

NOTICE OF MEETING

CABINET MEMBER SIGNING

**Wednesday, 13th August, 2025, 11.30 am - Alexandra House,
Station Road, N22 7TY (watch the recording [here](#))**

Councillors: Gordon

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

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).

4. DEPUTATIONS / PETITIONS / QUESTIONS

5. APPROVAL OF AN AMENDMENT TO THE OPPORTUNITY HARINGEY WORKSPACE FUND (PAGES 1 - 12)

6. CONTRACT VARIATION FOR UK POWER NETWORKS (UKPN) TO CARRY OUT ESSENTIAL ELECTRICAL WORKS ON THE BROADWATER FARM ESTATE (PAGES 13 - 20)

7. EXCLUSION OF THE PRESS AND PUBLIC

Item 8 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, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

8. CONTRACT VARIATION FOR UK POWER NETWORKS (UKPN) TO CARRY OUT ESSENTIAL ELECTRICAL WORKS ON THE BROADWATER FARM ESTATE - EXEMPT APPENDIX (PAGES 21 - 24)

Ayshe Simsek, Democratic Services and Scrutiny Manager
Tel – 020 8489 2929
Fax – 020 8881 5218
Email: ayshe.simsek@haringey.gov.uk

Fiona Alderman
Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Tuesday, 05 August 2025

Report for: Cabinet Member for Placemaking and Local Economy, 13 August 2025

Title: Approval of an amendment to the Opportunity Haringey Workspace Fund

Report authorised by : Jess Crowe, Corporate Director of Culture, Strategy and Communities

Lead Officer: Helen McDonough, Head of Inclusive Economy, helen.mcdonough@haringey.gov.uk

Ward(s) affected: Noel Park

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

1. Describe the issue under consideration

This report seeks approval for an amendment to the Opportunity Haringey Workspace Fund Cabinet Member Signing Report agreed on 12 March 2024. The report seeks to amend the original 12 March 2024 report and recommends, subject to satisfactory completion of due diligence and agreement of funding terms, re-assigning a lower allocation of £1.5m of external funding, for the Wood Green affordable creative workspace from the property owner to the proposed tenant who will operate it. This report also recommends that it is noted that the timescale for the fund has now been altered and will be delivered by September 2026 when the Wood Green affordable creative workspace will open.

2. Recommendations

2.1 It is recommended that the Cabinet Member for Placemaking and Local Economy:

- (a) Provides delegated authority to the Corporate Director of Culture, Strategy and Communities to undertake further due diligence, negotiate and agree the terms, and approve the final funding agreements for the recommended workspace project for the Opportunity Haringey Workspace Fund.
- (b) Allocate up to £1.5m of external grant funding, as set out in Section 3, to the following project with a funding gap, the details of which are set out in the exempt part B report:
- (c) Notes that the timescale for the fund has now been altered and will be delivered by September 2026 when the aforementioned workspace will open.

3 Reason for decision

- 3.1 The rationale and context for Opportunity Haringey Workspace Fund is set out in the Cabinet Signing Report 12 March 2024¹.
- 3.2 The March 2024 decision anticipated providing funding to the property owner of a site in Wood Green in which the commercial space would be fitted out and let to an organisation who would facilitate the use of the space by multiple businesses.
- 3.3 However, following a process of due diligence and funding term discussions the following amendment is proposed to the Wood Green affordable creative workspace project only: the proposed funding allocation would go to a proposed workspace provider (the proposed tenant as opposed to the property owner) for operating space at the same site. Noting that the proposed workspace operator wasn't part of the original arrangements set out in the March 2024 decision report.
- 3.4 The proposed allocation for the project is up to £1.5m, as opposed to up to £1.863m in the March 2024 decision. The forecast inclusive economy and placemaking outputs meet the external funder requirements and are similar to those set out in the 12 March 2024 decision.
- 3.5 The external funder has agreed to an updated timeframe of the works completing in July 2026 and the space opening in September 2026.
- 3.6 In conclusion, the proposed amendment to the Opportunity Haringey Workspace Fund includes: (a) that the funding recipient is the proposed tenant who will operate the space, not the property owner or one of their group companies; (b) lower budget for the project of £1.5m down from £1.863m (c) minor adjustment to the outputs but that still meet the external funder requirements; and, (d) different timescales as approved by the external funder and set out above.

