

## NOTICE OF MEETING

# CABINET MEMBER SIGNING

**Friday, 25th April, 2025, 11.00 am - Alexandra House, 10 Station Road, London, N22 (watch the live meeting [here](#))**

**Members:** Councillor 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.

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### 2. 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

### **3. 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).

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### **5. DEPUTATIONS / PETITIONS / QUESTIONS**

### **6. REQUEST APPROVAL FOR RECEIPT OF GRANT FROM THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT (MCHLG) FOR HOMELESSNESS AND ROUGH SLEEPING GRANT FUNDING PROGRAMMES 2025/26, WINTER PRESSURES 2024 TO 2026, AND THE GREATER LONDON AUTHORITY (GLA) FOR ROUGH SLEEPING ACCOMMODATION PROGRAMME (RSAP) 2025/26. (PAGES 1 - 10)**

### **7. CONTRACT AWARD FOR BROADWATER FARM COMMUNITY CENTRE PHASE 2 IMPROVEMENT WORKS (PAGES 11 - 22)**

### **8. 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 they contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paragraph 3, 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

**9. EXEMPT - CONTRACT AWARD FOR BROADWATER FARM COMMUNITY CENTRE PHASE 2 IMPROVEMENT WORKS (PAGES 23 - 26)**

Ayshe Simsek, Democratic Services and Scrutiny Manager

Tel – 020 8489 2929

Fax – 020 8881 5218

Email: ayshe.simsek@haringey.gov.uk

Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

George Meehan House, 294 High Road, Wood Green, N22 8JZ

Monday, 14 April 2025

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**Report for:** Cabinet Member signing

**Item number:** 6

**Title:** Request approval for receipt of grant from the Ministry of Housing, Communities and Local government (MCHLG) for Homelessness and Rough Sleeping Grant funding programmes 2025/26, Winter Pressures 2024 to 2026, and the Greater London Authority (GLA) for Rough Sleeping Accommodation Programme (RSAP) 2025/26.

**Report authorised by:** Maddie Watkins - Assistant Director of Housing Demand

**Lead Officer:** Zahra Maye, Head of Housing Related Support  
Email: [Zahra.maye@haringey.gov.uk](mailto:Zahra.maye@haringey.gov.uk)

**Ward(s) affected:** All

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

**1. Describe the issue under consideration**

- 1.1. The report seeks Cabinet member approval for receipt of grant from the Ministry of Housing, Communities and Local government (MCHLG) for Homelessness and Rough Sleeping Grant funding programmes 2025/26, Winter Pressures 2024/25, and the Greater London Authority (GLA) for Rough Sleeping Accommodation Programme (RSAP) 2025/26.

**2. Recommendations**

- 2.1. For the Cabinet Member for Housing and Planning to approve, as permitted under Contract Standing Order (CSO) 16.2 and 17.1, the receipt of grant from the MHCLG from the Homelessness and Rough Sleeping Grant Funding Programme 2025/26, Winter Pressures 2024 to 2026, and from the Greater London Authority (GLA) for Rough Sleeping Accommodation Programme 2025/26. The total grant funding amount will be £16,366,908, detail breakdown of funding allocated stipulated **Appendix A** of this report.

**3. Reasons for Decision**

- 3.1. Haringey Council have been awarded grants totalling £16,366,908 by MHCLG and the GLA for 2025/26 (except Winter Pressures is 2024 to 2026) financial year. The funding is ringfenced for the purpose of preventing, reducing and ending homelessness and rough sleeping. Cabinet member approval is required to agree the receipt of grant funding as stipulated by CSO 17.1.
- 3.2. The grants allow the Council to carry out its statutory responsibilities under a range of legislation including the Homelessness Reduction Act (2019), the Care Act (2014) and the Equality Act (2010), by providing housing-related support to vulnerable people to ensure they are able to live independent, fulfilling and active lives in the community for as long as possible.

