

NOTICE OF MEETING

CABINET MEMBER SIGNING

Thursday, 21st September, 2023, 2.00 pm - Podium, River Park House, 225 High Road, N22 8HQ (watch the live meeting [here](#))

Members: Councillors Sarah Williams

1. **FILMING AT MEETINGS**

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual or may lead to the breach of a legal obligation by the Council.

2. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

3. **DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a

pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under agenda items 10&15).

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Part 4, Section B, paragraph 29 of the Council's constitution.

6. OUT OF HOURS CONTRACT - FINANCIAL APPROVAL TO EXTEND THE CONTRACT (PAGES 1 - 8)

7. AWARD OF CONTRACT FOR FIRE SAFETY AND DECORATION WORKS ON THE BROADWATER FARM ESTATE. (PAGES 9 - 16)

8. TO AWARD A NEW ASBESTOS REMEDIATION CONTRACT FOR A PERIOD OF 4 YEARS (PAGES 17 - 22)

9. VARIATION OF ELECTRICAL INSPECTION REPORTS PROGRAMME (PAGES 23 - 30)

10. NEW ITEMS OF URGENT BUSINESS

As per item 4.

11. EXCLUSION OF THE PRESS AND PUBLIC

Item 9 is likely to be subject to a motion to exclude the press and public from the meeting as it contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

12. EXEMPT - OUT OF HOURS CONTRACT - FINANCIAL APPROVAL TO EXTEND THE CONTRACT (PAGES 31 - 32)

To consider exempt information pertaining to item 6

13. EXEMPT - AWARD OF CONTRACT FOR FIRE SAFETY AND DECORATION WORKS ON THE BROADWATER FARM ESTATE. (PAGES 33 - 52)

To consider exempt information pertaining to item 7

14. EXEMPT - TO AWARD A NEW ASBESTOS REMEDIATION CONTRACT FOR A PERIOD OF 4 YEARS (PAGES 53 - 60)

To consider exempt information pertaining to item 8

15. NEW ITEMS OF EXEMPT URGENT BUSINESS

As per item 4.

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Head of Legal & Governance (Monitoring Officer)
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Wednesday, 13 September 2023

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Report for: Cabinet Member Signing

Title: Out of Hours Contract - financial approval to extend the contract

Report

authorised by : Jess Crowe
Director for Culture, Strategy and Engagement

Lead Officer: Andy Briggs
Assistant Director – Resident Experience

Ward(s) affected: All

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration

- 1.1. This report seeks approval to ratify the extension to the Out of Hours agreement with Ealing Council and Capita Business Services Limited, for the provision of the shared Out of Hours Customer Call Handling Service. The service is under contract for 7 years, due to expire in September 2025.
- 1.2. The original cabinet paper provided financial approval for five years to September 2023, with the option to extend (5yrs + 1 + 1). The contract that was signed however, was for the full term of 7 years. The Council now wishes to ratify the extension of contract as reflected in the signed contract. The value of the contract therefore now needs to be extended from £719,500 to £959,100 which is an increase of £239,600 (excluding Housing) to cover the remaining life of the contract to September 2025. The increase value of the contract of £239,600 includes cost associated with Ealing Council and Capita Business Service Limited, Ealing Council costs will be £19,600 and Capita Business Services Limited will be £220,000.
- 1.3. An additional approval for the sum £419,600 is also sought for the housing related aspect of the out of hours contract. Homes for Haringey previously held a separate contract with Capita Business Services Limited. The continued out of hours service provision for both the council and housing services will now be managed jointly and following novation of the Homes for Haringey contact with Capita Business Services Limited, we will seek to provide a single out of hours provision. The additional approval of £419,600 includes cost associated with Ealing Council and Capita Business Service Limited, Ealing Council costs will be £19,600 and Capita Business Services Limited will be £400,000.

2. Cabinet Member Introduction

- 2.1. Haringey Council is already part of an established overarching out of hours service agreement which provides shared call handling services to participating councils and organisations listed in 7.16 of which Ealing Council is the lead authority with the successful tenderer, Capita Business Services Limited who provide services under agreed terms. We have been part of an overarching

agreement since 2009 and in February 2018 sought further approval to be part of the current framework having gone through a full procurement process.

- 2.2. Housing related services (Homes for Haringey) had a separate contract within the same framework for the same duration which has now been novated to Haringey Council.
- 2.3. The Out of Hours telephone service provides an essential emergency contact channel for all residents and business users needing to contact the Council outside of core business hours, during evenings, weekends, and bank holidays. This service is not the Out of Hours equivalent to the Customer Services day-time operation and does not deal with day-to-day transactional matters or offer advice and guidance on generic council services. The Out of Hours service solely supports residents with urgent emergency matters arising when the council services are closed.
- 2.4. Since joining the framework, Haringey Council has benefited from the increased ability for out of hours calls to be handled. Through the framework, the service allows for greater flexibility when dealing with fluctuating call demand and crisis events throughout the operating hours.

3. Recommendations

- 3.1. For the Cabinet Member for Housing Services, Private Renters and Planning to:
 - ratify the contract extension of two years and to approve the additional funding from £719,500 to £959,100 which is an increase of £239,600 (excluding Housing) to cover the period from October 2023 to September 2025 with Capita Business Services Limited as described at section 6 and 7. £239,600 includes costs associated with Ealing Council and Capita Business Service Limited, Ealing Council costs will be £19,600 and Capita Business Services Limited will be £220,000.
 - approve the additional funding of the sum £419,600 for the housing related aspect of the out of hours contract to cover the period from October 2023 to September 2025 with Capita Business Services Limited as described at section 6 and 7. £419,600 includes costs associated with Ealing Council and Capita Business Service Limited, Ealing Council costs will be £19,600 and Capita Business Services Limited will be £400,000.

4. Reasons for decision

- 4.1. The approved value of the contract with Ealing Council and Capita Business Services Limited is currently £719,500. This is the sum agreed upon at the commencement of the contract with the Out of Hours Customer Call Handling Service, Capita, on 1st October 2018 up to 30 September 2023. For the period from October 2023 to September 2025, the remaining value of the contract is £239,600.

