

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Thursday, 16th October, 2025, 12.00 - 12.30 pm

PRESENT:

Cabinet Member: Councillor Sarah Williams

ALSO ATTENDING:

Nigel Davis - Project Manager, Christian Carlisle - AD Asset Management, Lauren Parker - Senior Project Manager, Peter De-Bique - Head of Major Works, Chris Liasi – Principle Committee Co-ordinator.

15. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

16. APOLOGIES FOR ABSENCE

There were none.

17. DECLARATIONS OF INTEREST

There were none.

18. URGENT BUSINESS

There were none.

19. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

20. PHASE 1 - EXTENSIVE VOIDS PROGRAMME

In accordance with Contract Standing Orders 2.01.c and 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) approved the award of a £653,684.47 contract to Tenderer A for Phase 1 of the Extensive Voids Programme. Five structurally compromised and uninhabitable properties had been identified for inclusion. The contract enabled immediate refurbishment works, aimed at reducing long-term voids and reintegrating the homes into the housing stock to address urgent demand from residents on the waiting list.

The Cabinet Member **RESOLVED:**

3.1 Pursuant to Contract Standing Order (CSO) 2.01.c and CSO 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) approved the award of contract to Tenderer A as set out in Appendix A - Exempt Report. The contract sum will have a total value of £653,684.47.

3.2 In consultation with the Director of Finance, approved the expenditure of sums as set out in Appendix A – Exempt Report. Page 1 Agenda Item 6 Page 2 of 9.

3.3 In line with Contract Standing Orders (CSO 16.04), approved issuance of a letter of intent for the value of £65,000.00. The Letter of Intent will allow the contractor to commence the project by placing orders with their supply chain before agreeing a formal contract.

Reasons for decision

The decision to award this contract is based on several critical factors:

4.1 Structural and Safety Concerns The Council has identified several long-term void properties that have remained vacant due to significant structural and other works which have contributed to the failure of these properties to meet current housing standards. These unoccupied homes represent a significant loss in potential housing supply at a time of acute need, and their continued absence from the active stock places additional strain on temporary accommodation resources. To address this issue, immediate action is required to bring these properties back into use. Refurbishing these properties not only reduces the number of voids but also helps to alleviate demand pressures, providing much-needed housing for residents currently on the waiting list.

4.2 Need for Fire Safety Upgrades Several of these properties also require essential fire safety upgrades, including new fire doors, smoke detection systems, compartmentation and other improvements. These works are necessary to ensure compliance with current fire safety regulations and to protect future tenants.

4.3 Energy Efficiency Improvements The project supports the Council's commitment to becoming a net-zero carbon borough by 2041. Energy efficiency improvements—such as insulation, window and door replacements, and heating system upgrades—will reduce carbon emissions, lower energy bills for tenants, and contribute to the Council's Climate Change Action Plan and Affordable Energy Strategy. Therefore, where possible, these work elements will also be included in the PH1 Extensive Voids Programme.

4.4 Minimising Future Costs Through targeted refurbishment under this programme, the Council will proactively safeguard its housing stock from further deterioration. Delaying action risks compounding repair needs, which will escalate costs over time and erode asset value. Moreover, early intervention offers tangible cost savings. Maintaining vacant units incurs ongoing expenses, including security, inspections, and utilities. When paired with rising demand for temporary accommodation, the financial burden grows considerably. Bringing long-term voids back into use not only improves

housing supply—it reduces reactive spending and ensures public funds deliver lasting impact.

4.5 Resident Engagement and Communication Although the properties are currently unoccupied, the Council has engaged with neighbouring residents and stakeholders through written communications and supported by dedicated Resident Liaison Officers.

4.5 Competitive Tender Process The Council conducted a robust and competitive procurement exercise via Lot 2.2 of the London Construction Programme (LCP) Framework. Tenders were published on 6 May 2025, resulting in the receipt of eight compliant bids by the closing date of 5 June 2025. Following a comprehensive evaluation process, the appointed contractor demonstrated strong capability to deliver the refurbishment works to a high standard, on budget, and in accordance with the Council's priorities around social value and environmental sustainability. The tender results are shown in the table in Section 6.6 of the report, with further detail in Appendix A – Exempt Report.