- 3.3. Additionally, the grants will enable the Council to achieve the strategic aims set out in the Corporate Delivery Plan 2024-26, People Priority in the Plan, strategic objectives of Adult Social Care and Rough Sleeping (2023-27) Strategy.

## 4. **Alternative options considered**

- 4.1. The Council has a legal and statutory obligation as defined by the Homelessness Reduction Act to prevent and relieve homelessness - acceptance of this grant will meet our legal obligations of homelessness prevention and relief.

## 5. **Background information**

- 5.1. As of February 2025, Haringey Council continues to address the challenges of homelessness and rough sleeping within the borough. The number of families in temporary accommodation has reached almost 3,000, reflecting a significant demand for housing support.
- 5.2. In the broader London context, rough sleeping has seen a concerning rise. Between July and September 2024, 4,780 individuals were recorded sleeping rough in the capital, marking an 18% increase compared to the same period in 2023.
- 5.3. The number of people sleeping rough in London has significantly increased in the last decade. Some 8,329 people were recorded sleeping rough in the capital in 2021/22, this works out at an average of 2,082 per quarter. People seen sleeping rough in Haringey in 2021/22 totalled to 268, this is 34% less people compared to 2020/21. 30% of those who have slept rough in the last year had been in prison. We also know there are particular challenges for some prisoners accessing private rented sector tenancies and essential to the continued success of the Housing Related Support Pathway, is identifying realistic accommodation options for people leaving prison, and at risk of rough sleeping.
- 5.4. Haringey has the third highest rate of emergency placements in London and the highest in the North Central London sub-region. The Council is also working in the context of a chronic shortage of social housing in the borough, with over 9,000 households on the Council's housing register and 3,000 households in temporary accommodation.
- 5.5. Successfully ending rough sleeping and homelessness is a systemic and long-term project and not something that can be tackled solely on an individual, local or even regional level to truly sustainable effect. Haringey Council and partners work collaboratively to reduce rough sleeping in the borough, and to provide suitable and sustainable settled accommodation for those who have experienced rough sleeping.
- 5.6. Despite these challenges, Haringey has achieved a notable 71% reduction in rough sleeping since July 2018. This success is attributed to significant investments in addressing rough sleeping, the development of innovative approaches for individuals facing multiple disadvantages, the opening of new

supported housing accommodation provisions, and the creation of rent-free accommodations for those affected by immigration issues.

- 5.7. Since its inception in 2017, Rough Sleeping Initiative (RSI) funding has resourced a significant expansion of the boroughs rough sleeping programme. This has enabled Council to respond innovatively and quickly to local demand and population changes, which has resulted in national best practice and a strong track record for delivering positive outcomes for vulnerable residents. Partly triggered by the Covid-19 pandemic, there have been major improvements in the response to people affected by homelessness and rough sleeping from health services, both at the operational level in terms of practice development and multi-disciplinary working, and at regional level in terms of health commissioning and needs assessment.
- 5.8. Rough Sleeping and the street-based behaviour often associated with it, such as begging, street drinking and other forms of antisocial behaviour, are damaging to communities and individuals. People who are experiencing homelessness and rough sleeping are vulnerable to abuse, exploitation, and trafficking, as well as to hate crime and other forms of victimisation. Some groups are particularly vulnerable to this; women, young people, learning disabled adults, LGBTQ+ people and people from migrant communities. The provision of bespoke and trauma-informed accommodation and support services is a key mechanism through which the Council and its partners can prevent and respond to such experiences and inequalities.
- 5.9. The purpose of the **Homelessness Prevention Grant** is to give local authorities control and flexibility in managing homelessness pressures and supporting those who are at risk of homelessness.
- 5.10. The purpose of the **Rough Sleeping Prevention and Recovery Grant** is to enable local authorities to continue vital rough sleeping services, to support individuals sleeping rough, at risk of sleeping rough, or at risk of returning to rough sleeping.
- 5.11. Haringey has been selected as a pilot area for an **Emergency Accommodation Reduction Pilot programme** and will work together with MCHLG to identify and test changes to reduce Bed and Breakfast usage and explore solutions that will be most impactful to improve the overall quality and value-for-money of temporary accommodation.
- 5.12. The purpose of the **Winter Pressures funding** is to respond to the need for surge accommodation during extreme weather events and provide support and intervention for those without priority need. It is part of sub-region funding for North Central London funding awarded and distributed by lead local authority Islington.
- 5.13. The GLAs **Rough Sleeping Accommodation Programme** support funding is to provide support services to former rough sleepers living in homes at the Olive Morris Court and Carroll Court projects. Combined, these locations offer 37 units in total. The units provide step-down accommodation for people residing in Haringey's supported accommodation pathway and support will be provided



