

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Thursday, 27th November, 2025, 11:30am – 11:45am

PRESENT:

Councillors: Sarah Williams

In attendance: Kodi Sprott, Principal Committee Coordinator, Paul McCabe, Head of repairs and maintenance, Mukharram Mirbabaeva, Senior Programme Manager, Lauren Parker, Alliance Contract Manager

1. FILMING AT MEETINGS

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

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT BUSINESS

There were no items of urgent business.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. EXTENSION OF CONTRACT FOR MOBILE WORKFORCE MANAGEMENT TECHNOLOGY

The current contract to provide a mobile workforce management system for Repairs & Maintenance within HRS to support operational delivery of responsive repairs to the Council's housing stock would expire on 22 November 2025. The Council originally entered into a G-Cloud 12 Call Off Contract with Total Mobile from 23 November 2022 to 22 November 2024. There was an option included for two annual extensions. The contract was extended in November 2024 for a 12-month period by way of Delegated Authority Report.

On 12 August 2025, the Housing IT Board had agreed to extend the contract for an additional year to continue to provide a mobile workforce management system. This extension was pursuant to Contract Standing Order 18.02 (contract variations & extensions), and 0.0.8 (approval by Cabinet Member). This report also sought

approval to upgrade from the legacy Service Connect Mobile platform to the new Total Mobile Mobilise platform.

RESOLVED

That pursuant to Contract Standing Order 18.02 (contract variations & extensions), and 0.0.8 (approval by Cabinet Member), the Cabinet Member for Housing and Planning (Deputy Leader) approved:

1. The extension of the contract for the provision of a mobile workforce management system to Total Mobile Limited for an additional 11 months from 23 November 2025 to 22 October 2026 at a cost of £202,028.
2. The development fees and project management costs of £40,049 associated with Connect dashboards development and upgrade to Mobilise platform.
3. Agreed the total costs contained within Appendix A - Exempt Report.

Reasons for decision

Service Continuity:

Total Mobile has been the primary system supporting repairs operations. Extending the contract ensured the continuity of service, which was fundamental for maintaining consistent and reliable repairs provision and directly impacted tenant satisfaction and overall service quality. A change at this time would introduce significant risk until such time as the backlog of repairs has been cleared in full.

Strategic Procurement Planning:

Digital Services were currently planning a full procurement for a new Mobile Workforce system. This 11-month extension provided the necessary time and stability to conduct a thorough procurement, implementation, and transition process, mitigating the high risk of operational disruption associated with a new system deployment.

Legal and Regulatory Compliance

Meeting Awaab's Law and HHSRS: The upgrade from the legacy Connect Mobile platform to Mobilise was essential for regulatory compliance as the current system was in a maintenance-only phase and could not support new legislative demands. Awaab's Law, effective from October 27, 2025, set out strict statutory deadlines for social landlords to investigate and resolve hazards. The Mobilise platform provided the necessary capabilities, including a live audit trail of actions, investigations, and works completed, which was critical to evidence compliance and avoid legal action. Furthermore, Mobilise supported the full suite of 29 Housing Health and Safety Rating System (HHSRS) forms, including Asbestos management, resolving a major limitation of the current platform.

Financial Prudence

Cost-Effectiveness: Extending the existing contract was a commercially advantageous and cost-effective decision. The current agreement was based on the G Cloud 12

procurement framework, which had a lower pricing structure than the current G Cloud 14 framework where all suppliers had increased prices. Exercising the final 11-month extension under the existing terms maximised the time the Council benefited from the commercially lower legacy pricing structure.

Minimising Disruption:

Staff were already trained and familiar with the Total Mobile system. Extending the contract minimised disruption and the need for additional training and allowed the team to focus on their core responsibilities without the need to adapt to a new housing system.

By extending the contract with Total Mobile, officers were making a strategic decision that prioritised operational stability, cost efficiency, and continuous improvement in our repairs' operations.

Alternative options considered

Do Nothing: This option was rejected as the current contract expires on 22 November 2025, which would leave the service without a mobile workforce management system and pose a serious detriment to the delivery of repairs.

Develop our own mobile workforce management system: This was rejected because the Council's Digital Services lacks the capability to develop an application of this size and complexity.

Procure a new housing repairs system: This option was rejected due to the significant time and resources required to carry out a full procurement. This 11-month extension provides the necessary time for Digital Services to carry out a full procurement for a new Mobile Workforce system which they have initiated. Progress on this procurement is reported to the Housing IT Board.

7. CHETTLE COURT, CORDELL HOUSE, EDGE COT GROVE STRUCTURAL REMEDIATION WORKS

This report sought approval from the Cabinet Member of Housing & Planning, in accordance with the Council's Standing Order (CSO) 0.08, for the direct award of a contract under CSO 10.1 to Contractor A. The proposed contract, valued at £2,943,866, was for the structural remediation of three residential blocks: Chettle Court, Cordell House and Edgecot Grove. Upon completion, the works would fully restore the structural integrity of the buildings, ensuring their long-term stability and safety. Works would be delivered under the JCT Standard Building Contract with Approximate Quantities (2016 Edition) over a 30-week period.