- 4.2. As the council is now managing the Out of Hours services provided for Housing, there will be an additional cost of £419,600.
- 4.3. The overall additional financial value will therefore be £659,200.
- 4.4. The extended financial approval will ensure that we continue to have a robust out of hours offering.

5. Alternative options considered

- 5.1. Two alternative options were considered:
 - Option A – Exit the contract and replace the supplier with an alternative provider
 - Option B - Exit the contract and set up and operate our own in-house operation
- 5.2. Option A: This is not a viable due to the limitations on time to identify and enter a contract with an alternative provider. Furthermore, to exit the contract ahead of the contract end date will result in Haringey paying an exit fee at an estimated cost of £431,235 for year 6 & 7.
- 5.3. Option B: This is not a viable option. We are not able to robustly set up an in-house out of hours service provision within the timeframe. Additionally, Haringey would be required to pay an exit fee to leave the contract early at an estimated cost of £431,235 for year 6 & 7.

6. Financial summary

- 6.1. The existing contract will continue to run from 1 October 2023 to 30 September 2025, with the total value over the remaining contract estimated to be £659,200 as shown in 6.2.

6.2. Costs Summary – 2 Year Period (October 2023 to September 2025)

	Capita (A) (B)	Ealing Council (B)	(A) +
Haringey Council (corporate)	£220,000	£19,600	£239,600
Haringey Council (Housing)	£400,000	£19,600	£419,600
	£620,000	£39,200	£659,200

7. Background information

- 7.1. This report is to seek approval to fund the remaining period of the contract with Capita Business Services Limited to September 2025.
- 7.2. Haringey Council entered our first contract under the Out of Hours Services Framework Agreement in August 2009 and continued as part of this framework when the contract was re-tendered in 2012 and again in 2018. The existing contract has provided major financial and service benefits for Haringey and the other participating organisations.
- 7.3. Since joining the Framework Agreement, Haringey Council has benefited from the increased ability for out of hours calls to be handled as this allows for greater flexibility when dealing with fluctuating demand throughout the operating hours. All calls are strictly monitored for quality, receive minimal complaints, and good levels of call answering with minimal waiting times.
- 7.4. Calls are routed to Capita Business Services Limited via Haringey Council telephone menu system(s) using 020 8489 0000 and 020 8489 1000 for corporate services and 020 8489 5611 for housing specific services. Advisory announcements are made within the menu system and related telephone options enable calls to be transferred to Capita.
- 7.5. Capita use agreed scripted processes to manage all enquiries referred to them.

Haringey Council call data for period 1 April 2022 to 31 March 2023:

- 13,102 calls were presented
- 95.3% of calls were answered
- The average speed to answer calls was 0:01:34
- 4 complaints were received and all 4 were upheld

Housing Services (HfH (Homes for Haringey) call data for period 1 April 2022 to 31 March 2023:

- 16,196 calls were presented
- 98.4% of calls were answered
- The average speed to answer calls was 0:02:13
- 16 complaints were received of which 3 were upheld

- 7.6. The Framework Agreement allows for disaster recovery for our daytime calls if required, for example e.g., telephone outage, system outage, daytime back up electoral telephone response.
- 7.7. A yearly review is built into the contract to restrict the interest rate increasing beyond RPI (Retail Price Index) or CPI - whichever is the lowest. The service has undertaken regular best value reviews of the service to ensure cost are kept low.
- 7.8. The services that are provided to Haringey under the framework agreement are:
 - Social Services (silver)
 - Major emergencies (gold)
 - Media enquiries (silver)

- Environmental health (silver)
 - Dangerous structures (gold)
 - Noise pollution (silver)
 - Registrar emergencies (silver)
 - Suicide threats (gold)
 - Anti-social behaviour (silver)
 - Highways repairs (silver)
 - Street lighting (silver)
 - Fleet Vehicles (silver)
 - Building security/alarms (silver)
 - Stray dogs (silver)
 - Waste collection (silver)
 - Street cleaning (silver)
 - Graffiti removal (silver)
 - Terror Threats (gold)
 - Trees (silver)
- 7.9. The services that are provided to Housing under the framework agreement are:
- Estate Services (silver)
 - Homelessness (complex) – arrange accommodation where appropriate.
 - Repairs (complex) – data input into legacy application
- 7.10. The out of hours service can be utilised during daytime working hours for business continuity purposes.
- 7.11. The Framework Agreement works well, and suits Haringey and all other participants' needs. All the participants pay a quarterly fee of £2,450 to Ealing; the monies collected contribute towards the contract management role and are banked to ensure there are sufficient funds to pay for the best value money review (mid contract), the re-procurement (at the end of the contract), and any legal assistance required throughout the life of the contract.
- 7.12. Ealing Council is the Lead authority and led on the procurement of this service in accordance with the Memorandum of Understanding (MoU) between Ealing Council and all of the Participating Organisations (PO) - there is currently a total of seven participating organisations, of which Haringey Council is one. Ealing have signed an overarching agreement for an Out of Hours Handling Service with Capita Business Services Limited, on behalf of all the partners. The contract is for a duration of 7 years ending September 2025.
- 7.13. The existing contract has enabled Haringey Council to have a consistent, effective, and efficient out of hours service with continuous minimal costs.
- 7.14. Additionally, the service is the designated disaster recovery option for when the daytime telephone service fails e.g., it can and has provided emergency telephone cover when the council has experienced telephony failure, and it is the telephone back up option for Election periods.

- 7.15. A bespoke computer system, electronic rostering, communication reporting portal and telephony platform has been built specifically for the partnership. At the end of the term of the contract, ownership of the complete technical infrastructure will belong to the partnership collectively (enabling the partnership to benefit from potential future savings).
- 7.16. Participants currently include LB Ealing, LB Haringey, LB Enfield, LB Hammersmith and Fulham, LB Barnet, LB Barking and Dagenham and LB Barking and Dagenham Trading Partnership.
- 7.17. There is the opportunity to explore potential in-sourcing over the next 18 months as the current contract draws to an end, and therefore we will conduct a full review, particularly as Housing related services are now back in the Council. This work will commence in the autumn.