through a mixture of staff visiting the sites, meeting clients in the community or office-based support at Olive Morris Court.

### **6. Contribution to strategic outcomes**

- 6.1. Contribution to the Corporate Delivery Plan (CDP) 2024-26 High level strategic outcomes. These grant supports the delivery of the Housing priority in the CDP (2024-26)
- Provide better support for single homeless households with complex needs. Identify suitable support for vulnerable adults placed in TA.
  - Preventing and reducing homelessness and rough sleeping
  - decreasing the number of homeless households and those presenting as homeless, including those who sleep rough.
- 6.2. The grants also support the delivery of the People Priority in the Plan, '*Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential*', in particular to;
- People will be supported to live independently at home for longer.
  - Adults will feel physically and mentally healthy and well.
  - Adults with multiple and complex needs will be supported to achieve improved outcomes through a coordinated partnership approach.
- 6.3. The grants will contribute to the strategic objectives of Adult Social Care and their partners to offer preventative interventions at individual and community levels, decreasing demand on supported housing, preventing escalation of need, and offering viable options to residential care.
- 6.4. The grants will contribute to the delivery of the Council's Rough Sleeping (2023-27) Strategy by helping to prevent and relieve homelessness, reduce the use of temporary accommodation, and provide rapid exit from street homelessness for those in need.

### **7. Carbon and Climate Change**

- 7.1. Haringey Climate Change Action Plan March 2021 outlines the council's route for net zero carbon in Haringey. All HRS services and provision contribute to the Community Actions Objective Com1 – To increase education and awareness raising across the borough to residents and businesses.
- 7.2. Raising awareness of the impacts of climate change, and steps to mitigate, can encourage residents and businesses to engage with the issue and to enable behavioural change.
- 7.3. Housing Related Support team commission a wide variety of services which support vulnerable Haringey residents who have experience homelessness or are at risk of homelessness.
- 7.4. As a team we are committed to embedding educational awareness into the fabric of commissioning from the tender process to contract monitoring. We

seek to deliver carbon literacy awareness training to our providers and stakeholder relating to carbon footprint within their own organisations i.e.:

- 7.5. Ensuring providers have a carbon change policy.
- 7.6. Including drafting a provider's self-assessment.
- 7.7. We also seek to consult with our stakeholders in relation to benchmarking best practice. This in-turn will be fed into our annual audit procedure where HRS Commissioning would be able to monitor and evaluate year on year whether organisations are actually reducing their carbon footprint.
- 7.8. HRS would also seek to co-produce our own carbon plan with service users by consulting with them on how climate change is affecting them i.e. Summer SWEP, Climate anxiety etc.
- 7.9. Finally, we seek to embed climate change into our service specification ensuring that providers we have, commit to addressing climate change on a wider strategic level with the Commissioning Team.

**8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

**8.1. Finance**

- 8.1.1. This report seeks the approval for the receipt of Grant from the MHCLG from the Homelessness and Rough Sleeping Grant Funding Programme 2025/26, Winter Pressures 2024/25, and from the Greater London Authority (GLA) for Rough Sleeping Accommodation Programme 2025/26 totalling £16,366,908.
- 8.1.2. The only financial implication that may occur is that the Grant Awarding Bodies (GAB) may withdraw the funds, which would result in the Council's General Fund (GF) absorbing the costs. However, this risk is unlikely and poses no real threat to the Council.

