

NOTICE OF MEETING

CABINET MEMBER SIGNING

Thursday, 29th May, 2025, 11.30 am - Alexandra House, 10 Station Road, London, N22 7TY (watch the recording [here](#))

Members: Councillor Sarah Williams

1. FILMING AT MEETINGS

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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**
- 5. DEPUTATIONS / PETITIONS / QUESTIONS**
- 6. OSBORNE GROVE (PAGES 1 - 8)**
- 7. BOROUGH WIDE BIN CHUTE REPAIR, MAINTENANCE & INSTALLATION (PAGES 9 - 14)**
- 8. VARIATION OF CURRENT SURVEYING CONTRACT (PAGES 15 - 20)**
- 9. EXCLUSION OF THE PRESS AND PUBLIC**

Item 10,11,12 is likely to be subject to a motion to exclude the press and public be 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.
- 10. EXEMPT REPORT - OSBOURNE GROVE (PAGES 21 - 22)**
- 11. EXEMPT REPORT - BOROUGH WIDE BIN CHUTE REPAIR, MAINTENANCE & INSTALLATION (PAGES 23 - 26)**
- 12. EXEMPT REPORT - VARIATION OF CURRENT SURVEYING CONTRACT (PAGES 27 - 32)**

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Tuesday, 20 May 2025

PART A – For publication

Report for: Cabinet Member Signing

Item number:

Title: Report seeking permission to extend the meanwhile use of Osborne Grove to deliver a night shelter for people rough sleeping for two (2) years until 31/03/2027 or until a decision has been made on the long-term use of the site.

Report authorised by: Sara Sutton, Corporate Director of Adults, Housing and Health

Lead Officer: Terry Dragatis, Implementation Manager, Housing Demand

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1. This report seeks Cabinet member approval for the continued meanwhile use of the directly delivered, Osborne Grove building as a night shelter and assessment centre for people rough sleeping on a meanwhile basis for 2 years until 31/03/2027 or until the long-term usage of the building can be determined and for the Cabinet member to delegate future decisions on the extension meanwhile use to the Director for Adults, Housing and Health and Corporate Director of Finance.

2. Recommendations

That the Cabinet Member;

- 2.1. Approves the continued meanwhile use of directly delivered, Osborne Grove Nursing Home, 16 Upper Tollington Park, N4 3EL, as a night shelter and assessment centre, for 2 years until 31/03/2027.
- 2.2. Note that options for the long-term use of the building and site are subject to further consideration and will be the subject of further report by officers to Cabinet.

- 2.3. Delegates authority further to extend meanwhile use of the building to the Corporate Director of Adults, Housing and Health in consultation with the Corporate Director of Finance limited to 31/03/2027.

3. Reasons for decision

- 3.1. The Osborne Grove building is currently in meanwhile use as a directly delivered night shelter and assessment centre and already has a team in place. The service is a critical component of the borough's approach to reducing homelessness and rough sleeping in the borough and in its first year has reduced the numbers of people rough sleeping by nearly 40%. If accepted, this proposal will ensure that there is no gap in provision for people experiencing homelessness while discussions are held on the long-term use of the building and the cohort it should accommodate. The Capital Projects and Property Team have confirmed that there is no alternative meanwhile use of the building. Officers considered that there will not be a longer-term application deliverable over the proposed meanwhile use period. This request has also been previously considered using the Corporate Property Model's Asset Performance Assessment.
- 3.2. The night shelter and assessment centre allows the council to accommodate people who currently have No Recourse to Public Funds (NRPF). Haringey currently has a very high proportion of people rough sleeping with NRPF. Often, this cohort has significant mental or physical health needs which are unmet while street homeless. When left street homeless for months or years, these needs tend to escalate and often this results in pressure on expensive services elsewhere in the NHS or Council, including on Adult Social Care. There is strong evidence to show that those who are brought into accommodation are quickly supported to regularise their status and source appropriate accommodation.
- 3.3. The Council has been awarded £1,348,484 in the Rough Sleeping Initiative 2025 – 2026. £489,493 of this provision is awarded on the basis of the borough providing a night shelter. A governance process to accept the grant funding is in progress. If Cabinet decides not to accept the grant award when the report seeking acceptance comes before it, then an alternative source of funding will need to be identified and authorised to ensure that the Osborne Grove service was funded adequately.
- 3.4. Ring-fenced grant funding is available – and next year's funding has been confirmed - via the Rough Sleeping Initiative to deliver a night shelter at Osborne Grove, if accepted this funding will make the proposal cost neutral. The Council has a track record of successfully delivering services funded by grant, and Osborne Grove is a critical part of its approach to reducing