4.6 Alignment with Strategic Goals This project aligns with the Council's wider strategic objectives, including the Housing Delivery Programme, the Housing Asset Management Strategy, and the Council Housing Energy Action Plan (HEAP). It supports the Council's ambition to provide high quality, sustainable housing and to make best use of its existing stock.

Alternative options considered

5.1 Do Nothing Haringey Council has a duty to preserve both the internal and external integrity of its properties. Choosing not to proceed with refurbishment works would expose the Council to criticism for failing to bring its assets back into use, particularly considering growing demand for social housing. Inaction also carries significant financial consequences. It would result in ongoing loss of rental income and drive-up costs associated with securing, inspecting, and maintaining empty properties. Moreover, the reliance on temporary accommodation to meet housing need would continue to place pressure on limited resources. Timely investment in these homes not only fulfills the Council's legal and moral obligations—it ensures cost-effectiveness and reinforces its commitment to delivering sustainable housing solutions.

5.2 Partnering Contract Haringey Council is currently procuring four long-term partnering contractors to deliver major works to its housing stock over a 10-year period. While it was initially considered to include this phase of the voids programme within the partnering contracts, several critical factors led to the option being ruled out. The void refurbishment works are urgent. Delaying them until the partnering contractors mobilise in early 2026 would risk further deterioration of these vacant properties, leading to higher repair costs and prolonged loss of rental income. This delay would also prevent the timely reoccupation of homes by families on the housing waiting list, increasing reliance on temporary accommodation. The decision to exclude these works from the partnering contract reflects the Council's commitment to prioritising housing supply, minimising financial risk, and safeguarding asset condition.

21. PHASE 2 - EXTENSIVE VOIDS PROGRAMME

In accordance with Contract Standing Order 2.01.c, the Cabinet Member for Housing and Planning (Deputy Leader) approved a £1,030,581.00 contract award to Tenderer A for Phase 2 of the Extensive Voids Programme. Five uninhabitable properties with major structural defects had been identified for refurbishment, including loft conversions in two homes to increase bedroom capacity. The works aimed to return the properties to use, expand housing options for larger families, and ease overcrowding—ultimately boosting the Council's housing supply.

It was **RESOLVED** the Cabinet Member for Housing and Planning (Deputy Leader):

3.1 Pursuant to Contract Standing Order (CSO) 2.01.c approved the award of contract to Tenderer A as set out in Appendix A - Exempt Report. The contract sum will have a total value of £1,030,581.00.

3.2 In consultation with the Director of Finance, approved the expenditure of sums set out in Appendix A – Exempt Report. The proposed works for the Phase 2 Extensive Voids Programme, has a total estimated value of £1,030,581.00 for five currently unoccupied properties. The works will be funded from the approved Major Works Capital Programme, as they relate to the structural refurbishment and reinstatement of housing assets. The costs are expected to be contained within the existing Major Works budget and Medium-Term Financial Strategy (MTFS). Provided there is no cost escalation beyond the estimated cost, there is no or minimal financial pressure on the current year's capital budget. A portion of spend will slip into the following financial year. £530,581.00 has been allocated to be spent in 26/27 to complete the works and manage end-of-year defects.

3.3 In line with Contract Standing Orders (CSO 16.04), approved issuance of a letter of intent for the value of £103,058.00. The Letter of Intent will allow the contractor to commence the project by placing orders with their supply chain before agreeing a formal contract.

Reasons for decision

The decision to award this contract is based on several critical factors:

4.1 Structural and Safety Concerns The Council has identified several long-term void properties that have remained vacant due to significant structural and other works which have contributed to the failure of these properties to meet current housing standards. These unoccupied homes represent a significant loss in potential housing supply and rental income at a time of acute need, and their continued absence from the active housing stock places additional strain on temporary accommodation. To address these issues, immediate action is required to bring these properties back into use. Refurbishing these properties not only reduces the number of voids but will also help to alleviate demand pressures, providing much-needed housing for residents awaiting permanent housing. The works are not only necessary to bring these properties back into use but also represent a proactive investment in the Council's housing stock. These properties will also address overcrowding by increasing the number of bedrooms in two of the properties, making the homes suitable for larger families on the housing waiting list.