**8.2. Strategic Procurement**

- 8.2.1. Strategic Procurement notes the contents of this report and have been consulted in the preparation of this report.
- 8.2.2. The request to accept the grant funding is in accordance with the Contract Standing Orders 17.1. Accepting the grant fundings will facilitate the Council in delivering essential services to residents and will enable the Council to fulfill its obligations as outline in paragraph 6 above.
- 8.2.3. Housing Related Support to ensure system and processes are in place to enable the Council to fulfil its obligations set out in grant agreements and mitigate risk of having to be repay grant funding, either in full or in pro-rata.
- 8.2.4. The Council's primary objective is to deliver services directly through in-house resources. However, when these resources are unable to meet specific

requirements, Strategic Procurement will provide specialised resource and collaborate with the Housing Related Support team to source externally supplied solutions to fulfill these need.

- 8.2.5. Strategic Procurement notes the contents of this report and confirms there are no procurement related matters that would prevent the Cabinet Member for Housing and Planning agreeing the recommendations stated in 3.1 above.

### 8.3. **Legal**

- 8.3.1. The Assistance Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 8.3.2. Pursuant to the Council's Contract Standing Order (CSO) 17.1 Cabinet has authority to approve the receipt of a grant where the value of the grant is £500,000 or more.
- 8.3.3. Pursuant to the provisions of the Council's CSO 16.02, the Leader may allocate a decision reserved for Cabinet to the Cabinet Member having the relevant portfolio responsibilities and as such the recommendation in paragraph 3 of the report to seek approval from Cabinet Member for Housing and Planning to approve the receipt of grant from the MHCLG from the Homelessness and Rough Sleeping Grant Funding Programme 2025/26, Winter Pressures 2024 to 2026, and from the Greater London Authority (GLA) for Rough Sleeping Accommodation Programme 2025/26 is in line with the provisions of the Council's CSO provided that such a decision has been allocated to the Cabinet member by the Leader.
- 8.3.4. The Assistant Director for Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendation in 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:
- 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 apply to the first part of the duty.
- 8.4.3. This decision will help the Council to meet its equalities duties and address known inequalities affecting individuals with protected characteristics, in

particular relating to age, sex, sexuality, gender identity, race, and disability. Accordingly, the decision represents progress to eliminate discrimination and advance equality of opportunity.

- 8.4.4. The decision outlined in this report is to accept grant funding from multiple sources for housing-related support. This will help to fund the provision of housing-related support in Haringey for residents who are homeless or at risk of homelessness. This will have a positive impact on groups who are disproportionately likely to be at risk of homelessness as well as those with additional housing needs which result from their protected characteristic. Therefore, it is anticipated that the decision will positively impact women, disabled people (particularly those with mental health needs), older people who need extra support, young people (particularly those considered to be at risk or leaving care), survivors and victims of domestic abuse (who are disproportionately female), LGBTQ+ people and people from ethnic minority backgrounds.

## **9. Use of Appendices**

- 9.1. Appendix A - Breakdown of funding allocation

## **10. Background Papers**

- 10.1. Not applicable

## Appendix A – Breakdown of funding allocation

The table below shows breakdown of funding allocations

<b>Funder</b>	<b>Revenue Funding Programme</b>	<b>Grant Value £</b>
MHCLG	Homelessness Prevention Grant 2025/26	13,743,808
MHCLG	Rough Sleeping Prevention and Recovery Grant 2025/26	1,348,484
MHCLG	Emergency Accommodation Reduction Pilots 2025/26	210,000
MHCLG	Additional Emergency Accommodation Reduction Pilots 2024/25	150,000
MHCLG	Winter Pressures 2024/25 - NCL Sub Region	75,000
MHCLG	Rough Sleeping Winter Pressures Fund 24/25	514,503
GLA	Rough Sleeping Accommodation Programme (Ermine Road and Carroll Court) 25/26	325,113
	<b>Total</b>	<b>16,366,908</b>

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**Report for:** Cabinet Member Signing – 25 April 2025

