

NOTICE OF MEETING

CABINET MEMBER SIGNING

**Thursday, 27th November, 2025, 11.30 am - Alexandra House,
Station Road, N22 7TY (watch the live meeting [here](#), watch the
recording [here](#))**

Councillors: Sarah Williams

1. FILMING AT MEETINGS

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

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

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

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

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

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

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

4. URGENT BUSINESS

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. EXTENSION OF CONTRACT FOR MOBILE WORKFORCE MANAGEMENT TECHNOLOGY (PAGES 1 - 8)

7. CHETTLE COURT, CORDELL HOUSE, EDGE COT GROVE STRUCTURAL REMEDIATION WORKS (PAGES 9 - 18)

8. EXCLUSION OF THE PRESS AND PUBLIC

Items 8-9 are likely to be subject to a motion to exclude the press and public be 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.

9. EXEMPT EXTENSION OF CONTRACT FOR MOBILE WORKFORCE MANAGEMENT TECHNOLOGY (PAGES 19 - 22)

10. EXEMPT CHETTLE COURT, CORDELL HOUSE, EDGE COT GROVE STRUCTURAL REMEDIATION WORKS (PAGES 23 - 30)

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

Wednesday, 19 November 2025

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

Item number: To be added by the Committee Section

Title: Extension of Contract for Mobile Workforce Management Technology

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

Lead Officer: Scott Kay, Assistant Director of Repairs and Compliance

Ward(s) affected: All

Key/Non-Key Decision: Non-Key

1. Describe the issue under consideration

- 1.1. 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 expires on 22 November 2025.
- 1.2. 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.
- 1.3. 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.
- 1.4. This extension is pursuant to Contract Standing Order 18.02 (contract variations & extensions), and 0.0.8 (approval by Cabinet Member).
- 1.5. This report also seeks approval to upgrade from the legacy Service Connect Mobile platform to the new Total Mobile Mobilise platform. This upgrade is essential to ensure the Council can comply with regulatory and legislative requirements, including the Awaab's Law and other Housing Health and Safety Rating System (HHSRS) standards. The current Service Connect Mobile platform is no longer supported by Total Mobile with new development and has moved into a maintenance-only phase.

2. Recommendations

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) approves:

- 2.1. 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.
- 2.2. The development fees and project management costs of £40,049 associated with Connect dashboards development and upgrade to Mobilise platform.
- 2.3. Agrees the total costs contained within Appendix A - Exempt Report.

3. Reasons for decision

3.1. Service Continuity:

Total Mobile has been the primary system supporting our repairs operations. Extending the contract ensures the continuity of service, which is fundamental for maintaining consistent and reliable repairs provision and directly impacts 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.

3.2. Strategic Procurement Planning:

Digital Services are currently planning a full procurement for a new Mobile Workforce system. This 11-month extension provides 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.

3.3. Legal and Regulatory Compliance

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

3.4. Financial Prudence

Cost-Effectiveness: Extending the existing contract is a commercially advantageous and cost-effective decision. Our current agreement is based on the G Cloud 12 procurement framework, which has a lower pricing structure than the current G Cloud 14 framework where all suppliers have increased prices. Exercising the final 11-month extension under the existing terms maximises the time the Council benefits from the commercially lower legacy pricing structure.

3.5. Minimising Disruption:

Our staff is already trained and familiar with the Total Mobile system. Extending the contract minimises disruption and the need for additional training, allowing our team to focus on their core responsibilities without the need to adapt to a new housing system.

3.6. By extending the contract with Total Mobile, we are making a strategic decision that prioritises operational stability, cost efficiency, and continuous improvement in our repairs' operations.

4. Alternative options considered

4.1. **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.

4.2. **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.

4.3. **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.

5. Background information

5.1. Haringey Repairs Service and Building Safety and Compliance Service carries out around 60,000 repairs to the councils housing stock. The service is delivered through Total Mobile's work management solution, which is our primary system for managing repairs. The system manages the workflow of repairs from the point of appointment to commercial completion of the work and has real time information to assist in the managing of the work, operatives and subcontractors. In addition, Haringey's Facility Management Service use Total Mobile Connect for their operations.

