

NOTICE OF MEETING

CABINET MEMBER SIGNING

Thursday, 16th October, 2025, 12.30 pm - Alexandra House, Station Road, N22 7TY (watch the live meeting [here](#), watch the recording [here](#))

Councillors: Sarah Williams

1. FILMING AT MEETINGS

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

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

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

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

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

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

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

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

4. URGENT BUSINESS

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

5. DEPUTATIONS / PETITIONS / QUESTIONS

6. PHASE 1 - EXTENSIVE VOIDS PROGRAMME (PAGES 1 - 10)

7. PHASE 2 - EXTENSIVE VOIDS PROGRAMME (PAGES 11 - 20)

8. TURNER AVENUE ESTATE EXTERNAL MAJOR WORKS PHASE TWO (2025-2026) (PAGES 21 - 30)

9. EXCLUSION OF THE PRESS AND PUBLIC

Items 10-12 are likely to be subject to a motion to exclude the press and public from the meeting as *they* contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); 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 PHASE 1 - EXTENSIVE VOIDS PROGRAMME (PAGES 31 - 34)

11. EXEMPT PHASE 2 - EXTENSIVE VOIDS PROGRAMME (PAGES 35 - 38)

12. EXEMPT TURNER AVENUE ESTATE EXTERNAL MAJOR WORKS PHASE TWO (2025-2026) (PAGES 39 - 40)

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Wednesday, 08 October 2025

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

Item number: CP-00317

Title: Phase 1 – Extensive Voids Programme

Report authorised by: Jahed Rahman - Director of Housing

Lead Officer: Peter De-Bique – Head of Housing Investment Delivery

Ward(s) affected: Boroughwide

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

1. Describe the issue under consideration

- 1.1 In line with Contract Standing Order (CSO) 2.01.c and CSO 0.08, this report seeks Cabinet Member for Housing and Planning (Deputy Leader) approval to award a contract to Tenderer A in the sum of £653,684.47 for the Phase 1 Extensive Voids Programme.
- 1.2 There are currently five properties identified for inclusion in the Phase 1 Extensive Voids Programme. These properties are currently unoccupied owing to significant structural deficiencies that have compromised their integrity. As a result, they are deemed uninhabitable and require substantial remedial works before they can be considered safe for occupancy.
- 1.3 The approval of the contract award to Tenderer A will enable essential refurbishment works to begin without delay. This intervention will reduce the number of long-term voids and return these homes to the active housing stock. As a result, it will help meet urgent demand by providing much-needed accommodation for residents currently on the waiting list.

2. Cabinet Member Introduction:

N/A

3 Recommendations

It is recommended that Cabinet:

- 3.1 Pursuant to Contract Standing Order (CSO) 2.01.c and CSO 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) approves 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, approves the expenditure of sums as set out in Appendix A – Exempt Report.

- 3.3 In line with Contract Standing Orders (CSO 16.04), approves 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.

4. 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.

5 **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.

6. **Background information**

6.1 The Phase 1 - Extensive Voids Programme is made up of the following properties:

Address	Bedroom Sizes
137 Gladstone Avenue, N22 6LA	1 bed
73 Salisbury Road, N22 6NU	1 bed
35 Summerhill Road, N15 4HF	2 beds
9 Wakefield Road, N15 4NJ	3 beds
168/168a Gladstone Avenue N22 6LA	2 x 2 bed units

All properties—except for 168 Gladstone Avenue—have remained vacant due to serious structural, safety, and compliance concerns. The planned refurbishment works will address these issues and return the homes to active use, reducing reliance on temporary accommodation and easing associated costs. Once complete, the properties will meet the 2025 Decent Homes Standard, providing safe, warm, and energy-efficient living environments for future occupants.

- 6.2 While the project team explored the possibility of extending the properties to include additional bedroom space, a comprehensive options appraisal conducted by the multi-disciplinary consultancy concluded that such extensions were not viable due to limited capacity within the dwellings.

- 6.3 The proposed works include:

Structural and Building Improvement Works

- Roof Repairs and Replacements
- External masonry repairs
- External redecorations.
- Structural repairs and making good.
- Window repairs/replacements.
- Overhauls to the gardens and grounds
- Kitchen and bathroom replacements
- Full electrical re-wires
- Drainage scans and repairs
- Boiler replacements.
- Internal redecorations.