4.2 Need for Fire Safety Upgrades Several of these properties also require essential fire safety upgrades, including new fire doors, smoke detection systems, compartmentation, and other improvements. These works are necessary to ensure compliance with current fire safety regulations.

4.3 Energy Efficiency Improvements The project supports the Council's commitment to becoming a net-zero carbon borough by 2041. Energy efficiency improvements—such as insulation, window and door replacements, and heating system upgrades—will reduce carbon emissions, lower energy bills for tenants, and contribute to the Council's Climate Change Action Plan and Affordable Energy Strategy. Therefore, where possible, energy efficiency works will also be included in the PH 2 Extensive Voids Programme.

4.4 Minimising Future Costs through targeted refurbishment under this programme, the Council will proactively safeguard its housing stock from further deterioration. Delaying action risks compounding repair needs, which will escalate costs over time and erode asset value. Moreover, early intervention offers tangible cost savings. Maintaining vacant units incurs ongoing expenses, including security, inspections, and utilities. When paired with rising demand for temporary accommodation, the financial burden grows considerably. Bringing long-term voids back into use not only improves housing supply—it reduces reactive spending and ensures public funds deliver lasting impact.

4.5 Resident Engagement and Communication Although the properties are currently unoccupied, the Council has engaged with neighbouring residents and stakeholders through written communications and supported by dedicated Resident Liaison Officers.

4.5 Competitive Tender Process The Council conducted a robust and competitive procurement exercise via Lot 2.2 of the London Construction Programme (LCP) Framework. Tenders were published on 6 May 2025, resulting in the receipt of five compliant bids by the closing date of 5 June 2025. Following a comprehensive evaluation process, the appointed contractor demonstrated a strong capability to deliver the refurbishment works to a high standard, on budget, and in accordance with the Council's priorities around social value and environmental sustainability. The tender results are shown in the table in Section 6.6 of the report, with further detail in Appendix A – Exempt Report.

4.6 Alignment with Strategic Goals This project aligns with the Council's wider strategic objectives, including the Housing Delivery Programme, the Housing Asset Management Strategy, and the Council Housing Energy Action Plan (HEAP). It supports the Council's ambition to provide high-quality, sustainable housing and to make best use of its existing stock

Alternative options considered.

5.1 Do Nothing Haringey Council has a duty to preserve both the internal and external integrity of its properties. Choosing not to proceed with refurbishment works would expose the Council to criticism for failing to bring its assets back into use, particularly considering growing demand for social housing. Inaction also carries significant financial consequences. It would result in ongoing loss of rental income and drive-up costs associated with securing, inspecting, and maintaining empty properties.

Moreover, the reliance on temporary accommodation to meet housing need would continue to place pressure on limited resources.

Timely investment in these homes not only fulfils the Council's legal obligations—it also ensures cost-effectiveness and reinforces its commitment to delivering sustainable housing solutions.

22. TURNER AVENUE ESTATE EXTERNAL MAJOR WORKS PHASE TWO (2025-2026)

In line with Contract Standing Order 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) approved the award of a £1,514,644 contract to Contractor A for external major works on the Turner Avenue Estate. This ensured all homes received Decent Homes Standard improvements consistent with borough-wide programmes.

Following the termination of the original contractor due to non-performance, a waiver of CSOs 12.01 and 12.02 was also approved to allow a direct award to Contractor A. This enabled completion of partially started works and full delivery across the estate.

The Cabinet Member acknowledged industry-wide increases in construction and labour costs since the original tender, agreeing that these additional costs would not be passed on to leaseholders. Professional fees of £81,456 (5.377% of the contract sum) were approved, bringing the total project cost to £1,596,100.

The Cabinet Member **RESOLVED**:

2.1 The Cabinet Member for Housing and Planning (Deputy Leader) approved the award of contract to Contractor A in the sum of £1,514,644. Contractor details identified in Appendix A - Exempt Report for the installation of flat roof covering, windows, curtain walling to stairwells, external brickwork and concrete repairs, communal internal and external decorations.