- 5.2. The Social Housing Act 2024 introduced a new regulatory regime aimed at significantly enhancing the consumer standards, including safety and quality, of social housing. Furthermore, Awaab's Law, effective from 27 October 2025, enforces new, strict rules and timelines for social landlords to investigate and resolve hazards, including Damp and Mould, within properties. This is taking place while Local Authorities are already navigating a difficult landscape, balancing budget pressures with the need to address backlogs of work.
- 5.3. In September 2025 Haringey council signed a collective agreement with unite the union following lengthy discussions over pay and conditions. Within the discussions Unite expressed concerns over the management of asbestos and the safety of the workforce. Haringey rejected any claims relating to safety of the workforce but agreed to review current working practices and modernise the management of data relating to asbestos. This contract extension and development work will enable Haringey to meet those commitments and introduce smarter and more effective ways of sharing key health and safety information with its workforce.
- 5.4. This proposal is a strategic decision that prioritises operational stability, cost efficiency, and continuous improvement in our repairs' operations. By extending this contract and upgrading to the Mobilise platform, we will be equipped to provide an efficient repairs service and to meet these new legislative requirements.
- 5.5. The Mobilise platform's advanced features—including built-in processes and support for HHSRS and Awaab's Law, real-time compliance tracking, and real-time notifications for customers—will significantly enhance our ability to deliver safe and high-quality repairs services to our tenants and leaseholders. This aligns directly with public sector goals of efficiency, compliance, tenant satisfaction, and digital transformation.
- 5.6. This extension will be for a period of 11 months from 23 November 2025 to 22 October 2026.
- 5.7. The cost of the platform is derived from individual licence fees (Connect Mobilise, Sub-contractors and Insight) to utilise the platforms and will equate to £202,028.
- 5.8. In addition, development days will be required for upgrading to the Mobilise platform and reorganising Connect configurations, workflows and performance dashboards to comply with the Awaab Law as well as staff training and development. These costs will be capitalised and equate to £40,049 over the period of the contract.
- 5.9. The breakdown of costs for this extension is shown in Appendix A - Exempt Report.
- 5.10. The contract cost will be covered within the HRS operating budget. Two third of Connect licenses are utilised by other internal services, including

Hard FM, M&E, Housing Management and Customer Service. They have the appropriate budgets and will be charged on a cost apportionment, based on the team number of system user licences.

- 5.11. Extending this contract now will also mean that we utilise the existing G Cloud framework version which will attract financial savings (G Cloud 12). When the new G Cloud version (G Cloud 14) comes into effect there will be an increase in costs.

6. Contribution to the Corporate Delivery Plan 2024-2026

- 6.1. This project will help to achieve the Corporate Delivery Plan: This will include contributing to deliver the following objectives: -
- Improving social housing and the private rented sector
 - Reliable, customer-focused resident housing services
- 6.2. This project will help to improve the quality of our social housing and landlord services which supports the Corporate Delivery Plan's vision for safe, sustainable, stable and affordable homes.

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

7.1 Finance

Approval is sought for the extension of the existing contract with Total Mobile Limited for the provision of a mobile workforce management system. The extension will be executed via a call-off from the G-Cloud framework agreement for a period of 12 months, commencing on 23 November 2025 and concluding on 22 October 2026.

7.2 Financial Summary

The costs will span two financial years:

2025/26:

- £119,023.33 total
- £40,000 (capital expenditure for development and training)
- £79,023.33 (revenue)

2026/27:

- £123,053.42 (revenue)

The total value of the contract extension is £242,077, comprising:

- Annual licence costs of £202,077.
- Development and training costs of £40,049, which will be capitalised in accordance with agreement from the Asset Management team.

Funding for this provision will be met from the approved Haringey Repairs Service (HRS) budget for 2025/26 and is already reflected in the current financial forecast, with allocations also planned for 2026/27. Service areas that utilise the system, including Housing Property Services (HPS) and Corporate Landlord (Hard FM), will contribute through a cost apportionment model based on the number of user licences assigned to each team.

