

NOTICE OF MEETING

CABINET MEMBER SIGNING

Monday, 5th January, 2026, 3.00 pm - Alexandra House, 10 Station Road, London, N22 (Watch the recording [here](#))

Councillors: Sarah Williams

Quorum: 1

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 deputations, 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. KENNETH ROBBINS HOUSE - CORRECTION OF CONTRACTOR'S NAME (PAGES 1 - 16)

7. STELLAR HOUSE - CORRECTION OF CONTRACTOR'S NAME (PAGES 17 - 32)

8. TO AWARD A NEW ASBESTOS CONTRACT AND APPOINT A UKAS ACCREDITED ASBESTOS CONTRACTOR. (PAGES 33 - 40)

9. EXCLUSION OF THE PRESS AND PUBLIC

Items 10, 11, and 12 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, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

10. EXEMPT - KENNETH ROBBINS HOUSE - CORRECTION OF CONTRACTOR'S NAME (PAGES 41 - 48)

11. EXEMPT - STELLAR HOUSE - CORRECTION OF CONTRACTOR'S NAME (PAGES 49 - 56)

12. EXEMPT TO AWARD A NEW ASBESTOS CONTRACT AND APPOINT A UKAS ACCREDITED ASBESTOS CONTRACTOR. (PAGES 57 - 58)

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Fiona Alderman
Director of Legal & Governance (Monitoring Officer)

George Meehan House, 294 High Road, Wood Green, N22 8JZ

Tuesday, 23 December 2025

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

Title: Kenneth Robbins House – Correction of Contractor's Name

Report authorised by: Christian Carlisle – Assistant Director of Asset Management

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

Ward(s) affected: Northumberland Park

Report for Non-Key Decision: Non-Key Decision

1. Describe the issue under consideration.

- 1.1. In line with Contract Standing Order (CSO) 2.01(d) and CSO 0.08, this report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to correct the contractor's name as recorded in previous cabinet reports.

2. Cabinet Member Introduction

N/A

3. Recommendations

That the Cabinet Member for Housing and Planning (Deputy Leader):

- 3.1. Approves the correction of the contractor's name in the Cabinet reports and approved minutes dated 29 October 2024 and 06 October 2025.
- 3.2. The contractor's name was previously recorded as "United Living"; however, approval is required to amend the records to reflect the contractor's full name as stated in the contract award letter dated 31 December 2024. The contractor's full name should be recorded as: "United Living (South) Limited."

4. Reasons for decision

- 4.1. On 08 April 2024, the Council received tenders from eleven bidders for the Major Works Programme at Kenneth Robbins House. Following a comprehensive evaluation process, the contract was formally awarded to United Living (South) Limited. This was confirmed in the contract award letter dated 31 December 2024. The contract award letter is attached at Appendix A of this report.
- 4.2. The Cabinet report and approved minutes dated 29 October 2024 recorded the contractor's name as "United Living." This has been identified as an error that requires correction to ensure Council records are accurate and reflect the contractor's full legal name. A subsequent Cabinet report and approved minutes dated 06 October 2025 also referred to "United Living" as the named contractor.

This is likewise noted as an error requiring correction, as the full name of the contractor was not stated in the report.

- 4.3. The contractor's full name should be recorded as: "United Living (South) Limited."
- 4.4. Following discussions with Legal and Democratic Services, it has been confirmed that the correction of the contractor's name does not nullify or materially impact the decisions made by Cabinet. This report refers to the same contractor, with the same scope and value of works as detailed in the original cabinet reports. The error in the recorded name is therefore regarded as a misnomer, which may be rectified by way of a non-key decision.

5. Agreeing a Formal Contract

- 5.1. The contractor is in advanced discussions with the Council to agree a formal contract for the Major Works Programme at Kenneth Robbins House. Owing to the complex nature of the project, contractual negotiations have been ongoing since the award of contract letter dated 31 December 2024.
- 5.2. Despite the above, significant progress has been made between the parties, and the contract is scheduled to be signed in early January 2026. Legal Services have advised that, should the correction of the contractor's name not be approved, the Council will be unable to enter into the contract, resulting in significant delays to the programme.
- 5.3. To ensure the project proceeds as planned, approval is therefore sought from the Cabinet Member for Housing and Planning (Deputy Leader) to amend the records to reflect the contractor's full legal as stated in the contract award letter dated 31 December 2024. The contractor's full name is "United Living (South) Limited."