2.2 The Cabinet Member for Housing and planning (Deputy Leader) approved the total professional fees of £81,456 which represents 5.377% of the contract sum. And notes the total project cost of £1,596,100

2.3 The Cabinet Member, for Housing and Planning (Deputy Leader) in line with CSO 0.08 and CSO 16.04 approved the issue of a Letter of Intent in the sum of £151,464.00. The value of the Letter of Intent represents 10% of the contract sum.

2.4 The Cabinet Member for Housing and Planning (Deputy Leader) approved the issue of a waiver by waiving off CSO 12.03 to direct award of contract to the preferred contractor. The basis for seeking a direct award is that contractor A is not on an applicable framework through which a direct award can be made. It will overcome the logistics of having two contractors on the same site and enable incomplete and outstanding works to be delivered.

2.5 The Cabinet Member for Housing and Planning (Deputy Leader) approved that any increased costs associated with completing the outstanding works under this

tender will not be passed on to leaseholders. The original contract pricing will remain in effect, except where the scope of work in the new contract is reduced.

Reasons for decision

3.1 Haringey Council requires the Cabinet Member for Housing and Planning (Deputy Leader) approval to award the contract for incomplete and outstanding works for flat roof covering, windows, external brickwork and concrete repairs, curtain walling and communal internal and external decorations to the Turner Avenue Estate. This will ensure all properties on the estate are brought up to Decent Homes Standard

3.2 The original contract was awarded under the JCT Intermediate Building Contract with Contractor's Design 2016. Following the termination of that contract due to non-performance, a direct award is now proposed to Contractor A to ensure continuity and timely completion of the external works across the estate. Although Contractor A is not listed on a framework that permits direct call-off, a direct award is considered the most practical and cost-effective approach in this instance. Contractor A is already mobilised on-site, delivering the Brunel Walk dwellings, with established site setup and logistical arrangements in place. This presents a significant opportunity to reduce additional mobilisation costs and avoid the inefficiencies and potential disruption associated with introducing a second contractor to the estate.

3.3 The proposed award via a waiver will benefit both the Council and the project by delivering cost efficiencies through the consolidation of site setup and mobilisation under a single contractor. This approach will enable the seamless sequencing of works alongside those currently being delivered by the Housing Delivery team. Contractor A, who is already appointed to deliver the Brunel Walk new housing development and associated communal garden spaces—including play and amenity features such as seating areas—within the Turner Avenue estate, is well positioned to undertake the additional works. The Council's Procurement team has reviewed and supports this approach, recognising the cost savings and logistical advantages it offers within the constraints of the site.

3.4 Haringey Council has a statutory duty under the Housing Acts to maintain the structural integrity and overall condition of its housing stock. Failure to carry out the proposed works would result in part of the Turner Avenue estate falling below the Decent Homes Standard.

Alternative options considered

4.1 The option of not proceeding with the works was considered but ultimately rejected. As the landlord, Haringey Council has a statutory responsibility to ensure that the property complies with Decent Homes standards and current Health and Safety regulations. A competitive tendering process was deemed unsuitable for this project due to the associated time and cost implications, as well as the potential disruption that introducing a new contractor could cause to ongoing works. Issuing a direct award to Contractor A is considered both cost effective and operationally efficient. Contractor A is already appointed to deliver new Council housing on an adjacent development, which includes landscaping works that will integrate with the

Turner Avenue estate, thereby minimising disruption to residents and ensuring continuity in delivery.

23. EXCLUSION OF THE PRESS AND PUBLIC

24. EXEMPT PHASE 1 - EXTENSIVE VOIDS PROGRAMME

RESOLVED:

The Cabinet Member considered the exempt information.

25. EXEMPT PHASE 2 - EXTENSIVE VOIDS PROGRAMME

RESOLVED:

The Cabinet Member considered the exempt information.

26. EXEMPT TURNER AVENUE ESTATE EXTERNAL MAJOR WORKS PHASE TWO (2025-2026)

RESOLVED:

The Cabinet Member considered the exempt information.

CABINET MEMBER:

Signed by Cabinet Member

Date