4 Alternative Options Considered

- 4.1 Officers originally considered the following options:
 - a. Providing funding to the property owner as originally anticipated, but this is not preferred due to the property owner not being able to agree to a claw back provision should the space be used for a different purpose in the coming decade. This is a standard requirement and the proposed operator is able to accept the claw back provision.
 - b. Officers considered returning the funding drawn down to date from the City of London Corporation (as detailed below). However, setting up the fund was deemed to be in the best interests of Haringey as it would

¹ [Agenda Item: Opportunity Haringey Workspace Fund, 12 March 2024, haringey.gov.uk](#)

enable a further £1.5m grant funding from the City of London Corporation to be invested in the borough to increase employment space which is needed to support jobs and inclusive economic growth.

- c. Re-allocating the £1.5m grant finance from the external funder to the two other approved Opportunity Haringey Workspace Fund projects which are in Tottenham, but this would result in a loss of valuable additional creative and affordable workspace in support of the cultural and creative quarter in Wood Green.

5 Background Information

- 5.1 The proposed project supports Theme 5 of Opportunity Haringey - Works Places and Spaces, which aims to promote quality workspace provision and encourage the delivery of additional workspace across the borough.
- 5.2 The source of funding is external grant funding from the City of London Corporation's Strategic Investment Pot and forms part of the Council's approved capital programme.
- 5.3 The proposed project will result in the creation of affordable creative workspace in Wood Green. This project will enable much needed additional workspace in the borough and has potential to stimulate others in the market to bring forward workspace in Wood Green. It would support the cultural character of Wood Green, support local job growth, and will generate additional workspace in the borough. The forecast outputs meet the external funder requirements and include: at least 2,121 square metres of new workspace, 350 jobs and 80 businesses to be supported in the coming decade and £0.7m match funding to the borough. This compares what was in the March 2024 decision of forecast outputs at least 2,500 square metres of new workspace, 350 jobs and 160 businesses supported, £0.8 match funding and the same anticipated business rate uplift. Whilst the amount of space to be delivered is smaller than originally anticipated, it is at the same site and is still considered substantial and substantively similar - exceeding the external funder's requirements of 1,760 square metres of workspace. The forecast 350 jobs output also exceeds the 320 jobs output required by the funder. It's noted that the forecasted jobs and businesses supported are to be minimum agreed amounts and that many more jobs and businesses could supported than the forecast.
- 5.4 Risks relating to the allocation of funding, all of which are considered manageable, include:

Risk Area	Description	Mitigation Actions
Projects not delivered	Capital projects can be subject to slippage due to	The recommended project has demonstrated its deliverability within the timelines. Contingency time will

within funding deadlines	third party dependencies such as contractor and match funding.	be built into programmes. Funding will be contingent on match funding being in place before being drawn down.
Projects under-capitalised	Workspace projects might cost more than anticipated and take longer to become a going concern.	The property owner which has a high covenant strength will match fund the funding allocation, committing to spending whatever is required to deliver the agreed fit out.
Projects are not operationally sustainable	Workspace projects not being operationally sustainable	Financial projections and track record for delivering workspace have been analysed for the proposed projects and will be further interrogated ahead of entering funding agreements.

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

- 6.1 Place and economy: Deliver our affordable workspace ambitions through Opportunity Haringey Workspace fund award(s) and the Workspace Design Guide (embedded as a supplementary document in our Local Plan) and updating of our workspace providers list. Improving opportunities for co-production, embedding the property within local networks, and diversifying the local area through introduction of innovative new uses.
- 6.2 Good Economy: Supporting Good Economy principles, such as through the creation of training opportunities, business support provision, and employment and skills opportunities in key sectors for local micro businesses and people.
- 6.3 Building an Inclusive Economy: High Streets, Town Centres & Businesses. Supporting high streets, town centres, local businesses, and industrial estates as destinations to flourish through business support, advice and access to funding.

7 Carbon and Climate Change

The recommended funding allocation will enable a contribution to be made to the Councils' commitment to achieving net zero by 2041 as follows:

- a. Mitigating Carbon - In line with central government policy which makes it unlawful for landlords to grant new leases and licences on commercial premises if the Energy Performance Certificate (EPC) rating is below an E as of 1 April 2023, the workspace projects will meet EPC ratings. Proposed legislation is that from 1 April 2027 commercial buildings will be required to deliver a standard of building with an EPC rating of C and from 1 April 2030 a rating of B. Therefore, this is the level that will be targeted by the funded workspaces.