homelessness and rough sleeping. The service's budget for 2025/26 currently shows a small shortfall. This is due to having not received the final confirmation of additional funding by time of writing this report. This will have been received early in the new financial year. A full break down of the finances of the service for 2024/25 are available at Appendix A. This shows a projected gap in the funding available for 2026/27. A parallel piece of work is currently underway to look at rents in General Fund properties. Though this has not finished yet it is looking increasingly likely that rent and service charge will be raised above the figures used as the basis for this report and significantly reducing any potential shortfall. Additionally, it is assumed that the funding that has been available this year would be made available again, though it is expected that there would be an increase in the overall amount of funding as well as a change in the rules regarding ringfencing of funds which would allow the council to use the allocation in any way that we see fit which would allow that shortfall to be met.

- 3.5. An announcement of the long-term funding settlement for the Rough Sleeping Initiative is not expected until the end of 2025. If, once that announcement has been made it were clear that the council would be unable to continue funding the service the Housing Related Support would likely have to decant the building and stop delivering the service from Osborne Grove. This would leave the borough with no off-the-street accommodation for people sleeping rough in Haringey. As stated elsewhere in this report this would force the Council to revert to using private B&B placements that offer less value for money. This would be very likely to result in an increase in the number of people rough sleeping in Haringey.
- 3.6. If the building were to be emptied and remain empty until the next use was determined there would also be a cost associated with building security as well as the continued cost of building compliance works. This cost is hard to specify and would depend on the level of security needed. A conservative estimate for this would involve once daily visits by a mobile security operative and Sitex on the ground floor doors and windows which would cost approximately £33,560 per annum. This would increase significantly if the first-floor windows were covered too. These figures are based on publicly available information and information provided by the Council's preferred security firm.
- 3.7. The shortage of affordable nightly paid accommodation in the Borough has resulted in additional financial pressures for the Council. As of December 2024, this was projected to be an £12,000,000 overspend in providing temporary accommodation in 2024/25. Delivery of a night shelter at Osborne Grove does not contribute to that overspend and in fact reduces the need for nightly paid accommodation.

- 3.8. The London Borough of Haringey is committed to utilising assets in a way that dynamically and flexibly responds to need. The use of Osborne Grove as supported housing commenced in 2020 in response to the COVID-19 pandemic and the Government's *Everyone In* directive to accommodate everyone at risk of rough sleeping. This was a valuable, positive and cost-effective use of the building, and the service was mobilised at pace to minimise any risk of transmission in this vulnerable cohort.
- 3.9. Performance of the service has remained strong over the reporting period, with sustained reductions in rough sleeping rates across the borough. The service has effectively met key outcomes around rapid assessment, personalised support, and accommodation pathways, contributing to a measurable decrease in street homelessness. This success has been recognised by MHCLG, who formally commended the service for its impact, innovation, and collaborative approach.