8. Contribution to strategic outcomes (Corporate Delivery Plan)

- 8.1. Residents experience consistent service standards, with inclusion across all channels and adaptations and enhanced support for those that need it.

9. Statutory Officers comments

9.1. Finance

- 9.2. The £239,600 cost of the out of hours service (excluding housing) two-year contract extension is funded from existing budgetary provision within Customer Services.
- 9.3. The £419,600 cost of the two-year extension for the housing-related out of hours services is charged to and funded from the Housing Revenue Account with an appropriate recharge to the General Fund for Housing Demand activity.
- 9.4. As set out in Section 5 there are no alternative financially viable options at this time other than to extend the contract value to cover the final two years of the contract.

9.5. Strategic Procurement

- 9.6. CSO 10.02.1b permits the Cabinet to vary contracts where the value is £500,000 or more. CSO 16.02 permits the Leader to delegate such decision to the Cabinet Member having the relevant portfolio responsibility.
- 9.7. Strategic Procurement support the recommendations in section 3 of this report.

9.8. Legal

- 9.9. The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

- 9.10. The Council is part of a Framework Agreement for Out of Hours Service with Ealing Council acting as the lead authority. Framework Agreements are a compliant tender process under the Public Contracts Regulations 2015 (Reg 33) and are also provided for in Contract Standing Orders (CSO 7).
- 9.11. As the value of the contract and extension is over £500,000, the decision would normally be taken by Cabinet. In between meetings of the Cabinet, the Leader may take any such decision or may allocate to the Cabinet Member with the relevant portfolio (CSO 16.02). The Cabinet Member for Housing Services, Private Renters and Planning has power to approve the recommendations under CSO 10.02.1 b and CSO 16.02
- 9.12. The Head of Legal Services has been advised that the part of the services which was managed by Homes for Haringey has been novated to the Council. The Cabinet Member for Housing Services, Private Renters and Planning has power to approve a variation to the contract to include this aspect of the work under CSO 10.02.1 b and CSO 16.02.
- 9.13. The decision to extend and vary the contract is a Key Decision and as such needs to comply with the Council's governance arrangements including publication in the Forward Plan.
- 9.14. The Head of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Housing Services, Private Renters and Planning from approving the recommendation in this report.

9.15. Equality

- 9.16. The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 9.11 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.12 Due to the nature of the service, the agreement is in accordance with the procurement legislation associated with social services, data protection and industry standards.
- 9.13 Equality considerations were factored into the Selection Questionnaire and the overarching agreement makes it clear that equalities duties and responsibilities are built into the terms and conditions of the contract.

- 9.14 As an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.
- 9.15 The Council will continue to monitor equality considerations, identify vulnerabilities, and refer to statutory services, in line with current service provision.
- 9.16 Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation.
- 9.17 Advance equality of opportunity between people who share those protected characteristics and people who do not.
- 9.18 Foster good relations between people who share those characteristics and people who do not.
- 9.19 The Council's Equal Opportunities Policy (2012) details how equality considerations are factored into the procurement process. The tendering process requires the contractors to demonstrate their compliance with the Equality Act (2010).
- 9.20 Due to the nature of the service, the agreement is in accordance with the procurement legislation associated with social services, data protection and industry standards.
- 9.21 Equality considerations were factored into the Selection Questionnaire and the overarching agreement makes it clear that equalities duties and responsibilities are built into the terms and conditions of the contract.
- 9.22 The Council will continue to monitor equality considerations, identify vulnerabilities, and refer to statutory services, in line with current service provision.

10. Use of Appendices

- Exempt appendix 1 – breakdown of cost for Haringey Council (corporate) and Housing Services

11. Local Government (Access to Information) Act 1985

Background Documents

- N/A

Report for: Cabinet Member Signing

Title: Award of Contract for Broadwater Farm Estate - Fire Safety Works and Communal Decorations.

Report authorised by: David Joyce – Director of Placemaking & Housing.

Lead Officer: Scott Kay – Head of Residential Building Safety

Ward(s) affected: West Green

**Report for Key/
Non-Key Decision:** Key Decision

1. Describe the issue under consideration.

- 1.1. In line with Contract Standing Order (CSO) 16.02, this report seeks approval from the Cabinet Member for Housing Services, Private Renters, and Planning to award a contract for the programme of Fire Safety Works and Communal Decorations to eight blocks on the Broadwater Farm Estate. These works are essential to ensure our residential buildings adequately provide a suitable means of escape in the event of fire and separation between the dwellings and the communal areas.
- 1.2. These works include replacement of flat entrance doors, cross corridor and stairwell doors and riser cupboard doors. Works will also include communal decorations and replacement of emergency lighting as and where required. The cross-corridor doors also include for hold-open devices linked to individual detectors.

2. Cabinet Member Introduction

Not applicable.

3. Recommendations

That the Cabinet Member for Housing Services, Private Renters, and Planning:

- 3.1. In line with Contract Standing Order (CSO) 16.02, approve the award of contract to Tenderer A (as set out in Appendix A), from 23 October 2023 up to the end of December 2025, to a total value of £3.5m. This includes the end of the defects period of 12 months following practical completion of the works.
- 3.2. Delegate authority to the Operational Director of Housing and Building Safety, and the Project Director for Broadwater Farm Estate, in consultation with the Head of Finance, to authorise and expend sums as set out within the exempt part of this report.
- 3.3. Delegate authority to the Operational Director of Housing and Building Safety in consultation with the Head of Finance, to extend the contract period from 1 January up to the end of April 2026 if required.

- 3.4. The Cabinet Member for Housing Services, Private Renters, and Planning permits the contractor to commence the works prior to issuing a formal contract. It is proposed that a Letter of Intent be issued to the contractor for a value of no more than £100k. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the programme to be met.