- 6.4 A Multi-Disciplinary Consultant was commissioned to develop a scope of works and prepare tender documents to reflect the essential improvements to the above properties. The Consultant will provide services to include project and cost management, architectural design and support, building surveying, mechanical and electrical, structural and civil engineering and principal designer services for compliance with the CDM Regulations. The costs of these services are shown in Appendix A – Exempt Report and have been calculated based on the Consultant's frameworks rates.

- 6.5 Following completion of the design process and the final scope of works being agreed, a specification of works and tender documents were written. The tender was submitted via the Haringey tender portal and invited Haringey approved contractors to submit tender returns in accordance with the specification. Tenders were invited on 6th May 2025 via Lot 2.2 of the London Construction Programme (LCP). The process was managed by Haringey's Strategic Procurement.

- 6.6 Following final clarifications and the review of the quality and priced elements, the table below sets out the final rankings for the 8 bids received.

Tenderer	Tender Price	Cost (40%)	Quality (50%)	Social Value (10%)	Total Score (%)
A	£653,684.47	40.00	48	4.35	92.35
B	£664,102.11	39.37	39	2.94	81.31
C	£670,796.38	38.98	34	7.09	80.07
D	£748,564.84	34.93	38	2.93	75.86
E	£775,406.90	33.72	37	4.74	75.46
F	£824,318.14	31.72	38	3.35	73.07
G	£893,810.47	29.25	34	2.95	66.20
H	£1,337,976.64	19.54	31	7.5	58.04

- 6.8 Following completion of the tender exercise to procure a suitably qualified and experienced contractor to deliver the external major works programme to the Extensive Voids phase I, it is recommended that Tenderer A is awarded the contract in the sum of £653,684.47.
- 6.9 The projected spend profile is shown in the following table. The project will be funded from the Extensive Voids Budget within Asset Management's HRA Capital Budget. The allocated funding will accommodate all works executed on the project and will be delivered in the 25/26 and 26/27 financial years as shown in the table below.

Financial year	Works	Description
25/26	£637,342.35	Main Works
26/27	£ 16,342.12	End of Defects
Total	£653,684.47	

6.10 Key Milestones

The following key milestones are noted for the delivery of the Phase 1 - Extensive Voids Programme.

Work Stages	Indicative Delivery Period
Initial Engagement	December 2024
Feasibility and Options Appraisal	February 2025
Design Proposals	May 2025
Procurement	June - August 2025
Governance and Approval to Award	September 2025
Appointment of Contractor and Mobilisation	October 2025
Handover	March 2026
End of Defects and Final Sign-Off	March 2027

6.11 Risk Management

The Extensive voids major works programme presents several key risks that require careful management to ensure successful delivery:

Contractor Capacity and Commitment

A primary risk is securing a contractor with the capacity and commitment to deliver the works to the required standard and within the agreed timeframe. This has been mitigated by procuring through the London Construction Programme (LCP) Framework,

which ensures all contractors are pre-vetted and capable of delivering complex refurbishment projects.

Cost Management and Budget Control

Managing project costs within the allocated budget is another significant risk. To mitigate this, we have appointed an experienced design consultant and lead architect to oversee cost planning, value engineering, and design efficiency throughout the project lifecycle.

Quality Assurance and Resident Satisfaction

Achieving a high standard of workmanship is essential to ensure resident satisfaction and long-term asset performance. To address this, a dedicated quality inspector has been appointed to carry out daily site inspections. This role includes monitoring construction quality and reporting on health and safety compliance.

Unforeseen Works and Structural Complexity

A further risk lies in the potential for unforeseen works that may only become apparent once the project is underway. These could include issues such as underpinning requirements, drainage failures, foundation instability, or hidden structural defects that were not identified during the tendering process. The lead consultant is also prepared to respond swiftly with design and engineering solutions should such issues arise.