- b. Mitigating Carbon – Travel Emissions - Creating workspaces in the which caters to local people will contribute to reduction of travel emissions, by giving residents access to a site which they can easily commute to on foot or by bicycle, rather than by car.

8 Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance (Monitoring Officer), Equalities)

Finance

Finance supports the proposed amendment, noting that final funding disbursement will be contingent on the satisfactory completion of due diligence and agreement of funding terms.

The revised allocation of £1.5 million, funded through the City of London Corporation's Strategic Investment Pot programme and reduced from the original £1.863 million, reflects a more cost-efficient delivery model while maintaining key outputs. The project will deliver 2,121 sqm of new workspace, exceeding the funder's minimum requirement of 1,760 sqm and is forecast to support 350 jobs, surpassing the funder's threshold of 320 jobs. Further, the proposed grant recipient has accepted standard clawback provisions which strengthens the financial prudence and sustainability of the investment.

Strategic Procurement

Strategic Procurement have been consulted in the preparation of this report

Strategic Procurement note that the recommendation of this report is not a procurement related decision and have no objections to the report recommendations.

Director of Legal & Governance (Monitoring Officer. Margaret O'Connor Senior Lawyer – Contracts).

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

Pursuant to Section 1 of the Localism Act 2011, (General Power of Competence), and Section 111 of the Local Government Act 1972 (Subsidiary Powers of Local Authorities) the Council has power to approve these recommendations.

It appears that the proposed agreement would not infringe the provisions of the Subsidy Control Act 2022 which governs state assistance to enterprises.

The Cabinet Member for Placemaking and Local Economy has power to approve the recommendations under CSO 21.06 (Payment of Grants to External Bodies) and CSO 0.08 (Cabinet Member may, with the Leader's consent, take a decision which would be taken by Cabinet).

The award of the grant funding is a Key Decision and, as such, must comply with the Council's governance processes in respect of Key Decisions.

The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member from approving the recommendations in this report.

Equality

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; and,
- foster good relations between people who share those characteristics and people who do not.

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.

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

This decision relates to the allocation of £1.5m of external funding to support the creation of affordable creative workspace in Wood Green.

Supporting workspace is expected to benefit residents in line with Opportunity Haringey's inclusive economy strategy which describes the Council's objectives regarding bringing social and economic benefits to residents, including those with protected characteristics. As a result, this decision may have indirect positive impacts on equality, but the decision itself is likely to have a neutral impact. Additionally, it should be noted that this decision will have no known negative impacts on those who share the protected characteristics.

9 Use of Appendices

Not applicable.

10 Background papers

[List background documents]

- 10.1 This document is seeking approval for an amendment to the Opportunity Haringey Workspace Fund Cabinet Member Signing made on 12 March 2024 [Minutes \(haringey.gov.uk\)](https://www.haringey.gov.uk/minutes).
- 10.2 The proposed project will contribute to the Haringey London Borough of Culture 2027 [haringey.gov.uk](https://www.haringey.gov.uk) and its legacy.
- 10.3 The approach recommended in this report is in line with the Opportunity Haringey inclusive economy framework, adopted at Cabinet in November 2023 [Minutes \(haringey.gov.uk\)](https://www.haringey.gov.uk/minutes).

Part B: Exempt from Publication

NOT FOR PUBLICATION by virtue of paragraph 3 and paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

This report is not for publication as it contains information classified as exempt under Schedule 12A of the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).

Report for:	Cabinet Member for Council House Placemaking and Local Economy	Item Number:	[...]
Title:	Approval of an amendment to the Opportunity Haringey Workspace Fund		
Report Authorised by:	Jess Crowe, Corporate Director of Culture, Strategy and Communities		
Lead Officer:	Helen McDonough, Head of Inclusive Economy		
Ward(s) affected: All		Report for: Key Decision	

1. Describe the issue under consideration

1.1. Please refer to Part A

2. Recommendations

2.1 Please refer to Part A

3. Reasons for decision

3.1 Please refer to Part A for non-confidential reasons for the decision.

3.2 The funding allocation is a £1.5m capital grant. It is within the approved capital programme. The source of funding is a £1.5m inclusive economy and regeneration grant from City of London Corporation within the Strategic Investment Pot programme of grants. The spend and workspace delivery deadline is July 2026 and workspace opening in September 2026, the geographical focus is borough-wide, and output targets include: 1,760 square

metres of workspace and 320 jobs. The City of London Corporation provided an extension to the funding timescales from those detailed in the Opportunity Haringey Workspace Fund Decision Report in March 2024 to July 2026 for capital works and opening in September 2026.