4. Alternative Options Considered

- 4.1. **Do nothing:** Cabinet member could choose to not agree an extension of the meanwhile use of Osborne Grove. This would likely result in the building needing to be decanted, which would leave the Council without appropriate off-street accommodation for people rough sleeping in the borough and would also potentially lead to Ministry of Housing, Communities and Local Government (MHCLG) asking for the awarded grant money to be returned. This could also cause some reputational damage with MHCLG as Haringey has previously been flagged as a borough of concern due to the number of people rough sleeping and there would be challenging questions as to why the council chose not to continue the use of the existing building and service that has already reduced the number of people rough sleeping in the borough by nearly 40%. This would also require the Council to revert to using private hotels to place single homeless people into accommodation or for those that would be owed a full duty nightly paid temporary accommodation through housing needs. This would increase the pressure on an already overspent temporary accommodation budget in the case of the latter and provide less suitable accommodation for fewer people in the case of the former.

5. Background information

- 5.1. Osborne Grove is a now-decommissioned nursing home, which was run by the Council until 2020, located on Upper Tollington Park, Finsbury Park.
- 5.2. Osborne Grove comprises 35 individual rooms and is currently being used by the Housing Related Support Team in Haringey Council as a night shelter and assessment centre.

- 5.3. The night shelter and assessment centre has been run as “off the street” accommodation, which is provided as a first step for people currently rough sleeping in the borough including some people who currently have no recourse to public funds. The focus of the service is rapid assessment and move on, aiming to support up to 70 people a year. Staff work assertively with people accessing the service to identify the most appropriate move-on option for them. Where people do not have recourse to public funds, they are provided accommodation for up to 12 weeks so their situation can be investigated and if they are eligible, are supported to make applications or access specialist support and advice to normalise their right to reside in the UK.
- 5.4. Prior to its full closure as a nursing home, Cabinet decided on 11 February 2020 following consultation, to recommission a new nursing home service on the site, demolishing the current two-storey building and replacing it with a 4-storey 70-bed nursing home and an 18 extra-care studio-flat facility. In the interim period those plans have been reassessed as unaffordable and there is not currently a long-term plan for redevelopment of the site, or an alternative potential use being considered.
- 5.5. The last few years saw the numbers of people rough sleeping in the borough increase dramatically. The council had secured funding through the Rough Sleeping Initiative (RSI) to open a Night Shelter but the building that had been identified was not available. Cabinet had previously authorised the HRS team to repurpose the existing supported accommodation service running out of Osborne Grove for the purpose of the night shelter and assessment centre.
- 5.6. Future proposals for the long-term use of the building will take into account the principles of the SAMPIP and the Corporate Property Model and will be set out clearly for stakeholders, residents and partners.

6. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes’

- 6.1. This proposal would help us to meet the *Preventing and Reducing Homelessness and Rough Sleeping and Reduction in the Use of Temporary Accommodation* outcome areas in the Corporate Delivery Plan 2024 – 2026.

7. Carbon and Climate Change

- 7.1. From a carbon management perspective reuse of an existing building is likely to be the preferred option for a night shelter in the short-to-medium term. Unfortunately, the meanwhile use of Osborne Grove and limited budget

available precludes any significant capital works to reduce carbon equivalent (CO_{2e}) emissions.

- 7.2. Retrofitting insulation to the external walls of the building would likely be the most effective way to reduce CO_{2e} emissions, however the short lifetime of the night shelter means that the total impact would be relatively low, cause significant disruption for residents, and not be cost-effective for the Council.

8. Statutory Officers comments (Director of Finance (procurement), Assistant Director of Legal and Governance, Equalities)

8.1. Finance

- 8.1.1. This report seeks to extend the Osborne Grove Night shelter for an additional two years until 01/04/2027.

- 8.1.2. The expected expenditure for Year 1 and 2 is expected to be £1,254,000 and £1,287,000 respectively. This service is expected to be cost neutral as rental income and various grants such as the RSI fund will be used to support the service. An assumption has been made that the grants expected in Year 2 will be the same as Year 1, albeit the funding has not been confirmed.