7.3 Procurement

The contract was procured in full compliance via a call-off under the Crown Commercial Service G-Cloud 12 Framework (Lot 1557.12), established in accordance with the Public Contracts Regulations 2015.

The original agreement was awarded for an initial term of two years, expiring in November 2024, with provisions for two optional 12-month extensions. Commissioning has now requested that the final extension be exercised.

As this extension was expressly included within the original contract award, it constitutes a permissible modification under Regulation 72(1) of the Public Contracts Regulations 2015.

Approval for this extension may be granted by the Cabinet Member for Housing and Planning, in accordance with Contract Standing Orders 0.08 (Cabinet Member Approval) and 18.02.(variation and extension)

7.4 Director of Legal & Governance

The Director of Legal and Governance has been consulted in the preparation of this report.

The services were originally procured under G-Cloud 12 Framework Agreement. Use of a Framework Agreement is compliant with the Public Contracts Regulations 2015 (the Regulations), the procurement legislation in force at the time when the Council originally entered into a call-off contract under the Framework Agreement.

Procurement has confirmed that an extension of the Framework Agreement as proposed here is in accordance with the Regulations and with the provisions for use of the G Cloud 12 Framework Agreement.

The Cabinet Member with the relevant portfolio has power to approve the recommendations under CSO 18.02 (contract variations & extensions), and 0.0.8 (approval by Cabinet Member).

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.

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Report for: Cabinet Member Signing – The Cabinet Member for Housing & Planning

Item number: CP - 00219

Title: Chettle Court, Cordell House, Edgecot Grove
Structural Remediation Works

Report authorised by: Sara Sutton, Corporate Director Adults, Housing & Health;
Jahed Rahman, Director of Housing.

Lead Officer: Lauren Parker – Senior Project Manager
lauren.parker@haringey.gov.uk

Ward(s) affected: St Ann, South Tottenham and Stroud Green

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

1. Describe the issue under consideration

This report seeks 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, is for the structural remediation of three residential blocks: Chettle Court, Cordell House and Edgecot Grove. Upon completion, the works will fully restore the structural integrity of the buildings, ensuring their long-term stability and safety. Works will be delivered under the **JCT** Standard Building Contract with Approximate Quantities (2016 Edition) over a 30-week period.

- 1.1 Details of the successful contractor are provided in Appendix A (exempt information).

2. Recommendations

- 2.1. Pursuant to the CSO 0.08, it is 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.
- 2.2. It is further recommended that the Cabinet Member for Housing and Planning approves the professional fees of £155,621 which represents 5.29% of the contract sum. And notes the total project cost of £3,009,487.

- 2.3. For Cabinet Member for Housing and Planning to note that an estimated total of £851,890.51 that will be recovered from leaseholders as their contribution to the cost of the works.

3. Reasons for decision

- 3.1. A key objective of the Housing Asset Management Strategy is to ensure that Haringey's housing assets are safe and fully compliant with the latest Building Safety Regulations. In addition, the strategy supports 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'
- 3.2. Cabinet Member for Housing & Planning approval is 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 will 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 will run for a duration of 30 weeks.
- 3.3. 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 will enable works to commence and contribute to properties being maintained to a safe and compliant standard.
- 3.4. 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.
- 3.5. The Tenderers were asked to provide social value submission, which accounted for 10% of the total Tender score. The London Borough of Haringey is 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.

- **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

3.6. The value of the Social Value commitment is detailed in Appendix A – Exempt Report.

3.7. 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.

3.8. Bidder A is 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).

4. **Alternative options considered**

4.1. 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.

4.2. 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.

5. **Background information**

5.1. As the landlord, the Council has a statutory and legal obligation to maintain its housing stock in a good state of repair. Prior to the commencement of the programme, comprehensive surveys were undertaken to identify all necessary

works, ensuring the properties will be structurally sound and compliant with current building and fire safety regulations. Although the works were previously tendered, the process was discontinued due to procedural considerations. A revised approach has since been adopted to ensure compliance and timely delivery of the required works.