7. Contribution to the Corporate Delivery Plan 2024-2026 strategic outcomes

7.1 The Phase 1 Extensive Voids Programme is aligned with the **Housing Asset Management Strategy (2023–2028)**, and the **Corporate Delivery Plan (2023/24)**. It is designed to:

- Support the Housing Strategy and ensure all council homes meet the Decent Homes Standard by 2028.
- Respond to the climate emergency by delivering energy efficiency upgrades and decarbonisation measures, aligned with the borough's net zero target by 2041.
- Ensure building safety and compliance, in line with the Building Safety Act (2022) and Social Housing Regulation Act (2023).
- Embed active asset management, reviewing long-term viability and demand before investing in housing stock.
- Align with the Corporate Delivery Plan Theme 2: "Responding to the climate emergency," by prioritising sustainability in all property decisions

7.2 There are estimated to be over 15,000 households experiencing fuel poverty in the borough. Improving the energy efficiency of our housing stock to reduce fuel bills is the most effective means of achieving a key objective of the Council's Affordable Energy Strategy 2020-2025. Improving the energy efficiency of homes remains the most sustainable, long-term solution to fuel poverty. With many homes requiring an extensive package of energy efficiency measures.

7.3 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to deliver the following objectives: -

- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028.

- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes.

8 Carbon and Climate Change

- 8.1. This project derives from the strategy within the Housing Energy Action Plan. The properties included in scope will go through a 'fabric first' retrofit design process aimed primarily to reduce their carbon emissions, reduce energy usage, and be more resilient to fluctuating temperatures.

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

10.1 Strategic Procurement

Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) MW24-H Housing Framework under Lot 2.2 Retro-Fit Refurbishment & Adaptations.

This procurement is in line with Contract Standing Order (CSO) 2.01c, 6.03 and 7.03.

Tender Responses were evaluated in accordance with the scoring criteria and methodology as detailed in the published Instructions to Tender document.

SP conclude that the recommended Tenderer A demonstrated Value for Money to the Council and support the recommendation to award the contract for Phase 1 Extensive Voids Programme.

10.2 Financial Consideration

The proposed works for the Phase 1 Extensive Voids Programme, with a total estimated cost of £654k for five currently unoccupied properties, will be funded from the approved Major Works Capital Programme. The works are capital in nature 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 small portion of spend may slip into the following financial year (£15k) to address end-of-year defects or completion items

10.2 Legal Considerations

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

The works were tendered via the LCP Housing Framework Lot 2.2 (Retro Refurbishment & Adaptations). Use of a Framework Agreement is an approved route of procurement under the Public Contracts Regulations 2015. It is also provided for in CSO 7.

As the contract to be awarded is a Key Decision, approval would normally fall to Cabinet to approve the recommendations under CSO 2.01 c) (contracts valued at £500,000 or more). The Council's CSOs state that where a decision is required by

Cabinet, this may also be taken by the Leader or by a Cabinet Member with the Leader's agreement (CSO 0.08).

The Cabinet Member also has power to approve issue of a letter of intent which may be up to £100,000 or 10% of the contract value, whichever is the higher.

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

10.3 Equality

10.3.1 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.

10.3.2 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.

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

10.3.3 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.

10.3.4 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.

10.3.5 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.

11. Use of Appendices

11.1 None

12. Background papers

12.1 Appendix A - Exempt Report.

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Report for: October 2025 – Lead Member Signing

Item number: CP - 00345

Title: Phase 2 – Extensive Voids Programme

Report authorised by: Jahed Rahman - Director of Housing

Lead Officer: Peter De-Bique – Head of Housing Investment Delivery

Ward(s) affected: Boroughwide

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration.

- 1.1 In line with Contract Standing Order (CSO) 2.01.c, this report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to award a contract to Tenderer A in the sum of £1,030,581.00 for the Phase 2 Extensive Voids Programme.
- 1.2 There are currently five void properties identified for inclusion in the Phase 2 Extensive Voids Programme. These properties are currently unoccupied owing to significant structural defects. As a result, they are deemed uninhabitable and require substantial remedial works before they can be considered safe for occupancy. As part of the PH2 Voids programme, two of the properties will undergo loft conversions to increase the number of bedrooms. This strategic enhancement aims to better align the housing stock with local demand, providing larger homes for families and helping to alleviate overcrowding.
- 1.3 Approval of the contract award to Tenderer A will enable these essential refurbishment works to begin—bringing vacant homes back into use and strengthening the Council's housing supply.