4. Reasons for decision

- 4.1. Haringey Council needs to ensure that our residential buildings adequately resist the spread of fire throughout their communal areas. This will provide a protected means of escape in the event of a fire and will allow the safe evacuation of residents and safe access by the fire brigade.
- 4.2. These works have been identified through Fire Risk Assessments. The completion of these works will reduce the number of overdue actions and will improve fire compartmentalisation to the blocks on the Broadwater Farm Estate. The works will also ensure the blocks are compliant with the Fire Safety and Building Safety Regulations.

5. Alternative options considered.

- 5.1. Do nothing is not an option as we need to comply with current fire safety regulations to ensure the safety of our residents and visitors to the blocks on the Broadwater Farm Estate.
- 5.2. The option to include the fire safety works in the wider refurbishment programme was considered; however, it was felt that the works are urgent and essential, therefore delaying the recommendations of the fire risk assessments was not deemed a suitable viable option.
- 5.3. Consideration was also given to undertaking the fire safety works and defer the communal redecorations until the wider refurbishment works take place. It was felt that this approach would adversely impact upon the environment in which our residents live, as the communal areas would look and remain in a state of partial completion.

6. Background information

- 6.1. Fire Risk Assessments identified the need for new fire doors to be installed to the flats and in communal corridors and stairwells to comply with current fire safety legislation and standards. Due to the timing of the wider refurbishment programme over a 5-year period starting in 2024, it would not be acceptable to leave these life-safety critical works for that period.
- 6.2. Key fire safety works to install new communal doors and flat entrance doors will ensure the communal areas which form potential escape routes in the event of fire are protected and comply with current fire safety regulations.
- 6.3. In addition to the communal doors and flat entrance doors across the estate, the spandrel panels at Kenley will be replaced in this programme. Kenley is a high-rise block with a single staircase. In the event of a fire, the fire brigade may need to

enter and/or evacuate persons from the building via this route. Therefore, the single staircase needs to provide a suitably protected means of escape. Other buildings across the estate are lower in height and have an alternative stairwell and means of escape. These buildings present a lower risk and will therefore have their spandrel panels replaced as part of the wider refurbishment programme starting with the pilot blocks – Rochford and Martlesham in 2024.

- 6.4. The installation of the communal fire doors and electrical works to install the hold-open devices, emergency lighting and other works to the 8 blocks on the estate, will result in significant damage to the existing painted surfaces. Bearing in mind the communal areas have not been redecorated for almost 20 years and have suffered water damage to the walls and ceilings due to ongoing leaks, it is not thought reasonable to further damage these areas and leave undecorated until the main refurbishment programme starts in 2024.
- 6.5. Although the refurbishment programme will start in 2024, the works will be phased and delivered over a 5–7-year period. This means that some blocks will not receive communal decorations until much later in the programme – that is until 2028-2030 or later. Failure to incorporate the communal decorations as part of the current FRA programme will result in further deterioration to the communal parts and the risk of these areas falling into disrepair. Therefore, it is advisable to allow for decorations and fabric repairs to all previously painted surfaces. This will ensure that the communal parts to the 8 blocks on the estate are kept in a good state of repair, and residents have a pleasant environment in which to live.
- 6.6. Prior to commencing the main refurbishment programme, and specifically works to the 8 blocks forming part of this current programme, an assessment will be made of the communal decorations to determine whether further works are required. Subject to the condition of the communal parts, it is possible that works to these areas will be omitted from the programme.
- 6.7. Having considered the alternative options set out in section 5 above, we will progress these works to implement the fire safety recommendations as soon as possible without impacting the wider Broadwater Farm Estate improvement programme.
- 6.8. This programme for fire safety and communal re-decorations consists of eight of the eleven occupied blocks on the Broadwater Farm Estate. The twelfth block, Tangmere, is currently being demolished. Of the other three blocks, Northolt is in the process of being decanted for demolition, whilst Rochford and Martlesham are due to commence works as the pilot blocks for the wider refurbishment programme. The fire safety and re-decoration works to Rochford and Martlesham is due to commence in the first quarter of 2024.
- 6.9. The council's standard right to buy lease provides for a proportionate part of the costs of these repairs and redecorations to the Estate and Buildings of which the flats form part to be recharged to leaseholders. There are 91 flats occupied by leaseholders affected by these works.
- 6.10. Leasehold consultation was undertaken and concluded in line with the requirements of Section 20 of the Landlord and Tenants Act 1985. An initial Notice

of Intent was issued on 06 September 2022 to the leasehold flats affected, and no observations or nominations were received.

- 6.11. Notice of estimates was issued on 20th June 2023 to the leasehold flats affected.
- 6.12. The Council received 3 observations from leaseholders. All observations have been responded to. The observations and Council officer responses are summarised in Appendix B.
- 6.13. The total amount rechargeable to leaseholders is estimated at £514,307.92, with an average leaseholder charge of £5,651.73.
- 6.14. Faithorn Farrell Timms (FFT) are commissioned by Haringey Council to act as Contract Administrators and Designers for the Fire Safety and Communal Decorations Works on the Broadwater Farm Estate. Following completion of the design process, a specification of works and tender documents were written. Open tenders were invited by Haringey Council from contractors using the Dynamic Purchasing System (DPS) on 23 January 2023.
- 6.15. Completion of the specification and drafting of the contract documents was carried out with support from our Strategic Procurement partners - who also managed the tender process.
- 6.16. Tenders were issued based on 60% quality and 40% cost. The quality assessment included an assessment of technical ability, experience of similar projects, adherence to building and fire safety requirements and the golden thread and social value.
- 6.17. Tenders were received from 10 bidders on 10 March 2023. FFT began analysis of the bids on 13 March 2023 and completed on 20 June 2023. This resulted in a detailed tender analysis and report (appended to the Exempt Report), detailing the bids received and the analysis and rankings that resulted from them. Clarifications were issued during the tender period, and these covered matters such as formalising priced items, the use and equalisation of provisional sums, and the removal of any qualifications.
- 6.18. On completion of the tender report, the bids were subsequently evaluated by The Head of Residential Building Safety, The Interim Building Safety Manager, and the Senior Project Manager for the Broadwater Farm Estate.
- 6.19. Following final clarifications and the review of the quality and priced elements, the table below sets out the final rankings for the 10 bids received.

