recommendations in this report offer best value for the Council.

11. Equalities and Community Cohesion Comments

- 11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Councils housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific

language and other needs are identified and addressed when drawing up programmes of work.

12. Consultation

Internal

- 12.1 Homes for Haringey have consulted council officers in the preparation of the proposed Year 2-5 programme, which was approved by the Board in July 2008. The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered.
- 12.2 Residents have been consulted through the Homes for Haringey Asset Management Panel and Leasehold Panel.
- 12.3 Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

External

- 12.4 Homes for Haringey has carried out detailed consultation with the residents that will be affected by the works set out in this report. A residents' meeting was held on 10th February 2010 and 23 residents attended in total. The Ward Members were invited to attend. This was followed by a newsletter to residents after the meeting.

12.5 Leasehold Implications

- 12.5.1 There are no leaseholders included in this phase of works.

13. Service Financial Comments

- 13.1 The total cost of works within this report is to be funded from the decent homes budget allocation of £33.5 m for 2010/11. Value for money has been achieved in the project through approved framework agreements. There is also an agreed maximum price for the works.
- 13.2 Over all the decent homes 5 year programme has achieved efficiency saving through an annual value for money review process that is ongoing . The exercise concluded in 2009/10 will see an average saving on the previous rates of 13.1%, applicable to the balance of the programme. The new rates have been applied to all the current work packages for 2010/11 and represent a net saving on 2008/09 and 2009/10 rates. The new rates are comparable to current market rates and represent good value for money. "These rates mean that the tender cost within this report is within the assumed cost when the £198m Decent Homes budget was initially allocated"

14. Use of appendices /Tables and photographs

14.1 Appendix A AMP cost and breakdown

14.2 Appendix B, Expenditure to date (attached)

15. Local Government (Access to Information) Act 1985

15.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Pauline Hinds – Strategic Client Representative on 020 8489 1151.

15.2 This report contains exempt and non exempt information.

Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):
Information relating to the financial or business affairs of any particular person (including the authority holding that information).

APPENDIX B

Decent Homes Expenditure to date 2010/11

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
Hornsey	Phase 12	£6,699,091.41	29/03/10	31/03/11
South Tottenham	Phase 14	£4,466,473.00	09/11/09	29/10/10
North Tottenham	Phase 14	£2,301,006.89	05/04/10	20/08/10
Wood Green	Phase 17	£2,986,513.23	05/04/10	18/03/11
Wood Green	Phase 19	£4,405,620.05	05/07/10	01/07/11
North Tottenham	Phase 14a	£2,743,850.51	05/05/10	24/09/10
North Tottenham	Phase 16	£2,094,838.63	19/04/10	24/09/10
South Tottenham	Phase 15	£5,617,311.65	12/04/10	11/03/11
Total		£31,314,705.37		

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Haringey Council

Agenda item:

Procurement Committee Meeting
On 27th April 2010

Report Title.		Wood Green Decent Homes Programme 2010/11. WG19
Report authorised by: Niall Bolger, Director of Urban Environment <i>Niall Bolger 21st April 2010</i>		
Contact Officer :		Pauline Hinds, Strategic Client Representative Tel: 020 8489 1151 Email: pauline.hinds@homesforharingey.org
Wards(s) affected:	Noel Park	Report for: Key Decision
1. Purpose of the report (That is, the decision required)		
1.1 This report sets out a detailed programme of works, which relates to various properties in the Wood Area, known as WG19 within the delivery of the Decent Homes Programme. The works outlined in this report are schedule to commence on 5 th July 2010. As such, this report is seeking Procurement Committee approval to award the contract for the works in this project.		
2. Introduction by Cabinet Member		
2.1 Once again, in accordance with our stated commitment to improve the quality of homes for our tenants and to meet the housing need, this report informs the Members of the procurement committee about the current packages of work about to commence under the Decent Homes programme, as it is being delivered by Homes for Haringey.		
3. Links with Council Plan Priorities and actions and /or other Strategies:		
3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.		

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

4. Recommendations

4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:

- To award the contract for the above Project to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and
- that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.

4.2 The scheme is to be funded from the 2010/11 Decent Homes allocation (see Appendix A).

5. Reason for recommendation(s)

5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.

5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

5.3 In February 2007, following a robust and extensive partner selection process, administered by Homes for Haringey, four constructor partners were appointed in accordance with EU legislation and the Council's procurement procedures.

6. Other options considered

6.1 None applicable.

7. Summary

7.1 The package of works set out in this report forms part of the overall delivery of the Decent Homes Programme

7.1.0 Agreed Maximum Price of this works package

7.1.1 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

7.1.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the Project Partnering Contract (PPC2000) form of contract. The PPC2000 was developed following from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

7.2 Background

7.2.1 The PPC2000 is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The PPC2000 also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

7.3 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)	para 2.2 Appendix A
Anticipated Contract start on site	5 th July 2010
Anticipated Contract completion	1 st July 2011
Contract duration	52 weeks
Contractor	para 2.1 Appendix A

7.4 Property address location

7.4.1 This report details the specific works required to the 225 properties in the Wood Green area and are priced in accordance with the framework agreement.