RESOLVED

1. Pursuant to the CSO 0.08, it was recommended that the Cabinet Member of Housing & Planning approve the direct award of the contract to Contractor A for structural remediation works at Chettle Court, Cordell House, and Edgecot Grove for £2,943,866, with a 30-week delivery period.

2. It was further recommended that the Cabinet Member for Housing and Planning approved the professional fees of £155,621 which represented 5.29% of the contract sum. And notes the total project cost of £3,009,487.
3. For Cabinet Member for Housing and Planning to note that an estimated total of £851,890.51 that would be recovered from leaseholders as their contribution to the cost of the works.

Reasons for decision

A key objective of the Housing Asset Management Strategy was to ensure that Haringey's housing assets were safe and fully compliant with the latest Building Safety Regulations. In addition, the strategy supported the overarching priorities set out in the Corporate Delivery Plan (2024-2028), specifically: 'Homes for the Future – Everyone has a home that is safe, sustainable, stable and affordable' and 'We will work together to drive up the quality of housing for everyone'

Cabinet Member for Housing & Planning approval was sought to directly award a JCT Standard Building Contract with Approximate Quantities 2016, for the delivery of essential structural remediation works at Chettle Court, Cordell House and Edgecot Grove. This contract would be awarded via a direct appointment under Lot 2.2 of the London Construction Programme Major Works Framework. The procurement process was fully overseen and managed by Haringey Council's Strategic Procurement team to ensure compliance and transparency. The contract would run for a duration of 30 weeks.

The three blocks included in the project have been identified as requiring structural remediation works following structural surveys, asbestos surveys and a fire safety survey. The project would enable works to commence and contribute to properties being maintained to a safe and compliant standard.

In 2022 the works were tendered and, following evaluation, awarded by a member decision dated 18 March 2022, to Cosmur Construction (London) Limited. However, following the contract award but before commencement on site the contractor began experiencing financial difficulties and in May 2023 a Company Voluntary Arrangement (CVA) was approved. Cosmur's CVA was then terminated in September 2024, and they formally entered into liquidation. The works were then retendered in 2024. The Tenderers were asked to provide social value submission, which accounted for 10% of the total Tender score. The London Borough of Haringey was dedicated to a performance and evidence-based approach to Social Value.

Using the National TOMs (Themes, Outcomes, and Measures) System developed by the Social Value Portal, bidders were required to propose credible targets for the following performance areas, which would be monitored:

- ☐ **Employment:** Direct FT employees hired for duration of contract.
- ☐ **Employment:** Direct FT employees from a NEET background hired for the duration of the contract.
- ☐ **Employment:** Work experience placements.
- ☐ **Local Businesses:** Expert advice to VCSE and MSE. Page 10
- ☐ **Local Businesses:** into work for local jobseekers.

- ❑ **Local Businesses:** Local spend targeted areas.
- ❑ **Employment:** Percentage of staff paid London living wage.
- ❑ **Supply Chain:** Percentage of supply chain paid London living wage.
- ❑ **Training:** Access to accredited short course portal
- ❑ **Local education:** School engagement and curriculum support activities.
- ❑ **Volunteering:** 32 hours of volunteer time to support local initiatives.
- ❑ **Training:** Resources to support VCSE.
- ❑ **Environment:** Carbon offsetting donation.
- ❑ **Community:** Donations to community projects.
- ❑ **Health:** Donation to health interventions.
- ❑ **Training:** Equality, diversity and inclusion training for staff.
- ❑ **Health:** Staff provided access to health and wellbeing programmes.
- ❑ **Health:** Access to accredited training portal

The value of the Social Value commitment was detailed in Appendix A – Exempt Report. Following evaluation of bids bidder A was the preferred bidder. The S20 notice issued to leaseholders was however discovered to be incorrect, so an award could not proceed.

Bidder A was however a top-ranking contractor on Lot 2.2 on the LCP framework, a Qualifying Long-Term Agreement covering the works involved. Officers therefore propose a direct award, subject to appropriate S20 consultation to bidder A. The correct S20 notices have now been served (see Leasehold Implications below).

Alternative options considered

An alternative option would be to advertise the contract through the London Construction Programme Major Works framework. However, as the contract had already been competitively tendered, and the successful contractor is also the top ranked provider under Lot 2.2 of the framework a decision was made to proceed with a direct award to this contractor. This approach was endorsed by Haringey Council's Strategic Procurement team, which considered factors such as the efficiency of accessing pre-approved contractors and the added value of engaging a company with a strong local presence and commitment of resources within the borough.

The option of not proceeding with the proposed work was considered. However, this would prevent the Council from fulfilling a key priority of the Housing Asset Management Strategy 2023-28 – namely ensuring that existing council owned properties are maintained to a safe and compliant standard.

8. EXCLUSION OF THE PRESS AND PUBLIC

Items 9 and 10 were subject to a motion to exclude the press and public from the meeting as it contained 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.

**9. EXEMPT EXTENSION OF CONTRACT FOR MOBILE WORKFORCE
MANAGEMENT TECHNOLOGY**

The exempt information was considered.

**10. EXEMPT CHETTLE COURT, CORDELL HOUSE, EDGE COT GROVE
STRUCTURAL REMEDIATION WORKS**

The exempt information was considered.

CHAIR:

Signed by Chair

Date