- 8.1.3. There is a projected shortfall of £45,579, however this shortfall does not factor any uplifts in grants or additional funding that maybe explored. Additionally, the rent charge to be administered is still to be finalised and may reduce the gap even further. In the instance that this shortfall cannot be reduced, the service will change the staffing model and reduce the capacity of the Night shelter in order to avoid putting pressure on the General fund.

- 8.1.4. If the grants assumed for Year 2 are not realised, there is significant financial impact to the council making this proposal unviable. In this case the service is ready to cease the activity early to ensure no risk to the council is realised.

8.2. Strategic Procurement

- 8.2.1. Strategic Procurement notes the content of this report. There are no procurement ramifications.

8.3. Assistant Director Legal & Governance [Robin Levett, Principal Projects Lawyer]

- 8.3.1. The Assistant Director Legal & Governance has been consulted in the drafting of this report and comments as follows:

- 8.3.2. MHCLG has offered a ring-fenced grant on condition that the monies are used for the sole purpose of providing Rough Sleeping Initiative funded services. Agreed grant funding conditions set out by the DLUHC require the sums to be spent to intervene, prevent and reduce rough sleeping in the fiscal year 2025/2026. If repurposing of funding is required, the authority is required to seek prior written approval to agree where services need to change to best meet need and end rough sleeping in Haringey.
- 8.3.3. Section 1 of the Localism Act 2011 provides the Council with the power to do anything that individuals generally may do. This power can be used for commercial purposes or otherwise for a charge, or without a charge. The Council may exercise this power for the benefit of the authority, its area, or persons resident or present in its area. It should be noted that the implementation of this decision is subject to the community right to challenge under the Localism Act.
- 8.3.4. Section 111 of the Local Government Act 1972 provides powers for a local authority to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.
- 8.3.5. Under section 3 of the Local Government Act 1999 the Council has a general 'best value' duty to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.
- 8.3.6. There is no legal reason why Cabinet should not adopt the recommendations set out 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 apply to the first part of the duty.
- 8.4.3. Although it is not enforced in legislation as protected characteristics, Haringey Council treats socioeconomic status as a local protected characteristic.
- 8.4.4. As part of the council's Rough Sleeping Strategy (2023-2028) a comprehensive Equalities Impact Assessment was carried out to help identify how those who are rough sleeping in Haringey compared more broadly to the average across all the data collected on Combined Homelessness and Information Network (CHAIN). Data held by the Council suggests that women, Black communities, those who identify as LGBTQ+ and disabled individuals are particularly vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the Council's Homelessness Strategy.
- 8.4.5. This decision seeks to extend a previous decision to use the Osborne Grove Nursing Home building as a night shelter for people experiencing rough sleeping.
- 8.4.6. Overall, the service is likely to have a positive impact on individuals who are vulnerable to homelessness. As such, it is reasonable to anticipate a positive impact on residents with protected characteristics who are overrepresented in the homeless population. This 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.
- 8.4.7. The council already has policies in place in relation to equal opportunities and equality and diversity as well as compliance with the Equality Act 2010.
- 8.4.8. Protected characteristics are tracked on the CHAIN database case management and monitoring application on a monthly basis.

9. Use of Appendices

- 9.1. Appendix 1 – Osborne Grove Financial Summary 2024/25 – Part B exempt information

Report for: Cabinet Member for Housing and Planning

Item number:

Title: Award of Contract for The Borough Wide Bin Chute repair, maintenance & installation

Report authorised by: Scott Key – Assistant Director of Repairs & Compliance

Lead Officer: Daniel Maylin – Technical Contract & Compliance Manager

Ward(s) affected: All

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

1. Describe the issue under consideration.

This report seeks approval from the Cabinet Member to award a call-off contract for the provision of maintenance, repairs, and upgrades to bin chute systems across the Council's housing stock. The contract is proposed to run for up to 5 years, with an initial duration of three years and two optional one-year extensions. The maximum value of the contract is estimated at £850,000 (plus inflationary factors).