- 5.2. Haringey Council commissioned consultants Ridge and Partners LLP, as the multidisciplinary construction related consultant to manage these works. The scheme under consideration will be designed, costed and project managed by Ridge in partnership with Haringey Council. Works included within this scope include aspects such as pre-surveys, validation inspections and monitoring of works, progress and programme.
- 5.3. Chettle Court requires remediation works to extend the width of the piers to North and East elevations of the building, masonry crack repair and masonry wall tying, existing underpass steelwork support and movement joint steelwork alterations. Cordell House requires remediation works to multiple areas of spalled and cracked concrete to concrete façade, spalled concrete to vent shaft at roof level, cracking to slab soffit, plant room wall concrete damage. Edgecot Grove requires remediation works to extend the width of the piers to North and East elevations, masonry crack repair details, movement joint steelwork alterations and high-level expansion joint replacement.
- 5.4. The award process was carried out in accordance with the London Construction Programme Major Works Housing Framework under Lot 2.2
- 5.5. The project details are as follows: -

Number of dwellings in project	148 Units
Anticipated start on site	10th November 2025
Anticipated practical completion	8 th June 2026
Contractor	Details in appendix A (exempt report)

- 5.6. The total cost of this scheme, including professional fees, is estimated at £3,099,487 and projected to be spent as shown below: -
- 5.7. The Projected expenditures of £2,826,856 in 2025/26, £155,308 in 2026/2027 and £73,597 in 2027/28 are all contained in the Capital works programme budget.
- 5.8. This project is part of the structural works programme as part of the overall Capital Works programme for 2025/26, 2026/27 and 2027/28. A provision has been made in the 2026/27 Capital Works budget.

Financial year	Works	Fees	Total
2024/2025	£0	£42,882	£42,882
2025/2026	£2,720,514	£106,342	£2,826,856
2026/2027	£149,755	£5,553	£155,308
2027/2028	£73,597	£0	£73,597

Total	£2,943,866	£155,621	£3,099,487
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- 5.9. The Contractor was invited to submit a price for the works. As part of the submission the Contractor was required to also provide a social value submission to meet the requirements of Haringey's social value commitments.

6. Consultation

- 6.1. The residents will be consulted by letter and resident meetings. In addition to this dedicated Resident Liaison Officers will be assigned to each block by both the contractor and Haringey Council for the duration of the contract.
- 6.2. A follow up newsletter/leaflet will provide an update on progress and will confirm the appointment and details of the successful contractor.

7. Leasehold Implications

- 7.1. There are 96 leaseholders living within Chettle Court, Cordell House and Edgecot Grove who will be affected by the structural works.
- 7.2. Under the terms of their lease, the leaseholder is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account.
- 7.3. The statutory Notice of Estimates was issued on 11th July 2025 inviting observations by 10th August 2025. Observations were received and a summary of the observations and officer responses appears at Appendix B.
- 7.4. The total amount estimated to be recovered from the Leaseholders is £851,890.51.

8. Conservation Areas

- 8.1. The properties are not located within a conservation area.

8.2. Contribution to the Corporate Delivery Plan 2024-2028 High level Strategic outcomes

- 8.3. 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: -
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes
- 8.4. Outcome 3 which comes under the Borough Plan's Housing priority for which the vision is for safe, stable and affordable homes for everyone, whatever their circumstances.

- 8.5. The project will also contribute to the delivery of outcome 'Homes for the future - Everyone has a home that is safe, sustainable, stable and affordable'. This will include contributing to the delivery of the following objective: tcome 'Homes for the Future – Everyone has a home that is safe, sustainable, stable and affordable'. This will include contributing to the delivery of the following objective:

- Improving social housing and the private rented sector.