6. Impact on Previous Approvals

- 6.1. Legal Services has advised that correcting the contractor's name as recorded in the Cabinet reports and approved minutes dated 29 October 2024 and 06 October 2025 will not affect or change any previous decisions or statutory comments received for the award of contract.
- 6.2. The approved scope of works and contract value will remain at £10,164,213.00, as stated in the previous cabinet reports. The programme duration will also remain unchanged at 150 weeks.

7. Statutory Officer Comments (Director of Finance (procurement), Assistant Director of Legal and Governance, Equalities)

7.1 Finance

Finance has been advised to correct the contractor's name as recorded in the Cabinet report. The name currently listed is "United Living," but the correct name is "United Living (South) Limited." Please ensure this amendment is reflected accurately. No other changes are required.

7.2 Procurement

Strategic Procurement note that this report relates to the approval to correct the awarded contractor's name as recorded in previous cabinet reports.

SP support the recommendation to approve the change in accordance with CSO's 2.01(d) and 0.08

7.3 **Legal**

- 7.3.1** The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 7.3.2** Pursuant to the provisions of the of the Council's Contract Standing Order (CSO) 2.01(d), Cabinet has authority to approve any variation where the value of the variation is £500,000 or more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 7.3.3** Further to paragraph 7.3.2 above, 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 recommendation in paragraph 3 of the report requesting approval from the Cabinet Member for Housing and Planning (Deputy Leader) to approve the recommendations in the report is line with the Council's CSO so long as the Lead Member is taking the decision with the agreement of the Leader.
- 7.3.4** The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

7.4 **Equalities**

Not Required – Refer to comments in previous cabinet reports

8. **Use of Appendices**

EXEMPT Contract Award Letter dated 31 December 2024	-	Appendix A
Cabinet Minutes dated 29 October 2024	-	Appendix B
EXEMPT Cabinet Minutes dated 29 October 2024	-	Appendix C
Cabinet Minutes dated 06 October 2025	-	Appendix D
EXEMPT Minutes dated 06 October 2025	-	Appendix E

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Tuesday, 29th October, 2024, 10am – 10.30am

PRESENT:

Councillors: Sarah Williams – Cabinet Member for Housing and Planning (Deputy Leader)

**ALSO ATTENDING: Jack Goulde (Head of Housing Development)
Peter De-Bique (Senior Project Manager) Christian Carlisle, Interim AD Asset Management
Ayshe Simsek Democratic Services and Scrutiny Manager.**

15. FILMING AT MEETINGS NOTICE

The Cabinet Member for Housing and Planning (Deputy Leader) referred to the filming notice at meetings and attendees noted this information.

16. APOLOGIES FOR ABSENCE

There were no apologies.

Cllr Bevan attended online.

17. URGENT BUSINESS

None

18. DECLARATIONS OF INTEREST

None.

19. AWARD OF A CONTRACT FOR THE DELIVERY OF VOIDS WORKS FOR PROPERTIES RECENTLY ACQUIRED BY THE COUNCIL THROUGH ITS ACQUISITION PROGRAMME

The Cabinet Member for Housing Planning (Deputy Leader) considered a report which sought approval to deliver important voids works to properties that have been acquired by the Council for onward leasing to the Haringey Community Benefit Society (HCBS). The Housing Team had been successful in acquiring much needed additional homes in the borough with the support of external funding from the GLA and MHCLG.

The Cabinet Member was asked, in light of a formal procurement exercise outlined in 8.1-8.3 of the attached report to approve the appointment of Contractor A (set out in the exempt report) to deliver these voids works.

It was expected, subject to the Cabinet Member's approval, that the contract would mobilise in the autumn of 2024. The contract would run for an initial period of one year, with an option to extend.

In response to a question from Cllr Bevan regarding meeting forthcoming increased comprehensive standards for void works and avoiding a need to update the works in future years, it was noted that voids work compliance was set according to the GLA requirements, and these would have included these increased specifications. The recommended contractor was also experienced. They had already worked on a significant number of voids in the borough and had good knowledge of the Council's housing stock.

Further to considering the exempt information and exempt recommendations, the Cabinet Member for Housing and Planning (Deputy Leader),

RESOLVED

1. To approve pursuant to the Council's Contract Standing Orders (CSO) 9.07.01d, the appointment of Bidder A (named in Appendix Two, the Exempt Report) to undertake building works as set out in Appendix One to the properties for a contract sum as set out in the exempt part of this report
2. To approve the total sum set out in Appendix Two (Exempt Report).

Reasons for decisions

Haringey Council is forecasting a significant expansion in the number of properties acquired for onward lease to the HCBS that will require void works.

Following an assessment of the available options, the council requires the works set out in Appendix One and Appendix Two (Exempt Report) to be completed for these properties to be let rapidly to Haringey residents.