2. Cabinet Member Introduction:

Not Applicable

3 Recommendations

It is recommended that the Cabinet Member for Housing and Planning (Deputy Leader):

- 3.1 Pursuant to Contract Standing Order (CSO) 2.01.c approves 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, approves 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), approves 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.

4. **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.

5 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.

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.

6. Background information

6.1 The Phase 2 - Extensive Voids Programme is made up of the following properties:

Address	Current Bedrooms	Additional Bedrooms	Total Bedrooms
77 Inderwick Road N8 9LA	3	3	6
12 Belmont Road N15 3LT	3	No extension	3
79 Cavendish Road N4 1RR	3	3	6
150 The Roundway N17 7DG	3	No extension	3
26 Hanover N15 4DL	3	No extension	3

All properties have remained vacant due to serious structural, safety, and compliance concerns. The planned refurbishment works will address these issues and return the homes to active use, reducing reliance on temporary accommodation and easing associated costs. Notably, 150 The Roundway suffered a severe fire, resulting in extensive damage to the property, which has rendered it uninhabitable. Once completed, these properties will meet the Decent Homes Standard, providing safe, warm, and energy-efficient homes for its occupants.

6.2 The project team explored the possibility of extending the properties to include additional living and habitable space. Surveys concluded that only two of the properties can be extended, and these are shown in the above table. The extensions will contribute to better housing outcomes and support long-term occupancy needs.

6.3 The proposed works include:

Structural and Building Improvement Works

- Roof Repairs and Replacements
- External masonry repairs
- External redecorations.
- Structural repairs and making good.
- Window repairs/replacements.
- Overhauls to the gardens and grounds
- Kitchen and bathroom replacements
- Full electrical re-wires
- Drainage scans and repairs
- Boiler replacements.
- Internal redecorations.
- Extension works to increase living and habitable space
- Reconfiguration of internal layouts to accommodate additional bedrooms
- Foundation strengthening and structural modifications to support extensions
- Upgrades to heating, plumbing, and electrical systems to support increased Capacity.

6.4 A Multi-Disciplinary Consultant was commissioned to develop the scope of works and prepare tender documents to reflect the essential improvements to the properties in the PH2 Voids Programme.

The Consultant will provide services to include project and cost management, architectural design and support, building surveying, mechanical and electrical, structural, and civil engineering, and principal designer services for compliance with the CDM Regulations. The costs of these services are shown in Appendix A – Exempt Report and have been calculated based on the Consultant's framework rates.

- 6.5 Following completion of the design process and the final scope of works being agreed, a specification of works and tender documents were drafted. The tender was submitted via the Haringey tender portal and invited the framework contractors to submit their tender returns in accordance with the specification and Invitation to Tender.

Tenders were invited on 6th May 2025 via Lot 2.3 of the London Construction Programme (LCP). The procurement was managed by Haringey's Strategic Procurement.

- 6.6 Following final clarifications and the review of the quality, price and social value elements, the table below sets out the final rankings for the 5 bids received.

Tenderer	Tender Price	Cost (40%)	Quality (50%)	Social Value (10%)	Total Score (%)
A	£1,030,581.00	37.70%	47.00%	6.43%	91.13%
B	£ 971,389.00	40.00%	33.00%	8.75%	81.75%
C	£1,125,882.00	34.51%	42.00%	3.13%	79.64%
D	£1,184,952.00	32.79%	39.00%	2.89%	74.68%
E	£1,659,935.00	23.41%	40.00%	3.69%	67.10%

- 6.8 Following completion of the tender exercise to procure a suitably qualified and experienced contractor to deliver the PH2 Extensive Voids Programme, it is recommended that Tenderer A is awarded the contract in the sum of £1,030,581.00.

- 6.9 The projected spend profile is shown in the following table. The project will be funded from the Extensive Voids Budget within Asset Management's HRA Capital Budget.

The allocated funding will accommodate all works executed on the project and will be delivered in the 25/26 and 26/27 financial years as shown in the table below.

Financial year	Works	Description
25/26	£500,000.00	Main Works
26/27	£530,581.00	Main Works/End of Defects
Total	£1,030,581.00	

6.10 Key Milestones

The following key milestones are noted for the delivery of the Phase 2 - Extensive Voids Programme.