- 3.3 The recipient of the funding is Affordable Workspace Partnership (CR) Ltd, which is a company within the Affordable Workspace Partnership group of companies. The group was established in 2018 by two experienced workspace professionals, namely:
- a. Peter Flack who since the 1990s has led Artist Studio Company charity which has created affordable creative studios in 29 buildings in London, serving over 20,000 tenants who are artists and makers.
 - b. Mark Holden who is an experienced property professional, including residential and non-residential buildings, with just over 200 houses within his portfolio.
- 3.4 They came together to start Affordable Workspace Partnership with a shared desire to support entrepreneurship through workspace combined with business support across multiple sectors. They acquired a space in New Cross Gate in December 2023 which they have recently opened with 29 studios. They have a considerable number of properties in the pipeline that they will operate as affordable workspace. One of these properties is to deliver over 20,000 square feet of space in the Peabody Housing Trust's re-development of St Ann's Hospital in Haringey.
- 3.5 Affordable Workspace Partnership is on the lists of many London councils for delivering affordable workspace in developments with such planning requirements, including Haringey Council's recently re-launched Affordable Workspace Provider Network.
- 3.6 The site for the project which is the subject of this report is Alexandra Gate, also known as Clarendon House. It is owned by St William Homes LLP which is part of Berkeley Group Holdings plc. They originally applied for a £1.5m grant with the anticipation that Collage Arts would operate the workspace. The original proposal was for Haringey Council to provide a capital grant of £1.5m, which Collage Arts would match fund. Collage Arts had put a separate loan application into the Opportunity Haringey Workspace Fund for £0.363m, but there was still a funding gap, hence the 12 March 2024 decision included approval for up to £1.863m for the Wood. The match funding from St William Homes LLP was going to be £0.8m but is now £0.7m, which aligns with the smaller demise. However, Collage Arts wasn't able to secure the match funding required. As such, the application was considered withdrawn.
- 3.7 As the Council was considering its options, St William Homes LLP said their interest was still there to bring forward an affordable creative workspace, and they requested if the funding could continue to be offered but with a different

operator – namely Affordable Workspace Partnership and a slightly smaller demise. Given that the reduction in size was minor and the number of jobs outputs was similar, officers were of the view that this was within the scope of the Cabinet Member Signing decision report. Unlike the original arrangement, Affordable Workspace Partnership offered to acquire a long lease after 7-years. St William Homes LLP in return was able to get board sign off for a discounted rent and committing match funding to fit out the workspace to an agreed specification which is expected to be around £700k.

- 3.8 Negotiations took place, but St William Homes LLP's board was unable to approve a requirement from the Council – namely to have a clawback provision in it related to the purpose of the grant funding which is creative workspace provided with affordable rates in part of it. Whilst it's expected that all of the space will be lower rent than some workspace in the Wood Green area, partly due to the fit out being relatively budget, there is a requirement for a defined affordable workspace rate in at least 3,000 square feet of the space. This clawback provision is such that if there is a change in the purpose of the facility over a 10-year period post fit out, then the recipient needs to repay the grant on a pro-rata basis. This pro-rata basis is calculated on the percentage of time left within the 10-year period. So if the recipient provides 6 years of workspace, but changes it use, then they will need to pay back 4 years' worth (40% worth).
- 3.9 Senior officers met to discuss this matter and concluded that it would be not favourable to not have a claw back provision as this is standard and it could set an unhelpful precedence. Affordable Workspace Partnership is willing to have this clawback provision, so officer have advanced details as set out in this proposal.
- 3.10 Under the proposed approach, the grant recipient will be Affordable Workspace Partnership (CR) Ltd. CR stands for Clarendon Road. The business has been set up to take on the lease, then acquire a long-lease on the site. The notion of a long-lease acquired for an affordable workspace use is considered positive given the future long-term provision of creative and cultural space in Wood Green.
- 3.11 Affordable Workspace Partnership (CR) Ltd will then transfer the grant funding in arrears upon completion of works (milestones) to their landlord St William Homes LLP who will commit to completing the fit out by end of July 2026 and repaying any funding that is considered unlawful subsidy (a standard term in capital grants).
- 3.12 Officers will secure suitable provisions in the funding arrangements, such as a debenture on the recipient, collateral warranties for the contractor, and Employer's Agent providing Duty of Care to the Council, and potentially intra company guarantee/s within the Affordable Workspace Partnership group. A lawyer's account of Affordable Workspace Partnership's lawyer may be used