Tenderer	Cost (%)	Quality (%)	Total Score
A	39.73%	46.22%	85.95%
B	36.77%	46.25%	83.02%
C	38.98%	43.98%	82.96%
D	40.00%	41.50%	81.50%
E	34.60%	46.00%	80.60%
F	38.50%	40.55%	79.05%
G	39.33%	39.29%	78.92%
H	37.34%	38.59%	75.93%

I	30.87%	43.58%	74.45%
J	33.13%	39.15%	72.28%

6.20. It is therefore recommended that Tenderer A is awarded the contract to carry out the fire safety works and communal re-decorations at the Broadwater Farm Estate.

6.21. The projected spend profile is shown in the following table. The project will be funded from the Broadwater Farm Capital Works Programme. Funding will accommodate all works executed on the project from 23/24 to 25/26 as shown in the table below.

Description	Year 1 (23/24) £'000	Year 2 (24/25) £'000	Year 3 (25/26) £'000
BWF Fire Safety and Communal Decorations	£200	£3150	£150

7. Contribution to strategic outcomes

7.1. This project will help to theme 5 of the Corporate Delivery Plan, A borough where everyone has a safe, sustainable, stable and affordable home.

8. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

8.1. Finance

8.1.2 This report seeks approval to award a contract for fire safety works and communal redecoration works valued at £3.5m.

This sum will be funded from BWF refurbishment budget and MTFs for the years 2023/24- 2025/26.

This budget is currently forecast to underspend in 2023/24 and there is provision for these works in subsequent years.

Phasing of estimated expenditure is set out below:

Financial Year	Fire safety and communal redecoration works
2023/24	£0.20m
2024/25	£3.15m
2025/26	£0.15m
Totals	£3.50m

These works will affect leasehold properties and leaseholders' contribution to the costs of these works is estimated to be circa £0.51m.

8.2. Procurement

- 8.2.1 Strategic Procurement (SP) note that this report relates to the approval to award a contract for the programme of Fire Safety Works and Communal Decorations to eight blocks on the Broadwater Farm Estate.
- 8.2.2 A competitive tender process was undertaken in line with Contract Standing Order (CSO) 9.04.01(b)
- 8.2.3 SP support the recommendation to approve the award in accordance with CSO16.02. in section 3 above

8.3. Legal Head of Legal & Governance

- 8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 8.3.2 The terms of the Council's standard right to buy lease permits recovery of a proportion of the cost of these works from leaseholders, subject to compliance with the consultation requirements set out in the Landlord and Tenant Act 1985 and the Service Charges (Consultation Requirements) (England) Regulations 2003 ("the statutory provisions").
- 8.3.3 The statutory provisions set out a two-stage process for consultation with leaseholders, the first setting out the proposed works and inviting comments thereon and nomination of a contractor from whom to seek an estimate, and the second, after obtaining estimates, setting out estimates and inviting comments; in each case the leaseholder is to be given a minimum of 30 days to respond. The Council must have regard to any comments made, and obtain an estimate from a nominated contractor if one (or more) is nominated.
- 8.3.4 Where the Council decides to award the contract to a contractor who did not submit the lowest estimate, it must within 21 days of entering into the contract serve a further notice on leaseholders stating its reasons for awarding the contract, and summarising any observations received at the second stage of consultation and its response to them.
- 8.3.5 Details of the Council's compliance with those provisions are set out in the body of this report under "Leasehold Implications". Legal Services have considered the form of the notices served and confirm that they comply with the statutory provisions.
- 8.3.6 The works are below the threshold where the tendering requirements set out in the Public Contracts Regulations 2015 apply. The procurement is therefore governed by Contract Standing Orders.
- 8.3.7 Provision for the use of a DPS is set out in CSO 9.04 (Dynamic Purchasing Systems).
- 8.3.8 The award of this contract will be a Key Decision and therefore the Council must comply with its governance arrangements in respect of Key Decisions including publication in the Forward Plan.

8.3.9 As the value of this contract is over £500,000, approval would normally fall to Cabinet. However, in-between meetings of the Cabinet, the Leader has power to take any such decision or to allocate to the Cabinet Member with the relevant portfolio (CSO 16.02).

8.3.10 The Cabinet Member also has power to approve the issue of a letter of intent of up to £100,000.

8.3.11 The Head of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Housing Services, Private Renters, and Planning from approving the recommendations in this report.

8.4. Equality

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

8.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

8.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.4.4 The decision is regarding award of a contract for the programme of Fire Safety Works and Communal Decorations to eight blocks on the Broadwater Farm Estate. These works are essential to ensure our residential buildings adequately provide a suitable means of escape in the event of fire and separation between the dwellings and the communal areas.

8.4.5 Data held by the council suggests that women, young people, disabled people and BAME people and naturally low-income people are over-represented among those living in council housing. These improvement works should there for be expected to have a positive impact on those that share the protected characteristics.

8.4.6 As an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract

management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

9. Use of Appendices

9.1. Exempt Report – **Appendix A**

9.2. Leasehold Observations – **Exempt Appendix B**

10. Local Government (Access to Information) Act 1985

10.1. Exempt information will include commercially sensitive information for the successful bidder.

Report for: Cabinet Member Signing

Title: To award a new asbestos remediation contract for a period of 4 years

Report authorised by: David Joyce – Director of Placemaking & Housing.