1-225 The Sandlings, Glynn Road, N22

7.4.2 Property Address details

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
The Sandlings N22	225	flats	4	70	Flat	No

7.5 Schedule of works

7.5.1 The scope of improvements included under this phase of the programme will include the

following works.

Element of works	Yes/No (Y/N)
Roof replacement	Y
Window and door replacement	Y
Bathroom replacement	Y
Boiler replacement	Y
Central heating replacement	Y
Rewiring	Y
Extractor fans	Y
Smoke detectors	Y
Lightning conductor	Y
Balcony renewal	Y

7.5.2. Proposed Roof works

7.5.2.1 It is proposed to replace the roofs to all blocks on the estate with flat roofs.

7.5.3 Life Cycle Costing Analysis

7.5.3.1 In liaison with Central Procurement Group, Asset management are in the process of identifying life cycle cost analysis on the main elements of works to allow for comparison with LHC and to assess energy savings.

7.5.3.2 The lifecycle costing in Appendix C show that the replacement of the flat roofs with flat roofs instead of pitch roofs costs more over a 35 year period by £195,371.7. Whilst the replacements of roofs with a pitch roof system demonstrate a saving over a 35 year period, the initial cost cannot be afforded by the decent homes programme.

7.5.3.3 The total Life Cycle Cost is calculated by adding the total cost of the roof renewal and the Energy Costs.

7.5.3.4 Life cycle costings are being undertaken for key components as required by the Construction Procurement Group. A life cycle cost analysis has recently been produced for the decent homes main elements, kitchens, bathrooms, boilers windows and roofs. This is awaiting verification

7.5.4 Whole Life Costing

7.5.4.1 An assessment has been made on the energy loss where a pitched roof or flat roof is being considered. The indicative figures above represent the potential savings over a 35 year period.

7.5.4.2 Heat will escape through all building surfaces, but heat will escape more readily through flat roofs than pitched roofs. The energy saving to residents by choosing pitched is the cumulative energy cost of all flat roofs, less the energy costs of pitched roofs.

7.5.4.3 Assuming pitched roofs use a 300mm cellulose insulation with a 0.13 U-value; Average annual temperature lift of 19.08°F; No skylights; Gas central heating in all build. Combined saving of £18,505.00 to residents over the 35 year period.

7.6 Planning Approval

7.6.1 The Planning department will be consulted under the standard application methods on the above and will advise us on their concurrence with our proposals prior to Procurement Committee.

7.8 Environmental Improvements

7.8.1 There are no proposed environmental works during this phase of decent homes works.

7.9 Sustainability

7.9.1 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.9.2 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.

7.9.3 The contractor is registered and complies with the Considerate Constructors Scheme.

7.9.4 The new flat roof will be a Langley High Performance warm roof system incorporating 100mm/140mm Paraform Ultra insulation to achieve a minimum U-value of 0.25 W/m²K to improve the thermal qualities of the roof. The life expectancy of flat roofs has improved over the years with increased levels of thermal performance. The replacement of the roof comes with a 20 year insurance backed guarantee.

7.10 Conservation Areas

7.10.1 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.

7.10.2 For the purposes of this programme, the Planning department has confirmed that there are no conservation consents required in this phase.

8. Chief Financial Officer Comments

8.1 The cost of the works outlined in this report can be met from the 2010-11 Capital budget for Decent Homes. Total costs of the project are subject to continuous review and at present the

overall project is deemed to be within budget

8.2 Any expenditure in respect of leaseholder properties will be funded from leaseholder charges for major works.

9. Head of Legal Services Comments.

- 9.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at 225 properties in the Wood Green area of the borough (details of which are set out in paragraphs 7.4 and 7.5 of the report) to the contractor named in paragraph 2.1 of Appendix A to the report.
- 9.2 Cabinet Procurement Committee had on 13th February 2007 granted approval to the award of four Decent Homes Construction Partner Framework Agreements in respect of four areas within the borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 9.3 The Framework Agreements were tendered in the EU and selection of the Framework Contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisors (Trowers and Hamlins) who provided legal advice on the procurement of the Framework Agreements.
- 9.4 The Contractor named in paragraph 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the Wood Green area.
- 9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee in accordance with CSO 11.03.
- 9.6 The Head of Legal Services is satisfied that statutory leaseholder consultation has been carried out in accordance with the relevant Regulations and that the Council will be able to recover a proportion of the reasonable costs of the works from leaseholders. See comments below at paragraphs 12.5-12.13 for more details.
- 9.7 The contract is a key decision and, as such needs to be included in the Council's Forward Plan (in accordance with CSO 11.04). The Director of Urban Environment Directorate has confirmed that this has taken place.
- 9.8 The Head of Legal Services confirms that providing there are no issues arising from the Planning Department, there are no legal reasons preventing Members from approving the recommendations in this report

11. Equalities and Community Cohesion Comments

- 11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Councils housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for

Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

12. Consultation

Internal

12.1 Homes for Haringey have consulted council officers in the preparation of the proposed year 2-5 programme, which was approved by the Board in July 2008.