for the monies transfers. The exact detail of the arrangements is proposed to be a delegated authority to the Corporate Director of Culture, Strategy and Communities.

- 3.13 Due diligence has taken place and will continue to be undertaken. The funding allocation is subject to satisfactory completion of due diligence.
- 3.14 In conclusion, the proposed amendment to the Opportunity Haringey Workspace Fund includes: a) that the funding recipient is the proposed tenant who will operate the space, not the property owner or one of their group companies; (b) lower budget for the project of £1.5m down from £1.863m (c) minor adjustment to the outputs but that still meet the external funder requirements; and, (d) different timescales as approved by the external funder and set out above.

4 Background Information

Please refer to Part A.

5 Statutory Officers Comments

5.1 Finance Comments

Please refer to Part A.

5.2 Strategic Procurement Comments

Please refer to Part A.

5.3 Legal Comments

Please refer to Part A.

5.4 Equalities Comments

Please refer to Part A.

6 Use of Appendices

N/A

7 Local Government (Access to Information) Act 1985

Please refer to Part A.

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Report for: Cabinet Member Signing, Cabinet Member for Placemaking and Local Economy – 13 August 2025

Title: Contract Variation for UK Power Networks (UKPN) to carry out essential electrical works on the Broadwater Farm Estate

Report authorised by: Jess Crowe, Director of Culture, Strategy and Engagement

Lead Officer: Scott Hughes – Senior Project Manager
scott.hughes@haringey.gov.uk

Ward(s) affected: West Green

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

1. Describe the issue under consideration.

- 1.1 This report seeks approval pursuant to CSO 2.01 and 18.03.3 to extend the contract for UKPN in the sum of £248,132.00. Approval will extend the contract sum and programme for the works and bring the total contract value to £615,489.95.
- 1.2 The sum of £248,132.00 is for four variations for the diversion of high and low voltage cables on the Broadwater Farm Estate. The named Supplier is the only company authorised to carry out the works, therefore approval is required to extend the programme and contract sum for the works.
- 1.3 Subject to approval, the variation will enable the Supplier to complete the cable diversion, which in turn will allow the electrical substation at Tangmere to be decommissioned, thus making way for the block to be demolished and the site made ready for the construction of 139 new homes and 7 enterprise units commencing March 2026.

2. Cabinet Member Introduction

N/A

3. Recommendations

Cabinet Member for Council Housebuilding, Placemaking and Development:

- 3.1 Pursuant to Contract Standing Order (CSO) 2.01.c (Cabinet Member approves awards of Contract valued at £500,000 or more), approves the extension of the contract sum and programme for UKPN to a total value of £615,489.95 which includes the sum of £248,132.00 for 4nr variations outline in Appendix A, Section 6. Background information of the report.

Notes that pursuant to Contract Standing Order 2.05.1 (O) a Director may authorise any subsequent Contract Extension(s) and/or Variation(s).

- 3.2 Approval to extend the contract sum and programme will enable UKPN to relocate high and low voltage cables and decommission the substation on Tangmere and divert other essential cables across the estate. These works will allow the Tangmere site to be demolished to make way for the construction of 139 new homes and 7 enterprise units. The new homes programme is due to commence March 2026; therefore, it is essential that the Supplier completes the relocation of the cables to avoid significant delays to the new homes programme.

4. Reasons for decision

This report seeks approval to authorise 4nr cost variations in the total sum of £248,132.00. Approval of the variations will increase the contract sum to £615,489.95 and allow the Supplier to continue the relocation of high and low voltage cables from within the boundary of Tangmere and reposition them in the main highway of Willan and Gloucester Road.

Works also include decommissioning the substation on the Tangmere site to enable the demolition works to complete. All works will be carried out on the Broadwater Farm Estate.