Lead Officer: Claude Pascal - Fire Asbestos & Construction Manager

Ward(s) affected: All

**Report for Key/
Non Key Decision:** Key Decision

1. Describe the issue under consideration.

- 1.1. This report seeks approval from Cabinet for the award of a contract to appoint a licensed asbestos removal contractor to undertake various remedial works that includes encapsulation of asbestos containing materials, removal and clearance of any asbestos debris in accordance with the Control of Asbestos Regulations 2012 to both residential and corporate buildings managed by the Council. This will ensure that the Council meets its legal duties under the Health and Safety at Work Act
- 1.2. Appendix A is not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).

2. Cabinet Member Introduction

- 2.1. NA.

3. Recommendations

The Cabinet is asked:

- 3.1. To approve the award of a contract to Contractor A, pursuant to a call off from the London Construction Program (LCP) Dynamic Purchasing System (DPS), as allowed under CSO 7.01(b) for Asbestos Remediation Works, over a period of 4 years commencing September 2023 and ending September 2027, for a maximum value of £939,464.00 (consisting of estimated spend for variable volume work, priced against bespoke prices). The form of contract will be the [JCT Measured Term Contract (MTC) 2016].
- 3.2. To also approve the issue of a letter of intent to the preferred contractor for an amount of up to, but not exceeding £93,946.40 which represents 10% of the

contract sum. This would enable mobilisation of the contract whilst the contract documentation is finalised.

4. Reasons for decision

- 4.1. The Council requires an asbestos remediation contractor to ensure that all residents, employees, and contractors are kept safe whilst living, visiting, or working in buildings that we manage which may contain asbestos materials.
- 4.2. The Council has a legal duty to ensure that they are compliant with the management of asbestos in accordance with the Control of Asbestos Regulations 2012.

5. Alternative options considered.

- 5.1. A do-nothing option would mean the residents living in buildings and staff working in offices with asbestos containing material are at risk of actions from asbestos surveys not being managed with the potential for exposure to asbestos. In addition, the Council would not be compliant with their duties under the Control of Asbestos Regulations 2012.
- 5.2. It is not feasible to directly employ asbestos removal operatives due to the specialist nature of the work and potential insurance liabilities. The Council is the duty holder for the management of asbestos in their properties and therefore have a legal responsibility to ensure that the work is carried out in a compliant manner. Asbestos remediation work poses a great deal of risk to the residents and employees and by using directly employed staff the employer will need a significant level of investment and a requirement for a 3 year license, public and private liability insurance and professional indemnity, together with specialist equipment for removal, testing and monitoring of the immediate and surrounding area where work is taking place.

6. Background information

- 6.1. A fully compliant procurement process was supported by our in-house Strategic Procurement team and managed through the London Construction Programme (LCP) Dynamic Purchasing System (DPS).
- 6.2. Following initial market engagement and interest, four contractors submitted bids for the work and the bids were assessed and evaluated based on 60% quality and 40% price. Two contractors failed the minimum quality submission process.
- 6.3. Appendix A sets out the bids received and the final rankings based on cost and quality.

- 6.4. The flat lined programme budget profile split over 4 years is shown in the following table.
- 6.5. The work generated from the contract will be funded from the Major Works Capital Programme which has an allocated budget of £500,000. The current spend to date is £103,000 with £397,000 remaining for 2023/24. Based on the new tender prices we will reforecast for 2023/24 and revise the budget requirement for future years.

Capital Description	Year 1 (23/24) £'000	Year 2 (24/25) £'000	Year 3 (25/26) £'000	Year 4 (26/27) £'000
Asbestos Remediation Works	£234,866	£234,866	£234,866	£234,866

6.6

The terms of the Council's standard right to buy lease permit recovery of a proportion of the cost of these works from leaseholders, subject to compliance with the consultation requirements set out in the Landlord and Tenant Act 1985 and the Regulations ("the provisions").

- 6.7 Leasehold Services have confirmed that on the basis that this programme will be based on the actual works programme to be carried out across all the general residential properties, 7789 are likely to be affected by these works, the estimated apportioned cost based on the yearly contractor price of £234,866.00 will be £30.15 to each dwelling and over the 4 year works period, the total estimated amount to each dwelling is £120.61 which is below the £250 threshold to consult leaseholders. Similarly, works carried out pursuant to the agreement will, on the same basis, not require consultation.
- 6.8 Where asbestos removal work has been identified from a survey the material would normally be removed. Where possible asbestos works will be included within major works to minimise disruption and costs.

7. Contribution to strategic outcomes

- 7.1. This project will help to theme 5 of the Corporate Delivery Plan; A borough where everyone has a safe, sustainable, stable, and affordable home.

8. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

8.1. Finance

- 8.1.1 The total cost of the contract is £0.94m and this will be met from existing homes major works budget for 2023/24 and other relevant years.

- 8.1.2 Further finance comments are contained in the exempt report.

8.2. Procurement

8.2.1 This procurement was carried out in a compliant manner using the LCP DPS, with full involvement of Strategic Procurement.

8.2.2 Strategic Procurement support this award.

8.3. Legal

8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

8.3.2 Under section 4 of the Control of Asbestos Regulations 2012 the Council has a duty to manage asbestos in non-domestic premises. To ensure compliance with this duty, the Council has undertaken a competitive procurement exercise in accordance with the Public Contracts Regulations 2015.

8.3.3 Cabinet is being asked to approve the award of a contract to Contractor A, pursuant to a call off from LCP DPS for Minor Works - Asbestos assessment services, asbestos abatement advice, and asbestos removal works, as allowed under CSO 7.01(b), for four (4) years, for Asbestos Remediation Works. The contract award value is £939,464.00.

8.3.4 In accordance with the procurement strategy a competitive procedure with negotiation was used to procure the works. Details of the procurement process followed is set out in this report.

8.3.5 The Cabinet may approve the variation under Contract Standing Order 9.07 (d) (contracts valued at £500,000 and above).

8.3.6 This contract is a Key Decision as the aggregate value of the contract is over £500,000. The Council must therefore comply with the governance provisions in the Constitution in respect of Key Decisions including publication in the Forward Plan (see CSO 9.07.1 (e)).