After the conclusion of a formal procurement process, Contractor A has been identified to deliver this contract.

Alternative options considered

The primary alternative to the proposed contract would be for the required services to be delivered by existing teams within the council. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works in the next two years owing to an expansion of the council's successful acquisition programme. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless (please see 5.1-5.4).

As a consequence, it has been concluded that existing council services would benefit from additional support from a short-term void works contract to deliver these essential works in the quick timeline required.

An alternative option would be to conduct a direct appointment, but this option was rejected due to the estimated contract value of the scheme and to drive value for money through competitive bidding. Instead, this contract was procured via a competitive tender through the London Construction Programme Dynamic Purchasing System and Haringey Procurement and Contract System for mini competition, using a standard, fixed price, JCT Contract with contractor's design based upon the National Federation Scale of Rates.

20. KENNETH ROBBINS HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered a report, which sought approval to award a contract for the major refurbishment programme at Kenneth Robbins House.

The works to Kenneth Robbins House included the replacement of flat entrance doors, fire doors to communal stairwells, emergency lighting, replacement of windows to dwellings and communal areas, replacement of soil and vent pipes, renewal of lateral mains and other external and communal building fabric repairs and redecorations to include the application of fire rated coatings to all previously painted elements.

The Cabinet Member noted that the cost of the works was £8.4m. This did not include contingency or consultant fees. The total project sum is in the Exempt Report – Part B.

There had been no compliant bidders in the first procurement tendering round and the second tender exercise was completed through the DPS (Dynamic Purchasing System). This had activated 11 bids and 7 of these had been compliant. This interest had demonstrated the appetite in the sector for completion of refurbishment works. There was significant social value built into the contract and opportunities to be added to the portal.

The contract was expected to be awarded at the end of November to enable an 18-month delivery programme, completing in the spring / summer of 2026.

In response to questions from Cllr Bevan, the following information was provided:

- The tender percentage allocation for quality had been 60 % (including a 10% requirement for social value) and 40 % allocated to cost. The tenders which were not compliant did not meet health and safety and resident engagement requirements.
- The pre - tender estimate had been over £20m for both major works at Kenneth Robbins House and Stellar House but the combined total was at £15m and these were competitive bids. The contracts were particularly attractive to bidders as the blocks are located in one area and the works are contained within the blocks and surrounding areas.

- Assurance was provided of the leaseholder engagement activities taken forward and the senior project manager had met with 5 leaseholders and written to absent leaseholders. There would be a payment saving provided to leaseholders for window replacement works, and other works which are categorised as relevant defects. Leaseholders will be notified in the coming days. Engagement with leaseholders would also continue with the ongoing works.
- Noted the suggestion to engage the participation of the concierge services at the blocks as they had been working with residents for a number of years and could support access to homes which may feel intrusive to some residents. Officers appreciated this suggestion and were also expecting a proactive approach from the contractor.
- In response to the savings made on the pre- contract estimate and taking forward decoration works in the five neighbouring blocks, which had not received decoration works for the last 30 years, the Council had significant financial constraints, and this request would need to be considered in this context.

Following consideration of the exempt information and exempt recommendations, the Cabinet Member for Housing and Planning (Deputy Leader),

RESOLVED

1. That In line with Contract Standing Order (CSO) 16.02, to approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £8,412,853.64.
2. To issue a Letter of Intent to the contractor for a value of no more than £100k. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the programme to be met.

Reasons for decision

The works to Kenneth Robbins House have been identified following a RIBA Stage 1-3 Report produced by Ridge and Partners in 2020, and a range of surveys carried out over the past 3-5 years. The surveys were commissioned to assess the performance of the structural fabric, the building's compliance with current health and safety and fire regulations, the condition of services such as internal drainage and electrical components, and the general condition of decorations to the external and communal parts.

The surveys revealed that significant works are required to ensure the building complies with current fire safety and Building Regulations. The surveys also highlighted a need to address the ongoing leaks throughout the block, and suggested the renewal of the internal soil stacks and associated drainage connects. Other works

were identified such as the replacement of windows, external fabric / structural repairs, electrical upgrade, and decorations to the external and communal parts.

Alternative options considered.

Do nothing is not an option as the surveys revealed essential works to ensure compliance with current fire safety and building regulations. The surveys also revealed significant works, which will not only prolong the life of the building by replacing key elements but will also; provide a safe and healthy environment for the residents.

The only option available to the Council is to combine the essential works under a single project, procure a suitable contractor and deliver in accordance with the outline budget and programme.