**Item number:** 7

**Title:** Contract Award for Broadwater Farm Community Centre Phase 2 Improvement works

**Report authorised by:** Taryn Eves, Corporate Director of Finance and Resources

**Lead Officer:** David Sherrington, Head of Estate Renewal

**Ward(s) affected:** West Green

**Report for Key/**

**Non-Key Decision:** Key Decision

**1. Describe the issue under consideration**

- 1.1. The Broadwater Farm Community Centre is located on Broadwater Farm Estate, alongside Lordship Recreation Ground, and is a council asset. It contains and supports sports, leisure, community, voluntary sector, youth, food growing and gardening programmes and spaces and large Council office facilities and is need of urgent improvement works to ensure it is compliant and brought up to standards for all users.
- 1.2. In line with Contract Standing Order (CSO) 2.01 (c) and 0.08, this report seeks approval from the Cabinet Member for Housing and Planning to award a contract for the phase 2 improvement works at Broadwater Farm Community Centre.

**2. Recommendations**

That the Cabinet Member for Housing and Planning:

- 2.1. In line with Contract Standing Order (CSO) 2.01 (c) and 0.08, approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £810,583.54

**3. Reasons for decision**

- 3.1. These recommended works to Broadwater Farm Community Centre (BWF CC) will make essential safety improvements and undertake much needed

building refurbishment works to maintain the building fabric of the centre and the safety and wellbeing of users of the Centre.

- 3.2. Priority/ Year 1 Urgent Maintenance works from the building condition survey form the scope of the phase 1 works (already underway) and phase 2 works, along with refurbishment of key facilities (WCs, Changing Rooms, first floor offices).
- 3.3. Refurbishment works to upgrade the first-floor Haringey Council office in BWF CC are included in the scope of phase 2 works. This office currently accommodates 75+ Housing and Repairs staff, making it the largest staff accommodation site outside of Wood Green. These works were prioritised in 2023 to bring the office accommodation, welfare and accessible facilities for Housing Repairs staff to an equivalent professional standard to council offices at Alexandra House and Station Road.

#### 4. **Alternative options considered**

- 4.1. **Do nothing:** The option to not proceed with works was discounted, given the poor state of BWF CC. The urgent maintenance works to the building are a mandatory requirement for compliance and Health & Safety, which the Council has a legal obligation to undertake. Furthermore, a permanent relocation of 75+ Housing and Repairs staff to a facility of a corporate standard in a reasonable and feasible timeframe is not currently possible, as confirmed by the Strategic Corporate Property team and previous reporting from the Housing Management Board.
- 4.2. **Continue with BWF CC first floor office improvement works, progress urgent maintenance works following this:** This option was discounted, as the asset would become non-compliant in some areas. It could also lead to abortive work undertaken during the first-floor improvement works, if maintenance issues not addressed first. This would not provide good value for money nor efficient use of resources and low carbon construction. Also likely to incur increased costs/ disruption through separation of works programmes.
- 4.3. **Undertake single phase of works:** This option was discounted, as it would have resulted in delay to urgent maintenance works starting and would not achieve immediate impact (user benefit and reputational benefit) of bringing key maintenance elements forwards. Accordingly, a phase 1 urgent works package was commissioned to coincide with the insourcing of the site and is now successfully underway. Further consultation and engagement with users, stakeholders and residents has also been undertaken on BWF CC through a User & Providers Group, which has been able to feed into and validate the scope of phase 2 works and potential future phases of works.



- 4.4. **Deliver the works in-house:** This option was discounted. The council do not have the resources necessary to deliver these works services in house, it is therefore outsourced to external contractors.