UKPN is the only contractor / supplier who is authorised to carry out the works, therefore, approval is required to vary the value and programme of the original contract. The original contract was awarded to the Supplier in the sum of £367,378.95 via Delegated Authority on 14 June 2024. Subject to approval – this variation will see the contract increase by £248,132.00 to a total sum of £615,489.95.

5. Alternative options considered.

- 5.1 The following options have been considered: -

1. **Do nothing** - This option is not possible, as the substation to Tangmere requires decommissioning to enable the demolition works to continue. There is also a need to relocate the high and low voltage cables from within the boundary of the site and reposition them in the main highway of Willan and Gloucester Road. Failure to carry out these essential works will prevent the demolition of Tangmere and delay the start of the New Homes Programme. UKPN is the only contractor authorised to carry out these works, therefore it is not possible to seek alternative quotations – meaning the only option is to vary the contract sum and programme.
2. **Delay the electrical works until the start of the New Homes Programme –**
These works are essential enabling works for the next phase of new build homes. Delaying these works would in turn delay the start of the new build works.

- 5.2 In view of the above, the only suitable option to approve the variations and instruct the supplier to continue with the essential works.

6. Background information

- 6.1 The Contractor was appointed to divert the high and low voltage cabling and energise a new substation to Rochford on the Broadwater Farm Estate. They were also instructed to decommission the existing substation on Tangmere to enable the block to be demolished to prepare the site for the construction of 139 new homes and 7 enterprise units.
- 6.2 Works commenced January 2025 with a target completion date of March 2025. Due to unforeseen matters, the Contractor could not progress with the works and issued the Council with 4nr variations totalling £248,132.00.
- 6.3 The variations resulted from delays due to illegally parked vehicles and the costs associated with the Contractor being unable to access areas of the site.
- 6.4 Additional expenditure also occurred following the need to divert trenching and cabling to accommodate the underground river on the estate. There was also a need for further extensions due to subsidence-affecting properties on Gloucester Rd - causing substantial rerouting of cabling.
- 6.5 Further costs incurred due to road closures, bus route diversions, and the reinstatement and re-excavation of joint holes for both low- and high-voltage cabling. Additional excavation was necessary to accommodate a high- and low-voltage joint hole within the roadway to allow connection to the cables.
- 6.6 The above additional costs include for all necessary legal fees for the arrangement of Easements in relation to UKPN (UK Power Networks) assets, along with working out of hours on a Sunday / Bank Holiday and for the suspension of the TFL bus route through the Broadwater Farm Estate.
- 6.7 All cost variations have been challenged, and further breakdown of those costs have been requested, however the Supplier's Lead Design Engineer denied this request due to commercial sensitivity. A further breakdown of the 4nr variations is shown in Appendix A – Exempt Report.
- 6.8 It is recognised that the costs associated with relocating the cables will have a significant impact on the budget allocation for the regeneration of the Broadwater Farm Estate. There is a contingency budget within the New Homes Risk and Contingency Budget to cover these variations and further variations as they arise.
- 6.9 The spend profile for the project will be as follows:

Spend Profile	
Financial Year	Project Works Spend
2025/26	£248,132.00
Total Cost	£248,132.00

- 6.11 Subject to approval by the Cabinet Member for Council Housebuilding, Placemaking and Development to waive Contract Standing Order 2.05.1(O), as allowed under CSO 10.01 to extend the contract period and contract sum for the

Supplier in the amount of £248,132.00, the project team will notify the Supplier that their variations 1-4 in the sum of £248,132.00 has been accepted and they can continue to progress with the works as agreed.

- 6.12 The project team considered what lessons could be learnt from this experience. As the Supplier is the only authorised contractor who can legally carry out works on the electrical services on the main highway and within the Broadwater Farm Estate, it's understood that the Council cannot seek competitive quotations, however the Project Team must in the future try to identify all possible variations prior to commencing complex projects, as this will avoid unnecessary delays which in turn could result in uncontrolled costs as allowed under Contract Standing Order 2.05.1.