21. STELLAR HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered a report, which sought a decision to award a contract for the major refurbishment programme at Stellar House.

The works to Stellar House included structural repairs to all elevations, replacement of flat entrance doors, fire doors to communal stairwells, emergency lighting, replacement of windows to dwellings and communal areas, replacement of soil and vent pipes, renewal of lateral mains and other external and communal building fabric repairs and redecorations to include the application of fire rated coatings to all previously painted elements.

It was noted that this block had a history of leakages and the need for works was driven by building safety requirements. The original tender process had received only one compliant bid; therefore, a second tender process had been taken forward through the DPS (Dynamic Purchasing System) framework. The successful bid was £6.6m and that was set against a pre-tender estimate of £7.2m. There had been a poor response from leaseholders to the engagement activities, but the project team would continue to engage with them in the ongoing works.

In response to questions from Cllr Bevan, the following was noted:

- The contractor and Council officers would work with legal services if there needed to be court orders sought to gain access to properties for the replacement of soil and vent pipes.
- In relation to rubbish dumping on the first-floor patio area, officers were fully aware of this issue and trying to compile a safe way to clear and future-proof this area.

Following consideration of the exempt information and exempt recommendations, the Cabinet Member for Housing and Planning (Deputy Leader),

RESOLVED

1. That in line with Contract Standing Order (CSO) 16.02, to approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £6,612,850.35.
2. To approve a Letter of Intent to be issued to the contractor for a value of no more than £100k prior to issue of the formal contract. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the programme to be met.

Reasons for decision

The works to Stellar House have been identified following the Council's instruction to John Rowan and Partners LLP (JRP) in May 2022, to undertake an options appraisal and feasibility study to assess the condition of the block for a major works programme.

The feasibility study concluded that major works are required to the block, and these range from the replacement of windows to dwellings and communal areas, replacement of front entrance and communal fire doors, structural repairs, and fire upgrade / improvements to the common parts and the general upgrade to the main fabric of the building.

Alternative options considered.

Do nothing is not an option as the feasibility study carried out by JRP revealed essential works to ensure compliance with current fire safety and building regulations. The study also revealed significant works, which will not only prolong the life of the building by replacing key elements but will also; provide a safe and healthy environment for the residents.

The only option available to the Council is to accept the recommendations put forward by JRP to develop a major works project and procure a suitable contractor to deliver the scheme in accordance with the outline budget and programme.

22. NEW ITEMS OF URGENT BUSINESS

None.

23. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

To exclude the press and public from the meeting as items 10 - 11 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.

24. EXEMPT AWARD OF A CONTRACT FOR THE DELIVERY OF VOIDS WORKS FOR PROPERTIES RECENTLY ACQUIRED BY THE COUNCIL THROUGH ITS ACQUISITION PROGRAMME

The Cabinet Member for Housing and Planning (Deputy Leader) considered the exempt information and agreed the exempt recommendations.

25. EXEMPT KENNETH ROBBINS HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME

The Cabinet Member for Housing and Planning (Deputy Leader) considered the exempt information and agreed the exempt recommendations.

26. EXEMPT STELLAR HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered the exempt information and agreed the exempt recommendations.

27. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

CHAIR:

Signed by Chair

Date

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Monday, 6th October, 2025, 10:00 - 10:15am

PRESENT:

Councillors: Sarah Williams

ALSO ATTENDING: Kodi Sprott, Principal Committee Coordinator, Christian Carlisle, AD Asset Management Housing, Peter De Bique, Head of Major Works

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 none.

3. DECLARATIONS OF INTEREST

There were none.

4. URGENT BUSINESS

There were none.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

This report sought approval for the contract award of four long-term Partnering Contracts following previous Cabinet approval in June 2025. The contract award was for four contracts, across four geographical Lots, to four separate providers to develop investment and maintenance works for Housing Asset Management. The contract award would be conditional pending leaseholder consultation. This contract award followed a review of the evaluation completed prior to seeking Cabinet approval for contract award in June 2025. The review led to changes in the evaluation scoring for each lot and a change to the award for one of the four Lots.

RESOLVED

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

3.2 Approved the award of the four partnering contracts across four geographical Lots, to four separate successful bidders stated in the Part B Exempt report for a period five years with an option to extend a further five years, in accordance with CSO2.01 (C), conditional on leaseholder consultation.

3.3 Pursuant to Cabinet approval in June 2025 to delegated authority for the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue works orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme.

7. KENNETH ROBBINS HOUSE - CONTRACT VARIATION

In line with Contract Standing Order (CSO) 8.01 and 18.03.3, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to vary the contract sum and programme for the major refurbishment programme at Kenneth Robbins House.