## 5. Background Information

- 5.1. The Broadwater Farm Community Centre (BWF CC) is located on the north-west corner of the Broadwater Farm Estate in Haringey, with Lordship Recreation Ground to the west. BWF CC is a Haringey Council Housing Revenue Account asset and a community and sports facility.
- 5.2. On 11th July 2023, the Cabinet determined to end the Council's contract with Fusion Lifestyle Ltd ('Fusion') and to review how its leisure services are run in the future. The Council agreed on 5<sup>th</sup> December 2023 that leisure services should be brought back in-house. This included Broadwater Farm Community Centre, previously managed by Fusion, being brought back under council control. The insourced leisure service and building management provision began on 1<sup>st</sup> October 2024.
- 5.3. Capital Project and Property commissioned technical due diligence surveys (Building Condition Surveys) at the three leisure centre sites, including BWF CC.
- 5.4. The condition surveys confirmed the council's existing understanding that the centres were in a poor state of repair and provided substantial new detail about the investment needed. The BWF CC condition survey revealed maintenance works are required externally and internally.
- 5.5. The table below provides expected asset planned preventative maintenance costs over the next 10 years for BWF CC, as provided by the due diligence/building condition surveys. (Note: this does not include the office improvements works cost).

Capex £	Year 1	Years 2-5	Years 6-10
<b>BWFCC</b>	<b>883,042.00</b>	811,893.00	319,769.00

- 5.6. The survey categorised works into Year 1 Urgent Maintenance, Years 2-5 Planned Preventative Maintenance (PPM) and Years 6-10 PPM.
- 5.7. Year 1 Urgent Maintenance works were included in the scope for phase 1 and phase 2 improvement works, and client instructions reflecting user requirements for improvements and refurbishment from Leisure and Housing services are also included in phase 2 scope (see Appendix B).

- 5.8. Improvement works to upgrade the first-floor Haringey Council office in BWF CC, were also planned with designs progressed as part of the Corporate Landlord Works Programme, reported to Capital & Property Board (CPB) on 6<sup>th</sup> June 2023.
- 5.9. This Haringey Council office currently accommodates 75+ Housing and Repairs staff, making it the largest staff accommodation site outside of Wood Green. These works to the first floor BWF CC offices were prioritised to bring the office accommodation, welfare and accessible facilities for Housing staff to an equivalent professional standard to council offices at Alexandra House and Station Road.
- 5.10. To maximise efficiencies and value, avoid abortive office upgrade works and to align with other leisure centre works programmes across the borough, a phased scope of works was developed for the improvement and refurbishment of BWF CC.
- 5.11. The longer-term future of the Community Centre is also being considered. The Broadwater Farm Estate is undergoing a period of transformational investment and regeneration. The BWF CC offers a fantastic opportunity to support the regeneration vision, the potential to be an excellently located mixed use hub that meets Estate and wider resident needs.

## **6. Project Scope and Budget**

- 6.1. The scope of works proposed in this report is the second phase of improvements. Phase 1 works were delivered from January 2025 and focused on the most urgent works of drainage leaks repair, external wall and roof repair. These Phase 1 works are due to complete in April 2025.
- 6.2. The project scope for Phase 2 works has been developed considering the urgent requirements for from the condition surveys, validated by building user observations, with additional requirements from the client team. Appendix B contains the Phase 2 scope of works table. This includes:
- DDA compliant front entrance doors, induction loop, ramp access
  - Ground floor WC and Changing rooms refurbishment and ventilation systems upgrades
  - Fire stopping and compartmentation
  - Steel roof support and skylight repairs
  - Additional drainage and ground landscaping/ paving repairs

- First floor office refurbishment including office space, meeting rooms/ pods welfare facilities, furniture.

6.3. The first-floor refurbishment project team have carried out design team meetings and staff consultations, with the proposed design and scope circulated and approved by staff and stakeholders to meet corporate standards.

## **7. Funding and governance**

7.1. BWF CC is a Housing Revenue Account (HRA) asset and the first-floor office accommodation is in use for Housing and Repairs Staff. The ground floor operates as one of the Council's insourced Leisure Centres.

7.2. Budget for urgent maintenance works for the Council's leisure centres (which includes BWF CC) has been allocated in the General Fund MTFS, which was approved by Cabinet in February 2024. This follows the Cabinet report on Leisure Insourcing in December 2023.