Work Stages	Indicative Delivery Period
Initial Engagement	December 2024
Feasibility and Options Appraisal	February 2025

Design Proposals	May 2025
Procurement	July - September 2025
Governance and Approval to Award	October 2025
Appointment of Contractor and Mobilisation	November / December 2025
Handover	July 2026
End of Defects and Final Sign-Off	July 2027

6.11 Risk Management

The Extensive voids major works programme presents several key risks that require careful management to ensure successful delivery:

Contractor Capacity and Commitment

A primary risk is securing a contractor with the capacity and commitment to deliver the works to the required standard and within the agreed timeframe. This has been mitigated by procuring through the London Construction Programme (LCP) Framework, which ensures all contractors are pre-vetted and capable of delivering complex refurbishment projects.

Cost Management and Budget Control

Managing project costs within the allocated budget remains a significant challenge, especially with the inclusion of extensions and rear extensions. To mitigate this, we have appointed an experienced design consultant and lead architect to oversee cost planning, value engineering, and design efficiency throughout the project lifecycle.

Quality Assurance and Resident Satisfaction

Achieving a high standard of workmanship is essential to ensure resident satisfaction and long-term asset performance. To address this, a dedicated quality inspector has been appointed to carry out daily site inspections. This role includes monitoring construction quality and reporting on health and safety compliance.

Unforeseen Works and Structural Complexity

A further risk lies in the potential for unforeseen works that may only become apparent once the project is underway. These could include issues such as underpinning requirements, drainage failures, foundation instability, or hidden structural defects that were not identified during the tendering process. The lead consultant is also prepared to respond swiftly with design and engineering solutions should such issues arise.

Planning Delays for Extensions

As the scope now includes extensions and rear extensions, there is an increased risk of delays in obtaining planning permissions, which could impact the overall programme timeline. To mitigate this early engagement with the local planning authority has been initiated.

7. Contribution to the Corporate Delivery Plan 2024-2026 strategic outcomes

7.1 The Phase 1 Extensive Voids Programme is aligned with the **Housing Asset Management Strategy (2023–2028)**, and the **Corporate Delivery Plan (2023/24)**. It is designed to:

- Support the Housing Strategy and ensure all council homes meet the Decent Homes Standard by 2028.

- Respond to the climate emergency by delivering energy efficiency upgrades and decarbonisation measures, aligned with the borough's net zero target by 2041.
- Ensure building safety and compliance, in line with the Building Safety Act (2022) and Social Housing Regulation Act (2023).
- Embed active asset management, reviewing long-term viability and demand before investing in housing stock.
- Align with the Corporate Delivery Plan Theme 2: "Responding to the climate emergency," by prioritising sustainability in all property decisions.

7.2 There are estimated to be over 15,000 households experiencing fuel poverty in the borough. Improving the energy efficiency of our housing stock to reduce fuel bills is the most effective means of achieving a key objective of the Council's Affordable Energy Strategy 2020-2025. Improving the energy efficiency of homes remains the most sustainable, long-term solution to fuel poverty. With many homes requiring an extensive package of energy efficiency measures.

7.3 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to deliver the following objectives: -

- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028.
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes.

8 Carbon and Climate Change

8.1. This project derives from the strategy within the Housing Energy Action Plan. The properties included in scope will go through a 'fabric first' retrofit design process aimed primarily to reduce their carbon emissions, reduce energy usage, and be more resilient to fluctuating temperatures.

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

9.1 Strategic Procurement (A Raj)

9.1.1 Strategic Procurement (SP) notes that this report relates to the approval of an award to Tenderer A for the refurbishment of five void properties identified under the Phase 2 Extensive Voids Programme.

9.1.2 SP notes that a competitive tender was launched via Lot 2.2 for Retro-Fit Refurbishment & Adaptations Housing of the London Construction Programme (LCP) framework. The adopted route to market is in line with Contract Standing order (CSO) 7.02.