RESOLVED

That the Cabinet Member for Housing and Planning (Deputy Leader):

3.1. In line with Contract Standing Orders (CSO) 8.01, and 18.03.3, approval is sought for a variation to the existing contract in the sum of £1,751,359.36, revising the total contract value to £10,164,213.00. Additionally, approval is requested to amend the programme duration from 78 weeks to 150 weeks. This extended timeframe will accommodate the process of obtaining Gateway 2 approval for the works from the Building Safety Regulator (BSR), as well as provide sufficient allowance for final sign-off at Gateway 3.

3.2. It should be noted that any variation in the contract sum or programme will not affect the total amount rechargeable to leaseholders, as outlined in the Notice of Estimates issued on 23 August 2024.

3.3. Issue a Letter of Intent to the contractor in line with CSO 16.04 for the sum of £900k which is no more than 10% of the revised contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the revised programme to be met.

Alternative options considered.

Do nothing was considered and ruled out. This is because the works to Kenneth Robbins House is essential to ensure the building meets current fire safety regulations. Therefore, the Council has no option but to appoint a competent contractor to deliver the works.

Retendering was also considered; however, the appointed contractor was awarded the contract having submitted the most economical and advantageous tender. There is no guarantee that retendering the project will result in a better outcome in terms of cost and programme. It should also be noted that the extended period for securing Building Safety Regulator approval will still apply, therefore any alternatives bids will include a significant risk profile and cost for a delayed start to the works.

The only option available to the Council is to accept the uplifted costs submitted by the appointed contractor. This will ensure the works commence as soon as possible thus ensuring the building meets current fire safety regulations.

8. STELLAR HOUSE - CONTRACT VARIATION

In line with Contract Standing Order (CSO) CSO 8.01, and 18.03.3, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to vary the contract sum and programme for the major refurbishment programme at Stellar House.

RESOLVED

That the Cabinet Member for Housing and Planning (Deputy Leader):

3.1. In line with Contract Standing Orders (CSO) CSO 8.01, and 18.03.3, approval is sought for a variation to the existing contract in the sum of £1,398,776.55, revising the total contract value to £8,011,626.90. Additionally, approval is requested to amend the programme duration from 78 weeks to 150 weeks. This extended timeframe will accommodate the process of obtaining Gateway 2 approval for the works from the Building Safety Regulator (BSR), as well as provide sufficient allowance for final sign-off at Gateway 3.

3.2. It should be noted that any variation in the contract sum or programme will not affect the total amount rechargeable to leaseholders, as outlined in the Notice of Estimates issued on 23 August 2024.

3.3. Issue a Letter of Intent to the contractor in line with CSO 16.04 for the sum of £700,000.00 which is no more than 10% of the revised contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the revised programme to be met.

Alternative options considered.

Do nothing was considered and ruled out. This is because the works to Stellar House is essential to ensure the building meets current fire safety regulations. Therefore, the Council has no option but to appoint a competent contractor to deliver the works.

Retendering was also considered; however, the appointed contractor was awarded the contract having submitted the most economical and advantageous tender. There is no guarantee that retendering the project will result in a better outcome in terms of cost and programme. It should also be noted that the extended period for securing

Building Safety Regulator approval will still apply, therefore any alternatives bids will include a significant risk profile and cost for a delayed start to the works.

The only option available to the Council is to accept the uplifted costs submitted by the appointed contractor. This will ensure the works commence as soon as possible, thus ensuring the building meets current fire safety regulations.

9. EXCLUSION OF THE PRESS AND PUBLIC

10. EXEMPT HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

The exempt information was considered.

11. EXEMPT STELLAR HOUSE - CONTRACT VARIATION

The exempt information was considered.

12. EXEMPT KENNETH ROBBINS HOUSE - CONTRACT VARIATION

The exempt information was considered.

CHAIR:

Signed by Chair

Date

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

Title: Stellar House – Correction of Contractor's Name

Report authorised by: Christian Carlisle – Assistant Director of Asset Management

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

Ward(s) affected: Northumberland Park

Report for Non-Key Decision: Non-Key Decision

1. Describe the issue under consideration.

- 1.1. In line with Contract Standing Order (CSO) 2.01(d) and CSO 0.08, this report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to correct the contractor's name as recorded in previous cabinet reports.