7.3. There was not previously a specific provision for the budget for the phase 2 works within the HRA MTFS, however funding towards Community Centre Phase 2 works will be accommodated within the HRA's major works capital budget.

7.4. There are ongoing cross-service discussions to determine the apportionment of the Phase 2 works costs and PPM between the Housing Revenue Account and the General Fund.

7.5. Updated financial and liability arrangements for Broadwater Farm Community Centre between the HRA and Leisure Services are also being determined. There are two main options being considered for this:

- Option 1: Leisure take on a Head Lease similar to that of Fusion Lifestyle and the HRA become tenants of the first floor office accommodation, paying rental income to Leisure. Under this model Leisure would take on liability for the building (details would need to be set out in a financial agreement).
- Option 2: HRA as asset owner retain liability for the building and Leisure Services become tenants of the ground floor/ leisure areas, paying income to the HRA (details would need to be set out in a financial agreement).

## **8. Procurement approach**

- 8.1. The identified works were collated into a specification and tender documents and were issued to Strategic Procurement to procure via Minor works DPS on the LCP.
- 8.2. The received bids were evaluated on an assessment of the Quality, Price and Social Value of their submissions, using a percentage split of 55% Price and 35% Quality and 10% Social Value. The Exemption Report in Appendix A outlines the scores of each tenderer.
- 8.3. During the tender process there were clarifications made from the contractors tendering on some aspects of the proposed refurbishment works. As part of the process managed visits were arranged to the centre for each tenderer to view the Community Centre and the scope of works, prior to submitting their priced tender before the tender closing date.
- 8.4. Procurement timetable:

Invitation to Tender Issued Date	30/01/2025
Tender Clarification Deadline	21/02/2025
Tender Submission Deadline	05/03/2025
Tender Evaluation Period	05/03/2025– 25/03/25
Notification of Tender Outcome	April 2025
Contract award	25/04/25
Contract Commencement Date	12/05/25
Contract End Date	29/08/25

8.5. **Evaluation Criteria**

- 8.6. The received bids were evaluated on the basis of 55% price, 35% quality, by an inhouse evaluation team to review the priced and quality submissions separately. 10% social value was evaluated externally via the Social Value Portal and added to the score.

8.7. **Procurement Outcome**

- 8.8. Please see attached Appendix A: for Exemption Report containing Tender Moderation Evaluation for Broadwater Farm Community Centre Phase 2 works.
- 8.9. The successful bidder was Tenderer A (as set out in Appendix A), to a total value of £810,583.54.

## **9. Contribution to strategic outcomes**

- 9.1. This proposal would help us to meet the following themes and outcomes in in the Corporate Delivery Plan 2024 – 2026:
- 9.2. Theme: Adults, health and welfare
- Outcome: A healthy and active population: Leisure centres and outdoor fitness offer – reopening, designing, and upgrading.
- 9.3. Theme: Responding to the climate emergency
- Outcome: A zero carbon and climate resilient Haringey: Improvements in energy management across the Council's estate, raising all buildings to at least EPC C and net zero carbon schools.
  - Outcome: A zero carbon and climate resilient Haringey: Make Haringey more resilient to flooding through investment in drainage infrastructure and delivery of flood protection schemes.
- 9.4. Theme: Resident Experience and enabling success:
- Outcome: A supported and enabled workforce: Implementation of the Corporate Property Model (CPM), which aims to centralise all operational property assets and premises related budgets into a Capital Projects and Property (CPP) central team.

## **10. Statutory Officers comments (Director of Finance, Procurement, Head of Legal and Governance, Equalities)**

### **10.1. Finance**

The contract cost of this phase 2 BWF CC project is £0.811m, which was based on the chosen contractor's tendered sum.

This sum was not provided for in the current HRA capital programme budget/MTFS. However, can be contained within next year's major works capital programme budget.

There is a risk that other planned projects within the major works capital programme might not be funded unless additional funding is identified, or cost savings achieved.

Further finance comments are contained in the exempt report.