7. Broadwater Farm Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes’?

- 7.1 The works to decommission the substation in Tangmere and to energise the new substation at Rochford, will enable the Tangmere block to be demolished. The site can then be handed over for the New Homes Programme to construct 139 new homes and 7 enterprise units starting March 2026.
- 7.2 The programme will contribute to the ‘Responding to the Climate Emergency’ theme in the Corporate Delivery Plan (CDP), presented to Cabinet on 17th January 2023. In particular, the ambition for a Low Carbon Place by achieving net zero emissions on the new homes programme on Broadwater Farm. It will also support Haringey’s Climate Change Action Plan – which sets out how and why the borough will become net zero carbon by 2041.
- 7.3 The programme is part of the Council’s broader Housing Delivery Programme and will play a role in achieving the outcomes under the CDP theme: ‘Homes for the Future’. In particular, the targeted outcomes to achieve ‘an increase in the number and variety of high-quality and sustainable homes in the borough’ and ‘an improvement in the quality of housing and resident services in the social rented sector.’
- 7.4 The programme will support housing growth in a key regeneration area and will make a meaningful contribution to the Council’s target of 3,000 homes by the end of 2031 and the provision of three-bedroomed and four four-bedroom homes will help to address the acute need for larger affordable homes.
- 7.5 The programme will support social value and placemaking in a key regeneration area (Broadwater Farm) under the CDP theme ‘Place and Economy’. The Social Value commitments made by contractors will deliver measurable and impactful training, employment, and social opportunities. The Broadwater Farm improvement programme has a total of 302 new homes, public realm improvements, refurbished homes, improved service delivery, embedded co-production approach, 250 homes demolished will help to deliver the placemaking ambitions of the BWF community.

8.0 Risk Management

- 8.1 For full transparency and enable effective coordination, formal review meetings will be convened on a fortnightly basis with local council officers and representatives from TfL. These sessions serve to monitor progress, address emerging risks, and ensure that all parties remain aligned with the project's objectives and statutory obligations.

A collaborative, multi-agency approach is being adopted, involving key stakeholders including:

Transport for London (TfL) – to oversee traffic management measures and issue required permits.

Local Authority Departments – encompassing highways, environmental health, and street works.

Resident Communication

- Advance notice letters and signage
- Dedicated contact channels for queries or concerns
- Special provisions for vulnerable residents and access needs.

9.0 Carbon and Climate Change

- 9.1 Haringey Council made a commitment to be a Net Zero Carbon Borough by 2041. The works conducted by the appointed Supplier will enable the substation at Tangmere to be decommissioned, along with the substation at Rochford to be energised. These works will make way for the Tangmere site to be cleared to facilitate the construction of 139 new homes and 7 enterprise units. The new homes will meet modern standards in terms of energy efficiency, thus contributing the Council's 2041 Net Zero Target.
- 9.2 Other carbon reduction measures include encouraging the contractor to use local labour and businesses for the transportation of materials off-site and limiting the repeated use of heavy vehicles and plant to carry out the works. For example, heavy plant will not make repeated trips to the site, as the works will be planned in a manner which ensures that plant and other heavy machinery are only ordered when required.

10 Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

10.1 Finance -

The total cost of this variation is £0.25m. It is vital that mitigations are identified to ensure that this does not lead to further cost pressures. At present, this sum can be contained within the overall budget for BFW new build programme.

10.2 Strategic Procurement -

Strategic Procurement (SP) note that this report relates to the approval to vary a contract with the incumbent supplier in the sum of £248,132.00

The variation is necessary for the continuation and completion of the project.

An alternative supplier cannot be used for the work as this will lead to duplication of cost. Additionally, they are the only company that is authorised to do the work

, The initial award of the contract and the variation amount falls outside of the threshold for Works under Public Contracts Regulations 2025 and the Procurement Regulations 2015.

SP support the recommendation to approve this variation in accordance with CSO's 18.03.1, 18.03.3 & 2.01(d)

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 are below the threshold where the tendering requirements set out in the Public Contracts Regulations 2015 apply.

The Cabinet Member for Council Housebuilding, Placemaking and Development has power to approve the variations under CSO 0.08, 2.01 (d) and CSO 18.03.3.

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

11.0 Equality

11.1 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 protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

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

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

11.4 The decision will primarily impact residents living in properties owned by Haringey

Council, a significant number of whom share the protected characteristics. It is notable that BAME people and disabled people are overrepresented in our council housing stock. It is noted that the scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.

- 11.5 Overall, as far as this decision will support the Borough Plan objective to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.
- 11.6 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

12 Use of Appendices

- 12.1 Appendix A - Exempt Report

13 Background papers

- 13.01 None

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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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