2. Cabinet Member Introduction

N/A

3. Recommendations

That the Cabinet Member for Housing and Planning (Deputy Leader):

- 3.1. Approves the correction of the contractor's name in the Cabinet reports and approved minutes dated 29 October 2024 and 06 October 2025.
- 3.2. The contractor's name was previously recorded as "Equans"; however, approval is required to amend the records to reflect the contractor's full name as stated in the contract award letter dated 31 December 2024. The contractor's full name should be recorded as: "Equans Regeneration Limited."

4. Reasons for decision

- 4.1. On 25 March 2024, the Council received tenders from fifteen bidders for the Major Works Programme at Stellar House. Following a comprehensive evaluation process, the contract was formally awarded to Equans Regeneration Limited. This was confirmed in the contract award letter dated 31 December 2024. The contract award letter is attached at Appendix A of this report.
- 4.2. The Cabinet report and approved minutes dated 29 October 2024 recorded the contractor's name as "Equans." This has been identified as an error that requires correction to ensure Council records are accurate and reflect the contractor's full legal name. A subsequent Cabinet report and approved minutes dated 06 October 2025 also referred to "Equans" as the named contractor. This is likewise

noted as an error requiring correction, as the full name of the contractor was not stated in the report.

- 4.3. The contractor's full name should be recorded as: "Equans Regeneration Limited."
- 4.4. Following discussions with Legal and Democratic Services, it has been confirmed that the correction of the contractor's name does not nullify or materially impact the decisions made by Cabinet. This report refers to the same contractor, with the same scope and value of works as detailed in the original cabinet reports. The error in the recorded name is therefore regarded as a misnomer, which may be rectified by way of a non-key decision.

5. Agreeing a Formal Contract

- 5.1. The contractor is in advanced discussions with the Council to agree a formal contract for the Major Works Programme at Stellar House. Owing to the complex nature of the project, contractual negotiations have been ongoing since the award of contract letter dated 31 December 2024.
- 5.2. Despite the above, significant progress has been made between the parties, and the contract is scheduled to be signed in early January 2026. Legal Services have advised that, should the correction of the contractor's name not be approved, the Council will be unable to enter into the contract, resulting in significant delays to the programme.
- 5.3. To ensure the project proceeds as planned, approval is therefore sought from the Cabinet Member for Housing and Planning (Deputy Leader) to amend the records to reflect the contractor's full legal name as stated in the contract award letter dated 31 December 2024. The contractor's full name is "Equans Regeneration Limited."

6. Impact on Previous Approvals

- 6.1. Legal Services has advised that correcting the contractor's name as recorded in the Cabinet reports and approved minutes dated 29 October 2024 and 06 October 2025 will not affect or change any previous decisions or statutory comments received for the award of contract.
- 6.2. The approved scope of works and contract value will remain at £8,011,626.90, as stated in the previous cabinet reports. The programme duration will also remain unchanged at 150 weeks.

7. Statutory Officer Comments (Director of Finance (procurement), Assistant Director of Legal and Governance, Equalities)

7.1 Finance

Finance has been advised that the contractor's name in the Cabinet report requires correction. The report currently refers to "Equans," however the correct legal name is Equans Regeneration Limited. Please ensure this amendment is reflected accurately. No other details within the report are affected by this change

7.2 Procurement

Strategic Procurement note that this report relates to the approval to correct the awarded contractor's name as recorded in previous cabinet reports.

SP support the recommendation to approve the change in accordance with CSO's 2.01(d) and 0.08

7.3 Legal

- 7.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 7.3.2 Pursuant to the provisions of the of the Council's Contract Standing Order (CSO) 2.01(d), Cabinet has authority to approve any variation where the value of the variation is £500,000 or more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 7.3.3 Further to paragraph 7.3.2 above, 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 recommendation in paragraph 3 of the report requesting approval from the Cabinet Member for Housing and Planning (Deputy Leader) to approve the recommendations in the report is line with the Council's CSO so long as the Lead Member is taking the decision with the agreement of the Leader.
- 7.3.4 The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

7.4 Equalities

Not Required – Refer to comments in previous cabinet reports

8. Use of Appendices

EXEMPT Contract Award Letter dated 31 December 2024	-	Appendix A
Cabinet Minutes dated 29 October 2024	-	Appendix B
EXEMPT Cabinet Minutes dated 29 October 2024	-	Appendix C
Cabinet Minutes dated 06 October 2025	-	Appendix D
EXEMPT Minutes dated 06 October 2025	-	Appendix E

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Tuesday, 29th October, 2024, 10am – 10.30am

PRESENT:

Councillors: Sarah Williams – Cabinet Member for Housing and Planning (Deputy Leader)

**ALSO ATTENDING: Jack Goulde (Head of Housing Development)
Peter De-Bique (Senior Project Manager) Christian Carlisle, Interim AD Asset Management Ayshe Simsek Democratic Services and Scrutiny Manager.**

15. FILMING AT MEETINGS NOTICE

The Cabinet Member for Housing and Planning (Deputy Leader) referred to the filming notice at meetings and attendees noted this information.