2. Cabinet Member Introduction

Not Applicable

3. Recommendations

Pursuant to Council's Contract Standing order (CSO) 8.01 (use of Council Dynamic Purchasing system), CSO 2.01.1C (Cabinet approve awards of Contract valued at £500,000 or more) and CSO 0.08 (Decision may be taken by Leader or by Cabinet Member) the Cabinet Member for Housing Services, Private Renters, and Planning approves the award of a contract for the provision of maintenance, repairs and upgrades to bin chute systems to Tenderer A (Identified in Part B exempt Part of this report) , across the Council's housing stock, for a duration of three years with the option to extend for 1 + 1 years, with a total value of £850,000 (plus inflation), starting from July 2025.

4. Reasons for decision

- 4.1 In order to deliver the Maintenance and Repairs Bin chute systems are critical infrastructure in high-rise and flatted properties, helping ensure hygienic waste disposal and preventing fire and pest risks. Many of the Council's bin chute systems are now ageing, with some requiring urgent repair or replacement in accordance with the relevant British Standards

- 4.2 The responsive provision will ensure the safety of all equipment to rectify any failures which could put residents at risk of unreported injury or harm . The contract will cover regular maintenance, emergency repairs, replacement of damaged hoppers and chute doors, alignment of chute systems, fire-stopping improvements, and, where necessary, full chute replacements to meet modern standards.
- 4.3 The upgrade works are required to ensure some of our most vulnerable residents are provided with the highest level of protection. The upgrade works will support improved health and safety outcomes, fire risk reduction, and contribute to estate cleanliness and waste management efficiency.
- 4.4 This is a call-off contract, in that there is no monthly or annual fee and the contractor will only receive payment for works completed on instruction providing budgetary flexibility and value for money.

5. Alternative options considered.

- 5.1 Do Nothing – This is not an option as it would increase the risks around fire and personal safety for our residents. This would expose the Council to health and fire safety risks, contravene regulatory obligations, and lead to increased complaints and potential liability.
- 5.2 Carry out the work through in-house resources. We are unable to deliver these works in-house due to a lack on suitably trained and certified operatives. We do not have enough operatives and the timescales required to recruit and train them would result in the same outcome as set out in 5.1 above.
- 5.3 Use our existing contracts or contractors. Current contracts have expired or reached extension limits. A new contract ensures compliance and up-to-date pricing.

6. Background information

- 6.1 Haringey Council manages multiple housing blocks with bin chute systems of varying age and condition.
- 6.2 The contract was procured via the London Construction Programme (LCP) Minor Works Dynamic Purchasing System (DPS). The “Waste Infrastructure’ category, enabling access to specialist contractors, as the scope of the category was suited to the procurement requirements and contains a wide range of potential bidders, capable of undertaking this work.
- 6.3 The rationale for an initial 5-year programme plus 2 x 1-year extension is that anything less than 5 years would not provide an attractive contract against which

bidders may submit a tender. The 2 x 1-year extensions allow Haringey flexibility to review market conditions and or alternatives such as delivering works in house in future, during the life of the contract.

- 6.4 With the support of Strategic Procurement and Legal Services, tender documentation was issued to the suppliers registered on the 'Waste Infrastructure' category of the DPS.
- 6.5 The tender opportunity closed with 3 submissions only 2 valid tender submission was received. The submissions was reviewed by Strategic Procurement who then distributed the documentation for review by officers for Price and Quality.
- 6.6 The Price evaluation was completed separately to the Quality evaluation. Due to having two submission, the Officers compared the tendered rates to determine if the price submission is value for money. Upon completion of the evaluations, Strategic Procurement confirmed that the Price submission valid, and in line with current market rates.
- 6.7 The Quality evaluation was completed by three Officers, separately to the price evaluation. Each Officer scored the tenderers Method Statement responses independently and sent their evaluations to the Procurement Officer to collate for the Moderation. The Moderation was hosted by the Procurement Officer who confirmed the final scores for each tenderer.
- 6.8 The final scores for tenderers are outlined in the table below. The submissions were evaluated on a 60% Quality / 40% Price basis.