The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered.

12.2 Residents have been consulted through the Homes for Haringey Asset Management Panel and Leasehold Panel.

12.3 Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

External

12.4 Homes for Haringey has carried out detailed consultation with the residents that will be effected by the works set out in this report. A residents' meeting took place on the 17th February 2010 and 15 resident attended in total. Ward Members were invited to attend. A newsletter was sent to residents after the meeting.

12.5 Leasehold Implications

12.6 As a result of applications made under the Right to Buy legislation, there are 70 leaseholders living in the properties affected by the works described in this report. The number of leaseholder dwellings where the Section 125 Notice is within the 5 year period is 7 while the number outside the period is 63.

12.7 Under the terms of their lease the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.

12.8 In accordance with The Service Charges Regulations 2003, a statutory consultation notice was issued to leaseholders on the 26th of February 2010.

12.9 The notice gave leaseholders a description of the proposed works and provided details of the cost of the works. The 30 day statutory consultation period commenced on the 26th of February 2010.

- 12.10 The total amount estimated to be recovered from the leaseholders is £1,532,781.80
This is broken down as follows:
1. Leaseholders within the first 5 years of the Right to Buy lease - total estimated recoverable charges: £0.00
 2. Leaseholders outside of the first 5 years of the Right to Buy lease - total estimated be recoverable charges: £1,532,781.80.
- 12.11 The charges to all 70 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works will be included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.
- 12.12 No works will commence on site, nor will instructions be given to commence work on site, until completion of the 30 day statutory consultation period.
- 12.13 All observations received from leaseholders within the 30 day statutory consultation period will be responded to in writing within 21 days of receipt. The statutory consultation period for this notice expired on the 26th March 2010.
- 12.14 Since the serving of the Section 20 notice there has been a change in the scope of works. The roofs at the will be replaced with flat roofs instead of pitch roofs. This means that the individual cost to leaseholders will be reduced. Leasehold charges shall now range from £9k - £18k. Previous leasehold charges ranged from £15k-29K.

13. Service Financial Comments

- 13.1 The total cost of works within this report is to be funded from the decent homes budget allocation of £33.5m for 2010/11. Value for money has been achieved in the project through approved framework agreements. There is also an agreed maximum price for the works.

Over all the decent homes 5 year programme has achieved efficiency saving through an annual value for money review process that is ongoing . The exercise concluded in 2009/10 will see an average saving on the previous rates of 13.1%, applicable to the balance of the programme. The new rates have been applied to all the current work packages for 2010/11 and represent a net saving on 2008/09 and 2009/10 rates. The new rates are comparable to current market rates and represent good value for money. "These rates mean that the tender cost within this report is within the assumed cost when the £198m Decent Homes budget was initially allocated"

14. Use of appendices /Tables and photographs

- 14.1 Appendix A AMP cost and breakdown
- 14.2 Appendix B, Expenditure to date (attached)

14.3 Appendix C, Life Cycle cost details.

15. Local Government (Access to Information) Act 1985

15.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Pauline Hinds – Strategic Client Representative on 020 8489 1151.

15.2 This report contains exempt and non exempt information.

Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

APPENDIX B

Decent Homes Expenditure to date 2010/11

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
Hornsey	Phase 12	£6,699,091.41	29/03/10	31/03/11
South Tottenham	Phase 14	£4,466,473.00	09/11/09	29/10/10
North Tottenham	Phase 14	£2,301,006.89	05/04/10	20/08/10
Wood Green	Phase 17	£2,986,513.23	05/04/10	18/03/11
Wood Green	Phase 19	£4,404,620.05	05/07/10	01/07/11
North Tottenham	Phase 14a	£2,743,850.51	05/05/10	24/09/10
North Tottenham	Phase 16	£2,094,838.63	19/04/10	24/09/10
South Tottenham	Phase 15	£5,617,311.65	12/04/10	11/03/11
Total		£31,314,705.37		

Appendix C

The Sandlings N17

Flat Roof Renewal Option					Flat to Pitch Conversion				
	Inflation % Increase	Original/Maintenance Cost	Inflation Cost	Total Costs		Inflation % Increase	Original/Maintenance Cost	Inflation Cost/Yr	Total Costs
Yr1	3	£ 645,335.00	£0.00	£645,335.00		3	£1,335,257	£0.00	£1,335,257.02

Flat Roof Renewal Option					Flat to Pitch Conversion				
	Inflation % Increase	Original/Maintenance Cost	Inflation Cost	Total Costs		Inflation % Increase	Original/Maintenance Cost	Inflation Cost/Yr	Total Costs
Yr35	3	£300.00	£615.00	£1,574,089.75		3	£1,300.00	£2,665.00	£1,378,718.02

Energy Costs for The Sandlings N17
 floors - Roof area 4867m² = £2026 (Flat Roof), £1497 (Pitched)
Total Life Cycle Costs (35 yr): £70,901 (Flat Roof), £52,396 (Pitched Roof)

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