9.1.3 Bid evaluations 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.

9.1.4 SP support the recommendation to approve the award in accordance with CSO 2.01.C.

9.2 Financial Consideration

- 9.2.1 The proposed contract award totals £1,199,628, which includes a 10% contingency (£103,000) and £65,989 for consultancy services, both endorsed by the Cabinet Member for Housing and Planning. The contract spans two years, with £500,000 scheduled for expenditure in the current financial year.
- 9.2.2 Funding will be met from the HRA Major Works Capital Programme, for which budget provision is already in place. The contract is fully capital funded, requiring no additional resources beyond the approved budget. Ongoing costs will be subject to regular financial monitoring and reporting.

9.3 Legal Considerations

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 9.3.2 The works have been tendered under the LCP Framework Agreement. Use of a framework agreement is a compliant process under procurement legislation and is also provided for in the Council's Contract Standing Orders (CSO 7).
- 9.3.3 As this contract award is a Key Decision, approval would normally fall to Cabinet under CSO 2.01 c) (contracts valued at £500,000 or more).
- 9.3.4 Where a decision is required to be taken by Cabinet, CSO 0.08 provides that the decision may also be taken by a Cabinet Member, providing the Leader agrees to this.
- 9.3.5 A Cabinet Member also has power to approve issuance of a letter of intent which may be for up to £100,000 or 10% of the contract value, whichever is the greater (CSO 16.04).
- 9.3.6 The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning (Deputy Leader) from approving the recommendations in this report.

10.1 Equality

- 10.3.1 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.
- 10.3.2 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.

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

- 10.3.3 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.
- 10.3.4 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.
- 10.3.5 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.

11. Use of Appendices

- 11.1 **Appendix A** - Exempt Report.

12. Background papers

- 12.1 **None**

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Report for: Cabinet Member signing – The Cabinet Member for Housing & Planning – September 2025

Item number: CP - 00296

Title: Turner Avenue Estate External Major Works Phase Two (2025-2026)

Report authorised by: Christian Carlisle Assistant Director of Asset Management

Lead Officer: Lauren Parker – Senior Project Manager

Ward(s) affected: North Tottenham Ward

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

1. Describe the issue under consideration

- 1.1 This report requests that pursuant to the Council's Contract Standing Order (CSO) 0.08 for the Cabinet Member for Housing and Planning (Deputy Leader) approval for the award of contract to contractor A to complete external major works on the Turner Avenue Estate. This will be for the sum of £1,514,644 and once completed, will ensure all homes on the estate have had full Decent Homes Standard works in line with programmes delivered across the borough.
- 1.2 The report also seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to issue a waiver by setting aside CSOs 12.01 and 12.02, allowing for the direct award of the contract to Contractor A. This follows the termination of the original contract due to the contractor's inability to fulfil their contractual obligations. Awarding the contract to Contractor A will enable them to complete outstanding works in blocks where work had already commenced and to deliver the full scope of external major works across the remainder of the estate. This approach will ensure that all homes on the Turner Avenue estate receive Decent Homes Standard improvements, consistent with programmes delivered across the borough.
- 1.3 That the Cabinet Member for Housing and Planning (Deputy Leader) acknowledges that, since the original tendering of the external major works, there has been a significant increase in construction and labour costs across the industry. These increases are reflected in the revised value of the works. It is therefore agreed that the additional costs should not be passed on to leaseholders.
- 1.4 It is further recommended that the Cabinet Member for Housing and Planning (Deputy Leader) approves the professional fees of £81,456 which represents 5.377% of the contract sum. And notes the total project cost of £1,596,100.

- 1.5 Details of the preferred bidder are outlined in Appendix A (exempt information) of the report.

2. Recommendations

- 2.1 For the Cabinet Member for Housing and Planning (Deputy Leader) to approve 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 For Cabinet Member for Housing and planning (Deputy Leader) to approve 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 For the Cabinet Member, for Housing and Planning (Deputy Leader) in line with CSO 0.08 and CSO 16.04 to approve 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 For the Cabinet Member for Housing and Planning (Deputy Leader) to approve 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) is asked to approve 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.

3. 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.

4. 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.

5. Background information

- 5.1 Cabinet previously approved the Turner Avenue External Major Works on 15 September 2020, covering all four blocks on the estate. However, the original contract was subsequently terminated. Cabinet approval is now being sought to award a new contract to Contractor A to complete the works.