16. APOLOGIES FOR ABSENCE

There were no apologies.

Cllr Bevan attended online.

17. URGENT BUSINESS

None

18. DECLARATIONS OF INTEREST

None.

19. AWARD OF A CONTRACT FOR THE DELIVERY OF VOIDS WORKS FOR PROPERTIES RECENTLY ACQUIRED BY THE COUNCIL THROUGH ITS ACQUISITION PROGRAMME

The Cabinet Member for Housing Planning (Deputy Leader) considered a report which sought approval to deliver important voids works to properties that have been acquired by the Council for onward leasing to the Haringey Community Benefit Society (HCBS). The Housing Team had been successful in acquiring much needed additional homes in the borough with the support of external funding from the GLA and MHCLG.

The Cabinet Member was asked, in light of a formal procurement exercise outlined in 8.1-8.3 of the attached report to approve the appointment of Contractor A (set out in the exempt report) to deliver these voids works.

It was expected, subject to the Cabinet Member's approval, that the contract would mobilise in the autumn of 2024. The contract would run for an initial period of one year, with an option to extend.

In response to a question from Cllr Bevan regarding meeting forthcoming increased comprehensive standards for void works and avoiding a need to update the works in future years, it was noted that voids work compliance was set according to the GLA requirements, and these would have included these increased specifications. The recommended contractor was also experienced. They had already worked on a significant number of voids in the borough and had good knowledge of the Council's housing stock.

Further to considering the exempt information and exempt recommendations,

RESOLVED

1. To approve pursuant to the Council's Contract Standing Orders (CSO) 9.07.01d, the appointment of Bidder A (named in Appendix Two, the Exempt Report) to undertake building works as set out in Appendix One to the properties for a contract sum as set out in the exempt part of this report
2. To approve the total sum set out in Appendix Two (Exempt Report).

Reasons for decisions

Haringey Council is forecasting a significant expansion in the number of properties acquired for onward lease to the HCBS that will require void works.

Following an assessment of the available options, the council requires the works set out in Appendix One and Appendix Two (Exempt Report) to be completed for these properties to be let rapidly to Haringey residents.

After the conclusion of a formal procurement process, Contractor A has been identified to deliver this contract.

Alternative options considered

The primary alternative to the proposed contract would be for the required services to be delivered by existing teams within the council. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works in the next two years owing to an expansion of the council's successful acquisition programme. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless (please see 5.1-5.4).

As a consequence, it has been concluded that existing council services would benefit from additional support from a short-term void works contract to deliver these essential works in the quick timeline required.

An alternative option would be to conduct a direct appointment, but this option was rejected due to the estimated contract value of the scheme and to drive value for

money through competitive bidding. Instead, this contract was procured via a competitive tender through the London Construction Programme Dynamic Purchasing System and Haringey Procurement and Contract System for mini competition, using a standard, fixed price, JCT Contract with contractor's design based upon the National Federation Scale of Rates.

20. KENNETH ROBBINS HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered a report, which sought approval to award a contract for the major refurbishment programme at Kenneth Robbins House.

The works to Kenneth Robbins House included the replacement of flat entrance doors, fire doors to communal stairwells, emergency lighting, replacement of windows to dwellings and communal areas, replacement of soil and vent pipes, renewal of lateral mains and other external and communal building fabric repairs and redecorations to include the application of fire rated coatings to all previously painted elements.

The Cabinet Member noted that the cost of the works was £8.4m and this included contingency costs, consultant fees and multi- disciplinary services as well as structural surveys covering building safety requirements.

There had been no compliant bidders in the first procurement tendering round and the second tender exercise was completed through the DPS (Dynamic Purchasing System). This had activated 11 bids and 7 of these had been compliant. This interest had demonstrated the appetite in the sector for completion of refurbishment works. It was noted that Section 20 costs were around £30k and leaseholder charges in the realm of £660K. There was significant social value built into the contract and opportunities to be added to the portal.

The contract was expected to be awarded at the end of November to enable an 18-month delivery programme, completing in the spring of 2026.

In response to questions from Cllr Bevan, the following information was provided:

- The tender percentage allocation for quality had been 60 % (including a 10% requirement for social value) and 40 % allocated to cost. The tenders which were not compliant did not meet health and safety and engagement requirements.
- The pre - tender estimate had been over £20m for both major works at Kenneth Robbins House and Stellar House but the combined total was at £14m and these were competitive bids. The contracts were particularly attractive as they were in one area and contained appropriate contingency levels to complete the works.