8.4. Equality

8.4.1 Council has a Public Sector Equality Duty to have due regard to the need to:

- eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- advance equality of opportunity between people who share those protected characteristics and people who do not
- foster good relations between people who share those characteristics and people who do not

8.4.2 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.4.3 There are no known equalities implications arising from this decision.

9. Use of Appendices

Exempt appendix A

10. Local Government (Access to Information) Act 1985

10.1. Appendix A is not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).

Report for: Cabinet Member Signing

Title: Variation of Current Electrical Inspection Report programme.

Report authorised by: David Joyce – Director of Placemaking & Housing.

Lead Officer: Scott Kay – Head of Residential Building Safety

Ward(s) affected: All

**Report for Key/
Non-Key Decision:** Key Decision

1. Describe the issue under consideration.

- 1.1 This report seeks approval from the Cabinet Member for a second variation of the two existing contract values, for the current provision of Electrical Inspection Reports programme to the Council, by two contractors, for the remaining contract term, to April 2024, subject to Cabinet Approval to virement of capital budget, as set out in section 6.16 of this report.

2. Cabinet Member Introduction

Not Applicable

3. Recommendations

The Cabinet Member for Housing Services, Private Renters, and Planning is asked:

- 3.1 To approve a second variation of the two existing contracts with Contractor N and Contractor A, for the provision of Electrical Inspection Services to the Council by increasing the maximum contract values by an additional £1,474,825.00 for Contractor N and £1,413,050.00 for Contractor A (£2,887,875.00 in total) taking the total maximum value for both contracts, to £11,551,500 over the maximum contracts period of 18 months (of which 8 months currently remain), subject to budget virement approval by Cabinet.

4. Reasons for decision

- 4.1 In order to deliver the Electrical Inspection programmes, which includes completing urgent and high-risk actions and upgrading of smoke and heat alarms within properties, Haringey Council requires the support of specialist electrical contractors.

- 4.2 The existing arrangements for this work have been in place since October 2022 and were procured as a direct award under the South East Consortium's (SEC) Electrical Renewal's Framework. Working with our Strategic Procurement business partners and the SEC, we were able to identify that Contractors N and A, were able to take on and support our service requirements.
- 4.3 The contractors are and have since been successfully delivering the programmes of inspections and associated works, critical to the safety of residents. This service is currently relied upon whilst we recruit to existing vacancies within our in-house electrical team, who will, in the longer term deliver the core elements of this work. However, due to current priorities around damp and mould, voids and focus on improving the repairs service as well as market pressures and a shortage of suitably competent persons this is taking longer than originally anticipated and we will need to implement a further contract prior to fully in-sourcing the service in future.
- 4.3 Even when the team is fully resourced, there will always be a need to rely upon additional contracting services to support the in-house team through peaks in workload and gaps in resources. The procurement of a longer-term support arrangement is the subject of a separate and new procurement project will be progressed, to take over this provision once this further extension is exhausted.
- 4.3 As we continue delivering electrical safety programmes, the variation of these contracts offers continuity and the necessary resources to deliver on this key commitment to the Regulator and essential life-safety programmes, whilst we procure a longer-term solution.
- 4.4 The second variation supports the ongoing delivery of the electrical safety inspection and works programmes to comply with the Electrical Safety Regulations and the Fire Safety Act.
- 4.5 The existing fire safety budget is insufficient to cover the expenditure of all the work. However, there is provision within the capital budget for Mechanical and Electrical works. Approval for virement of this budget can only be given by Cabinet. The request for this will be made to Cabinet in September 2023 within the Budget Report submitted by Finance.

5. Alternative options considered.

- 5.1 Do nothing. This would mean that the current contract would not be sufficient to complete the programme. It would also mean that we cannot meet our commitment to the Regulator to complete the EICR programme by the December 2023. Furthermore, it would leave the residents subject to living in buildings where there could be electrical safety issues that go unrecorded and unremedied if we do not undertake electrical inspections and improvement works. In addition, the Council would not be compliant with the Electrical Regulations.
- 5.2 Undertake all the work in-house. This option is not viable due to the current lack of specialist skills available in the market for Haringey to recruit. However, this is the intention in the longer-term.

5.3 Procure a new contract. This is in progress but will not be in place in time to deliver the current requirements.

6. Background information

6.1 The SEC framework was awarded to cover lot 5 which includes: A visual inspection of the existing electrical installation, electrical test to provide a electrical inspection condition report, all Category1 and Category 2 electrical works in accordance with BS 7671 and the upgrading of smoke and heat detection within flats in accordance with BS 5839-6

6.2 Category 1 issues are those that would otherwise present an immediate risk of injury to anyone using the installation, and therefore require immediate work. Category 2 issues present a potential danger that over time could cause shock and/or serious injury to anyone using the installation. Category 2 works can legitimately be completed through a follow-on works order or programme.

6.3 A decision was made to complete all Category 2 works at the same time as the test as this would ensure the safety of residents, reduce inconvenience to residents through not having to have a further appointment and improve value for money as the contractor would only be making one visit to the property.

6.4 A direct award was made for 18 months up to a value of £5,775,750.00 to two contractors (N - £2,949,650.00 and A £2,826,100.00). A variation to the contract sum was agreed and signed by the Cabinet Member for Housing Services, Private Renters, and Planning in July 2023. It was reported at that time that a further extension would be required.

6.5 This is a call-off arrangement whereby the rates tendered under the SEC's Electrical Renewals Framework are applied to all works instructed under this contract. The contract value is estimated and was capped based on a works value over 18 months.

6.6 Since commencing the contract, we have now committed the full contract value and the first variation value to both of the contractors, due to the additional works identified during the inspection process.

6.7 A second variation of the original contract value by 50% is required to ensure continuity and completion of the current programme and commitment to the Regulator for Social Housing.