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

9.1. Finance Comment

- 9.1.1. This report recommends the award of contract to carry out the structural remediation works at Chettle Court, Cordell House and Edgecot Grove.
- 9.1.2. The total project value is a maximum sum of £3.099m, including professional fees for a period of 30 weeks.
- 9.1.3. This total sum is projected to be spent over three financial years as shown in the table in section 6.5
- 9.1.4. It is anticipated that £2.8m will be spent in this financial year. There is provision in 2025/26 Major works capital programme budget for this.
- 9.1.5. The sums for 2025/26, 2026/27 and 2027/2028 will be contained within the 2025/26 major works budget and MTFS.
- 9.1.6. It is estimated that £0.852m will be recovered from leaseholders as their contribution to the cost of the project.
- 9.1.7. There is a risk of costs escalation if project is not properly monitored. The progress of the project will be reported as part of the quarterly capital programme reporting.

9.2. Procurement Comment

- 9.2.1. Note that this report relates to appointing bidder A in the exempt part of this report (Appendix A) for the structural remediation of three residential blocks: Chettle Court, Cordell House and Edgecot Grove this is in line with Council's Contract Standing Order (CSO) 10.01.
- 9.2.2. A Direct Award Design and Build Single Stage process was the chosen route for this procurement after the abandonment of a previous competitive tender where bidder A was the successful tenderer. The previous tender was withdrawn due to the S20 notices being incorrectly served. The Direct Award for the structural remediation works at Chettle, Edgecot & Cordell was

issued utilising the MW24-H Housing Framework - Lot 2.2 Retro-Fit Refurb & Adaptations Housing.

- 9.2.3. SP conclude that bidder A demonstrated they were able to meet the requirements for this tender with their submission and recommend the award of the JCT Standard Building Contract for Structural Remediation Works at Chettle Court, Cordell House, Edgecot Grove in accordance with (CSO) 10.01.

9.3. **Legal Comments**

- 9.3.1. The Director for Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.3.2. The Council's Contract Standing Order (CSO) 10.1 gives the Council power to award a contract by way of direct award and as such the recommendation in paragraph 2.1 of the report is in line with the Council's CSO.
- 9.3.3. Pursuant to the Council's CSO 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 and more and as such the recommendation in paragraph 2 of the report is in line with the Council's CSO.
- 9.3.4. Further to paragraph 11.3 above and pursuant to the Council's 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 recommendation in paragraph 2 of the report requesting Cabinet Member for Housing and Planning to approve the recommendations in the report is in line with the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.
- 9.3.5. The terms of the Council's standard right to buy lease permit recovery of a proportion of the cost of these works from leaseholders, subject to compliance with the consultation requirements set out in the Landlord and Tenant Act 1985 and the Regulations ("the provisions").
- 9.3.6. As the works are proposed to be carried out by a contractor under a qualifying long term agreement (QLTA), the provisions set out a single-stage process for consultation with leaseholders, setting out the proposed works and likely cost and inviting comments on both the works and the costs (the leaseholders are not entitled to nominate an alternative contractor where the Council proposes that the works be carried out under a QLTA). The leaseholder is to be given a minimum of 30 days to respond with observations. The Council must, respond to any observations within 21 days, and have proper regard to them when considering awarding the contract.
- 9.3.7. Details of compliance with the provisions are set out in the body of this report under the heading "Leasehold Implications". Legal Services were consulted on and approved the form of the notice served.

9.3.8. Entry into the QLTA itself was subject to a separate consultation process under the Regulations.

9.3.9. The Director for Legal and Governance (Monitoring Officer) see no legal reasons preventing Cabinet from approving the recommendations in the report.

9.4. **Equality**

9.4.1. The Council has a Public Sector Equality Duty under the Equality Act(2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advance equality of opportunity between people who share protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

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

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

9.4.4. The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share some protected characteristics. It is notable that disabled people and those belonging to a minority ethnic background 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.

9.4.5. Overall, in so 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 on protected characteristics who might be disproportionately impacted by poor housing conditions and its impact on health or employment.

9.4.6. As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

10. Use of Appendices

Appendix A: Part A exempt information.

Appendix B: Leaseholder comments and officer responses

11. Local government (Access to information) Act 1985

11.1. Asset Management Strategy 2023-2028

[Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)

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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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