### **10.2. Procurement**

Strategic Procurement (SP) note that this report relates to the approval to award a contract to Tenderer A to deliver phase 2 improvement works at Broadwater Farm Community Centre.

SP note that a competitive tender was launched via the LCP's Minor Works DPS. The adopted procurement is in line with Contract Standing Order (CSO) 8.02 and Regulation 34 of the Public Contract Regulations.

The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.

Bid evaluation was based on price and quality and the preferred bidder's submission demonstrates value for money.

SP support the recommendation to approve the award in accordance with CSO's 2.01(c) & 0.08

**10.3. Director of Legal & Governance (Monitoring Officer)**

The Director of Legal and Governance has been consulted in the preparation of this report.

The works have been procured via the Council's Dynamic Purchasing System (DPS). Use of a DPS is a recognised procurement procedure under the Public Contracts Regulations 2015 (the Regulations). These were the Regulations which were in force at the time of the procurement.

As the award of the contract is a Key Decision, it would usually be approved by Cabinet under CSO 2.01 (c). In-between meetings of the Cabinet, the Leader may approve any such decision or may allocate to the Cabinet Member with the relevant portfolio (CSO 0.08).

The award of the contract is a Key Decision and as such needs to comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.

The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning from approving the recommendations in this report.

**10.4. Equalities**

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

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.

The Decision is to award to the company identified in the exempt part of the report for the sum of £810,583.54.

The refurbished building will provide a safe environment for all members of the local community and Council staff, with the borough providing facilities and a safe environment to promote their mental wellbeing and physical health.

The building refurbishment works will be phased to minimise disruption and inconvenience to all members of the public using the facility. There will be regular communications with the leisure centre users providing them with notice of works to their facilities to allow them to make alternative arrangements.

## **11. Use of Appendices**

- 11.1. Appendix A: Exempt Report with Tender Moderation Evaluation for Broadwater Farm Community Centre Phase 2 works. Please see separate report.
- 11.2. Appendix B: BWF CC Phase 2 Scope of Works Table

## Appendix B: Phase Two Scope of Works

<b>Broadwater Farm Community Centre Phase 2 Works</b>		<b>Reasons for inclusion</b>
<b>No</b>	<b>Scope of Works</b>	
	<b>EXTERNAL</b>	
1	<b>Roof repairs</b>	
	Repaint the underside of the steel supports to the lower roof over the roof terrace to the rear of the building.	Condition report priority 1
	Additional skylight repairs above the gym area	
	Additional gutter repairs where corroded	Condition report priority 1
2	<b>External hard landscaping maintenance</b>	
	Additional Paving repairs and DDA compliant	Condition report priority 1 & DDA report
	Cutting back of tree branches near windows/ gutters	C.L Recommendation
	<b>INTERNAL</b>	
3	<b>Screen and barrier alterations at the ground floor reception to remove /adapt</b>	Client brief & DDA report
	Induction loop at reception	
	Make front entrance doors DDA compliant (push control)	
	Ramp access for external steps exits	
	Make DDA WC more suitable and adaptable	
4	<b>Fire stopping and compartmentation works</b>	
	Fire doors to overhaul and repair	Condition report priority 1 & H&S compliance
	Additional fire stopping works	
5	<b>Changing Rooms/ WCs</b>	
	Repair the changing room tiled walls	Condition report priority 1
	Replace shower facilities	
	Replace WC facilities	Condition report priority 1
	Service air condition units in female & male changing rooms	
6	<b>Drainage</b>	
	Additional drainage repairs and ground landscaping	Client brief & Condition report priority 1
7	<b>General</b>	
	DPC works where walls are damp	
8	<b>1F Office Refurbishment</b>	
	Refurbishment works including office space, meeting rooms/ pods, kitchen, WCs, welfare facilities.	Client brief
	Office furniture and equipment.	Client brief
9	Preliminaries @ 12%	
10	Contingency @ 10%	
11	Professional consultants, M&E / fire engineers	
12	CDM Principal Designer	





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

Document is exempt

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