6.8 The value of the initial contract was £5,775,750.00 in total, for a period of 18 months from October 2022. However, the full contract spend of £2,949,650.00 for Contractor N and £2,826,100.00 for Contractor A has been exhausted. The first variation increase in the contract value of 50% has also been exhausted and this second variation is needed is to cover the remaining workload and provide additional term to re-procure a longer-term contract.

6.9 The need for a further variation of the value of the contract is due to circumstances that could not have been foreseen at the time the contract was awarded. These include the following:

- The amount of work required to properties with no previous EICR or having EICRs that were more than 10-years old being greater than anticipated.
- The additional workload generated through the installation and upgrading of smoke detection.
- The need to add in an additional 430 domestic and 93 communal inspections that become non-compliant during the programme that we had originally anticipated could be dealt with by the in-house team.

6.10 The tendered rates for the EICRs for each contractor, and the tendered rates for remedial work and smoke detectors has not changed.

6.11 Based on average actual costs, the impact of these additional properties is approximately £300,000 to date. A further 190 domestic and 40 communal properties will become non-compliant between now and December are estimated to cost an additional £250,000. Therefore, the total cost of maintaining the existing compliant properties over the contract period has added a further £550,000 to the programme.

6.12 The additional cost of remedial works and smoke detector upgrades due to the factors set out in 6.9 and 6.10 are shown in the following table based on the current contractor's tendered schedule of rates.

Projected average cost per property	£ 599.00
Actual average cost realised	£ 1,096.00
Variance	£ 497.00
Total properties projected	9,645
Total properties revised	10,168
Variance	523
Total impact on programme (cost + properties)	£5,366,773

6.13 The previous variation value of £2.887m of the original £5.366m in the table above leaves £2.48m required to complete the programme. However, this request is for £2.887m (50% of original value). The difference of £0.4m will allow sufficient time to procure a longer-term contract and allow of any additional works identified during the period. Any underspend will be reflected in the final budget position.

6.14 There is an impact on the current capital budget because of this variation, of £0.41m, as detailed in 6.15 and 6.16 below.

6.15 The 2023/24 Electrical and smoke detector budget total is £5.96m. This includes £4.36m in fire safety and £1.6m in M&E Electrical. The current commitment against the total budget is £2.78m spend plus £0.7m work in progress (total £3.48m), leaving £2.48m. The variation of this contract will require £2.89m meaning a negative impact on the budget of £0.41m.

- 6.16 This additional spend on EICRs and Smoke detectors can be accommodated in the Housing Services Capital budget subject to approval of virement request (From the Mechanical & Electrical budget to the Fire Safety budget) submitted via the Q1 budget report to Cabinet. This will require a virement of capital budgets to be approved under separate authority by the Cabinet.
- 6.17 This second variance will complete the programme and allow sufficient time and capacity to pick up any additional works identified and continue to deliver the on-going 5-yearly inspections from January 2024, whilst procuring a new longer-term contract for the service until we are able to fully resource and deliver through our in-house team.
- 6.18 Although the contract values are being varied, the nature of the contracts are not being altered significantly. The requirement to inspect upgrade electrical installations and smoke and heat detectors remains and no new requirements have been added that have led to this variation requirement.

7. Contribution to strategic outcomes

- 7.1 This project will help to theme 5 of the Corporate delivery Plan A borough where everyone has a safe, sustainable, stable and affordable home.

8. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

8.1 Finance -Draft

- 8.1.1 The original contract value approved by cabinet in October 2022 is a combined £5.8m for a combined 9,645 units including installation of smoke detectors.
- 8.1.2 This sum equates to an average unit cost of £599 per unit.
- 8.1.3 In July 2023, a value variation amounting to additional £2.9m was approved, bringing the total contract sum to £8.7m. This additional sum represents 50% of the original contract sum.
- 8.1.4 This report recommends further value variation of £2.9m, bringing the overall contract value to £11.6m
- 8.1.5 The new average unit cost based on total value of the contract and total units equates to £1,096 per unit. This is 83% higher than average unit cost in the original cabinet report.
- 8.1.6 This additional sum will be met from the existing stock investment budget subject to cabinet approval of budget virement request.
- 8.1.7 There is risk of further cost escalation which needs to be monitored.

8.2 Procurement

- 8.2.1 Strategic procurement note that this report relates to the approval of a second variation to two contractors for the provision of Electrical Inspection Services to the Council
- 8.2.2 These variations are compliant with PCR 72-(1) (b) where additional works have become necessary and for economic and technical reasons it would cause significant inconvenience to retender, and the value of the variations will not exceed 50% of the original contract value.
- 8.2.3 Contract Standing Order (CSO) 10.02.1(b) permits Cabinet to authorise an extension or variation valued from £500,000 (five hundred thousand pounds) or more.
- 8.2.4 SP support the recommendation in section 3 above.

8.3 Head of Legal and Governance

- 8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in drafting this report.
- 8.3.2 The variations which this report relates to are compliant with Regulation 72 of the Public Contracts Regulations 2015 namely Regulation 72.(1)(b).
- 8.3.3 Pursuant to Contract Standing Order 16.02 a Cabinet Member with the relevant portfolio responsibilities may approve the variations set out in this report.
- 8.3.4 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Housing Services, Private Renters, and Planning from approving the recommendations on the report.

8.4 Equality

- 8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
1. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 2. Advance equality of opportunity between people who share those protected characteristics and people who do not.
 3. Foster good relations between people who share those characteristics and people who do not.
- 8.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 8.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.4.4 This report seeks approval from the Cabinet for the variation of the existing contract values for the current provision of Electrical Inspection Reports programme to the Council, by two contractors, for the remaining contract term, to April 2024.

8.4.5 This is to deliver the electrical inspection programmes, which includes completing urgent and high-risk actions and upgrading of smoke and heat alarms within the council housing stock.

8.4.6 Black people, disabled people, women, and those from a low socioeconomic background are overrepresented in Haringey's social housing stock. Therefore, taking steps to ensure that this essential work is completed will have a positive impact on those who share protected characteristics.

9. Use of Appendices

None

10. Local Government (Access to Information) Act 1985

None

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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