	Quality	Price	Total
Tenderer	60%	40%	100%
A	43.20	40	83.20
B	40.80	7%	40.87
C	12.00	-	Disqualified -Didn't meet Min Quality Score & incorrect prices submitted

- 6.9 Although the procurement exercise received 3 bids, 2 of which were suitable. Tenderer A has demonstrated excellent knowledge and experience in their Method Statement response. Providing confidence that they have the technical experience and capability to carry out the Contract. In addition, the Price evaluation compares favourably to the rates in the current contract and market trends.
- 6.11 The works being undertaken are funded through a mix of Capital and Revenue Expenditure. Several current budgets will be utilised and are in place for these works, across the M&E programme. The Fire Safety Capital budget will fund the major upgrade works. Costs are based on tendered schedules of rates (SORs) for the maintenance and repairs. Further budget and expenditure detail including a 5-year profile, is set out in the Exempt report.

7. Contribution to strategic outcomes

- 7.1 This programme supports the Council's commitment to safe, clean, and healthy homes under Theme 5 of the Corporate Delivery Plan: A borough where everyone has a safe, sustainable, stable, and affordable home.

8. Carbon and Climate Change

- 8.1 The implementation of this contract will ensure that our Bin Chutes and installations are safe and in good working order. Having compliant and safe systems ensure the upgraded chutes will improve building efficiency, reduce pest control costs, and prevent unnecessary waste interventions
- 8.2 Older and inefficient chutes and hoppers can cause damage to components and lead to unnecessary failure or replacement of equipment that would otherwise have remained operational and effective. Components will meet modern environmental standards. This will therefore reduce the waste and additional carbon emissions resulting from attending to and purchasing new unnecessary equipment and components.
- 8.3 The programme of inspections repairs and upgrades may be used to identify and improve opportunities for installing more efficient e.g., Contractors will use low-emission vehicles and sustainable materials wherever feasible.
- 8.4 All materials and components used in the programme will comply with current standards and regulations aligned to applicable British and European standards.
- 8.5 All of our contractors engaged in such service provision require and maintain modern efficient vehicles to ensure service delivery and commercial efficiency.

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

9.1 Finance – Nurul Miah

- 9.1.1 Provisions have been made to deliver this programme, with £175,000 allocated within the M&E revenue budget for maintenance, repairs, and upgrades to the bin chute systems across the Council's housing stock. Regular monitoring arrangements will be in place to ensure the programme remains within budget. Any risks of overspend will be flagged at the earliest opportunity. Where applicable, upgrade costs will be recharged to the Building Compliance Capital Programme. The total cost of the contract is circa £875,000 over a 5-year period (3 years with option of 2 annual extensions). This equates to £175,000 per year on an equal year split.
- 9.1.2 The project consist of works of capital and revenue in nature, estimated annual spend is in the following proportion: Capital works - £255,000 and Revenue works - £670,000.

- 9.1.3 The revenue cost will be contained in the mechanical and electrical revenue budget
- 9.1.4 Capital funding for the capital works are via the fire safety budget
- 9.1.5 Further finance comments are contained in the exempt report.

9.2 Procurement – (Ana Raj)

- 9.2.1 Strategic Procurement (SP) note that this report relates to the approval of an award to Tenderer A for the provision of Maintenance and Repairs of Bin chute systems in the Council.
- 9.2.2 SP notes that a competitive tender was launched via the LCP's Minor works DPS. The adopted route to market is in line with Contract Standing order (CSO) 8.01.
- 9.2.3 Bid evaluation was carried out in line with the proposed evaluation methodology that was set out in the Invitation to tender document and recommended Tendered A provided the most economically advantageous tender.
- 9.2.4 SP support the recommendation to approve the award in accordance with CSO 2.01.1C in line with CSO Statement of Principles 0.08.