The Turner Avenue Estate consists of the following four blocks:

- **Blocks A to C:** 2-56
 - **Block D:** 1-23
 - **Block E:** 25-51
 - **Blocks F & G:** 53-83
- 5.2 The work comprised of the following roof replacement, window and door replacement, brickwork repairs, concrete repairs, external decorations, external lighting, internal communal decorations, communal door replacement, communal electrical works, external works, resurfacing, and fencing.

5.3 The project will alleviate the pressures on the repairs service budget by replacing defective components which will ultimately ensure that resources are directed in the correct manner to reduce complaints and increase resident satisfaction.

5.4 Project details are summarised in the table below: -

Number of flats in project:	70 units
Total contract cost:	£1,514,644
Anticipated contract start on site:	17/11/2025
Anticipated contract completion:	29/06/2026
Contract duration:	32 weeks
Contractor:	Details in Appendix A (exempt report).

Proposed Work

5.5 The works include component renewals and associated repairs including roof replacement, window and door replacement, brickwork repairs, concrete repair, external decorations, external lighting, internal communal decorations, communal door replacement, communal electrical works, external works, resurfacing, and fencing.

5.6 The cost of the works will be funded from the external works budget within the Major Works Capital Programme for financial years 2025/26 and 2026/27. It is anticipated that £0.98 million will be spent in 2025/26 and £0.535 million in 2026/27. The external works budget for 2025/26 has been allocated at £12.5 million, within which this project will be accommodated.

6 Consultation

6.1 Resident and stakeholders have been updated as part of an ongoing consultation process via newsletters. Initial communication and meetings were held with residents in June 2023, notifying them that the original contractor was unable to fulfil their contractual obligation to complete works on the estate. Following this, further updates have provided, responses to individual queries or focused on communication relating to block surveys.

6.2 Meetings will be arranged for residents to meet with the project team. Future newsletters will continue to keep residents informed, providing details about the appointed contractor, project timelines, and opportunities for feedback. Both the contractor and Haringey Council will provide dedicated Resident Liaison Officers for the duration of the contract.

7 Leasehold implications

7.1 There are 28 leaseholders living in the properties affected by the works described in this report.

- 7.2 Under the terms of their lease, the lessee is required to contribute towards the cost of maintaining the main structure, common parts and shared services of the building, in a good condition. These contributions are typically recovered by the freeholder through the lessees' service charge account.
- 7.3 In accordance with the Service Charge (Consultation Requirements) (England) Regulations 2003, under schedule 4 part 2, the statutory Notice of intention to do works was issued 4 September 2019 inviting observations as to the works or nomination of alternative contractors 5 October 2019. No observations or nominations were received.
- 7.4 The statutory Notice of Estimates was issued on 20 July 2020 inviting observations by 21 August 2020.
- 7.5 The works were originally awarded in accordance with Section 20 consultation requirements, and the successful contractor commenced delivery. However, the contractor withdrew partway through the project. For those blocks where works have been completed, leaseholders will be issued final bills aligned with the original estimated costs. In contrast, several blocks still have outstanding works—such as window and roof replacements—which will be completed by the newly appointed contractor.
- 7.6 It is acknowledged that the required contribution may be a concern for the lessee. In light of this, Haringey Council's Leasehold Services team suggests that it would not be appropriate to charge different amounts to leaseholders on the same estate for identical works simply because the previous contractor left the project. Therefore, their recommendation is that any increased costs associated with the new contractor should not be passed on to the leaseholders.
- 7.7 The total amount estimated to be recovered from the Terminated contract and the proposed contract outlined in this report is £1,072,606.78.

8. Conservation Areas

- 8.1 None of the properties in this project are within conservation areas.

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

- 9.1 This project will help to achieve the Council vision to create a borough where everyone has a safe, sustainable, stable and affordable home. We will aim to achieve this vision by focusing on increasing the number of high quality and sustainable homes in the borough'. This will include contributing to delivering on the following objectives:-
- Ensuring the Council delivers our Decent Homes programme of 100% of homes decent by 2028
 - Implementing the new consumer standards across our services to meet our obligations under the new social housing regime.

- 9.2 This project also presents one of the Council's most significant levers for responding to climate emergencies, supporting residents during the cost-of-living crisis, addressing inequality, and building strong communities.