9.3 Director of Legal and Governance (Monitoring Officer)

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report. The process described in the report is in accordance with the Council's Contract Standing Orders (CSOs) and Public Contracts Regulations 2015, the legislation which was in force at the time of this procurement.
- 9.3.2 Contracts which are valued at £500,000 or more fall to Cabinet to approve (CSO 2.01 (c)). However, CSOs provide that such a decision may be taken by the Leader or by a Cabinet Member with the Leader's agreement (CSO 0.08). .
- 9.3.3 The award of this contract is a Key Decision and, as such, must comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.
- 9.3.4 The Director 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 the report.

9.4 Equality

- 9.4.1 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
- 9.4.2 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 applies to the first part of the duty.
- 9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.4 The decision is regarding the provision of a contract for maintenance, repairs and upgrades to Bin Chutes to Tenderer A. This is required to ensure that vital systems are maintained to keep Haringey residents safe. As such this is expected to have a neutral impact on equalities with no anticipated negative impacts.
- 9.4.5 As an organisation carrying out a public function on behalf of a public body, Tenderer A 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.

10. Use of Appendices

None

11. Local Government (Access to Information) Act 1985

None

Report for: Cabinet Member for Housing and Planning (Deputy Leader)

Item number:

Title: Variation of Contract for the appointment of a lead Surveying consultant to support the Housing Repairs Service.

Report authorised by: Sara Sutton – Director of Adults, Housing & Health

Lead Officer: Scott Kay – Assistant Director Repairs & Compliance

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 Housing and Planning (Deputy Leader) for a variation of the existing contract value, under Contract Standing Order 2.01(d,) 18.02.3 and 18.03, to carry out the provision of additional Surveying Services to the Council, by Faithorn Farrell & Timms LLP (FFT).

2. Cabinet Member Introduction

NA

3. Recommendations

In line with Contract Standing Orders 2.01(d,) 18.02.3 and 18.03, vary the existing Faithorn Farrell & Timms LLP (FFT) contract to carry out the provision of additional Surveying Services to the Council, by FFT.

4. Reasons for decision

The reasons for seeking to vary the value of this contract are set out below:

- 4.1. In order to provide a surveying service within given timescales across our housing and related stock, Haringey Council required the support of specialist Surveyors.
- 4.2. The Council needed to carry out surveys, predominantly for Damp and Mould to support the in-house surveying team in dealing with a the large and increasing demand due to increased publicity and focus on such issues following the tragic death of Awaab Ishak.

- 4.3. The continued instruction of surveys was the most economically advantageous route as the procurement of a new contract would have significantly affected Haringey's ability to deliver services during the immediate term and incurred additional staff time and associated cost. Also, the rates secured under this arrangement would have increased if a separate and new award was made, given the level of demand across the sector at the time.
- 4.4. When the original procurement was conducted it was based on the need to support the Housing Repairs Service with specialist surveying services and skills that HRS did not have in place, to provide surveys to ensure resident health, safety & welfare in accordance with our duties as a registered social landlord and Local Authority.

5. Alternative options considered.

- 5.1 Do nothing. This would mean that we are unable to meet the demand regarding damp and mould that could lead to serious health issues for residents and breach of our duties as a landlord.
- 5.2 Undertake all the work in-house. This option was not viable due to the current lack of resources and specialist skills available in the team.
- 5.3 Procure a new contract. This would not have been in place in time to address the risks involved.

6. Background information

- 6.1 The Surveying contract was procured in March 2023, working with our Strategic Procurement business partners. This consultant was able to take on and support our service requirements in undertaking specialist surveys such as damp and mould, housing health and safety rating system assessments, structural surveys, party wall matters, disrepair, and general building pathology.
- 6.2 The Consultants are and have since been successfully delivering other programmes of inspections and associated works, e.g., structure related, Reinforced Autoclaved Aerated Concrete (RAAC), critical fire safety surveys and risk assessments under other similar contracts that were awarded following competitive processes supported by our Strategic Procurement colleagues.
- 6.3 As we continue delivering surveying programmes, the variation of this contract ensures that Haringey meets its obligations to pay suppliers who carry out works under genuine instruction from Haringey representatives and maintains its credibility as a genuine and legitimate client that can continue to procure and secure the necessary resources to deliver on its commitments and needs for specialists surveying services.
- 6.4 This variation for the additional critical surveys completed will be funded from the repairs budget provision for damp and mould.

- 6.5 The original award was a call-off arrangement whereby the rates tendered under the contract are applied to all surveys instructed under the contract. The contract value was estimated and based on an estimated works value over the contract period.
- 6.6 To ensure less reliance on these external providers in future we have now recruited 5 full-time in-house surveyors and will monitor demand and initiate additional recruitment as appropriate. We anticipate that we are now at peak demand and if a short-term additional load arises, we would supplement the team through short term agency provision. We do not anticipate a further long-term contract for this type of surveying services in future.

7. Contribution to strategic outcomes

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

8. Carbon and Climate Change

- 8.1 The works completed under this contract have led to the identification of the damp and mould issues (HRS) that can and have been addressed to reduce energy consumption within Haringey's housing stock.
- 8.2 Undertaking resulting repairs will impact upon the energy efficiency of our buildings through better management of air flow and reduce moisture in the property.

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

9.1 Finance

Haringey Repairs Service (HRS) have been using FFT to support in managing its Damp & Mould Program. The initial estimates have been exceeded and there is an outstanding debt to be paid. This has been part of the current financial year budget monitoring forecast and contributing to the HRS overspend. There has been confirmation from HRS that the work has been undertaken, and payment is due to the contractor.

HRS will need to ensure that the award request is not only covering the current debt, but any future works they may issue for the remaining contract term to 14-02-2026.

The number and frequency of variations in housing is a concern and present a financial risk.

9.2 Procurement

Strategic Procurement note that this report relates to the approval to vary the approved spend with FFT.

SP supports the recommendation to approve the variation in accordance with CSO 2.01(d).

9.3 Head of Legal and Governance

The Assistant Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

The Council has a general power of competence under Part 1, Chapter 1 of the Localism Act 2011, which gives it the power to act as an individual would, subject to other statutory provisions limiting or restricting its use of such power. The recommendations in this report are compatible with the exercise of this general power of competence.

The value of the original contract is such that it is subject to full application of the Public Contract Regulation 2015 ("**PCR 2015**").

A contract may only be modified without a new procurement procedure where this is done in accordance with Regulation 72 of the PCR 2015.

Pursuant to Contract Standing Orders 2.01(d,) 18.02.3 and 18.03, the Cabinet Member is being asked to approve the variation of the current contract to carry out the provision of additional Surveying Services to the Council, by FFT, for the remaining contract term, to the 14th February 2026, at an additional cost of **£377,000.00** (from **£450,000.00 to £827,000.00**), to allow payment for the completed surveys for Haringey's Repair Service., as such the Cabinet Member has the power to approve the award of the contract variation as set out within the body of this report.

When considering its approach to contracting, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). Officers are expected to continuously consider, at every stage, the way in which procurements conducted, and contracts awarded satisfy the requirements of the public sector equality duty. This includes, where appropriate, completing an equality impact assessment as part of the procurement strategy, which is then considered as part of the procurement process.

The Assistant Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the recommendations in the report.

9.4 Equality

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.

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.

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

This report seeks approval from the Cabinet for the variation of the existing contract value for the current provision of Surveying Services to the Council, by the Consultant, for the remaining contract term, to February 2026.

This is to deliver the survey programmes, which includes completing urgent damp and mould surveys and supporting HRS in delivering other urgent repair works.

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.

10. Use of Appendices

None

11. Local Government (Access to Information) Act 1985

None

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By virtue of paragraph(s) 1, 2, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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