Statutory Officers comments (Chief Finance Officer, including Procurement), Head of Legal and Governance, Equalities).

10. Finance

- 10.1 The contract sum for this project is £1,514,644. The total scheme cost including professional fees of £81,456 is £1,596,100.

- 10.2 This scheme is estimated to cost £1,596,100 and it is projected to be phased as set out below:

Financial year	Works	Fees	Total
2025/26	£980,000	£50,185	£1,030,185
2026/27	£496,778	£30,489	£527,267
2027/28	£37,866	£782	£38,648
Total	£1,514,644	£81,456	£1,596,100

- 10.3 This cost will be met from the existing approved major works capital programme budget/MTFS 2025/26-29.

- 10.4 The proposed award by a waiver will benefit the Council and the project by ensuring cost efficiencies through the consolidation of site set up and mobilisation under one contractor.

- 10.5 The 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.

- 10.6 There is a risk of cost escalation if the project is not monitored properly.

11. Strategic Procurement (SP)

- 11.1 Strategic Procurement note that this report relates to the award of a contract to Contractor A.

- 11.2 This contract has previously been awarded but due to contract termination works were unable to be completed.

- 11.3 This new award to Contractor A is to drive the completion of the remaining works to the project.

- 11.4 Part of the reason why this contractor is being appointed is due to the convenience of space. The available space for site set up has been occupied by this contractor working on another project. The introduction of a new

contractor aside this one will struggle to find space to set up site office including other amenities, which in turn could add additional cost to the project.

- 11.5 The value of this procurement falls outside of the works threshold under the Procurement Act 2023 & Procurement Regulations 2024.
- 11.6 SP support the recommendation to waive of CSO's 12.01 & 12.02 and award a contract in accordance with CSO's 0.08

12. Legal

- 12.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 12.2 Pursuant to the provisions of the Council's Contract Standing Order 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 and above.
- 12.3 Pursuant to paragraph 12.2 above and pursuant to CSO 0.08 a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendations in paragraph 2 of the report is line with the Council's CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.
- 12.4 The Council's Contract Standing Order (CSO) permits Cabinet to waive the provisions of CSO 12.03 (requirement for the publication of an appropriate advertisement) in accordance with CSO 18.01.1, 18.01.2(d) (ii) and (iii) and approve the award of a contract and as such the recommendation in paragraph 2.3 of the report is in line with the Council's CSO.
- 12.5 The recommendation is paragraph 2.2 of the report is permitted under the Council's CSO 16.04 which allows the issuance of a Letter of Intent pending the issuance and execution of a formal contract where works, goods or services under a contract is required to commence prior to the issuance and execution of a formal contract.
- 12.8 The Director of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendations in the report.

13. Equality

- 13.1 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 opportunities 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.

- 13.2 The three parts of the duty apply to the following protected characteristics: Age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 13.3 This decision relates to the completion of external major works on the Turner Avenue Estate, which will improve the quality, safety, and energy efficiency of 70 homes.
- 13.4 The decision will primarily impact residents living in properties managed by Haringey Council, among whom women, disabled people and people from ethnic minority backgrounds are overrepresented. These groups are more likely to be affected by poor housing conditions and may benefit disproportionately from improvements to safety, accessibility and thermal comfort. The project also supports residents experiencing socioeconomic disadvantage, who are overrepresented in social housing and more vulnerable to fuel poverty.
- 13.5 No negative equality impacts have been identified. The project is expected to have a positive impact on groups with protected characteristics by improving living conditions, reducing maintenance issues and enhancing communal spaces. The decision not to pass increased costs on to leaseholders also supports equity and affordability.
- 13.6 Resident engagement has been ongoing since June 2023, including through newsletters and meetings. Future engagement will continue through dedicated Resident Liaison Officers.
- 13.7 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 contract and ensure that any reasonably possible measures are taken to address any issues that may occur and have a disproportionate negative impact on any groups who share protected characteristics.

Use of Appendices

- 14.1 Appendix A - Exempt Information

15. Local Government (Access to Information) Act 1985

- 15.1 Asset Management Strategy 2023-2028
[Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)
- 15.2 NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that it contains information relating to the

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