- Assurance was provided of the leaseholder engagement activities taken forward and the senior project manager had met with 5 leaseholders and written to absent leaseholders. There would be a payment saving provided to leaseholders for window replacement works which would be notified in the coming days. Engagement with leaseholders would also continue with the ongoing works.
- Noted the suggestion to engage the participation of the concierge services at the blocks as they had been working with residents for a number of years and could support access to homes which may feel intrusive to some residents. Officers appreciated this suggestion and were also expecting a proactive approach from the contractor.
- In response to the savings made on the pre- contract estimate and taking forward decoration works in the five neighbouring blocks, which had not received decoration works for the last 30 years, the Council had significant financial constraints, and this request would need to be considered in this context.

RESOLVED

1. That In line with Contract Standing Order (CSO) 16.02, to approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £8,412,853.64.
2. To issue a Letter of Intent to the contractor for a value of no more than £100k. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the programme to be met.

Reasons for decision

The works to Kenneth Robbins House have been identified following a RIBA Stage 1-3 Report produced by Ridge and Partners in 2020, and a range of surveys carried out over the past 3-5 years. The surveys were commissioned to assess the performance of the structural fabric, the building's compliance with current health and safety and fire regulations, the condition of services such as internal drainage and electrical components, and the general condition of decorations to the external and communal parts.

The surveys revealed that significant works are required to ensure the building complies with current fire safety and Building Regulations. The surveys also highlighted a need to address the ongoing leaks throughout the block, and suggested the renewal of the internal soil stacks and associated drainage connects. Other works were identified such as the replacement of windows, external fabric / structural repairs, electrical upgrade, and decorations to the external and communal parts.

Alternative options considered.

Do nothing is not an option as the surveys revealed essential works to ensure compliance with current fire safety and building regulations. The surveys also revealed

significant works, which will not only prolong the life of the building by replacing key elements but will also; provide a safe and healthy environment for the residents.

The only option available to the Council is to combine the essential works under a single project, procure a suitable contractor and deliver in accordance with the outline budget and programme.

21. STELLAR HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered a report, which sought a decision to award a contract for the major refurbishment programme at Stellar House.

The works to Stellar House included structural repairs to all elevations, replacement of flat entrance doors, fire doors to communal stairwells, emergency lighting, replacement of windows to dwellings and communal areas, replacement of soil and vent pipes, renewal of lateral mains and other external and communal building fabric repairs and redecorations to include the application of fire rated coatings to all previously painted elements.

It was noted that this block had a history of leakages and the need for works was driven by building safety requirements. The original tender process had received only one compliant bid, and a second tender process had been taken forward through the DPS (Dynamic Purchasing System) framework. The bids were at £7.2m and this was £3.1m below the previous pre- contract estimated cost of the contract. It was further noted that the cost of the Section 20 process was in the region of £26k and income from leaseholders expected to be at £420k. There had been a poor response from leaseholders to the engagement activities, but the contractor would continue to engage with them in the ongoing works.

In response to questions from Cllr Bevan, the following was noted:

- The contractor and Council officers would work with legal services if there needed to be court orders sought to gain access to properties.
- In relation to rubbish dumping on the first-floor patio area, officers were fully aware of this issue and trying to compile a safe way to clear this area.

Following consideration of the exempt information and exempt recommendations,

RESOLVED

1. That in line with Contract Standing Order (CSO) 16.02, to approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £6,612,850.35.
2. To approve a Letter of Intent to be issued to the contractor for a value of no more than £100k prior to issue of the formal contract. The Letter of Intent will

enable the contractor to place an order with their supply chain to enable the programme to be met.

Reasons for decision

The works to Stellar House have been identified following the Council's instruction to John Rowan and Partners LLP (JRP) in May 2022, to undertake an options appraisal and feasibility study to assess the condition of the block for a major works programme.

The feasibility study concluded that major works are required to the block, and these range from the replacement of windows to dwellings and communal areas, replacement of front entrance and communal fire doors, structural repairs, and fire upgrade / improvements to the common parts and the general upgrade to the main fabric of the building.

Alternative options considered.

Do nothing is not an option as the feasibility study carried out by JRP revealed essential works to ensure compliance with current fire safety and building regulations. The study also revealed significant works, which will not only prolong the life of the building by replacing key elements but will also; provide a safe and healthy environment for the residents.

The only option available to the Council is to accept the recommendations put forward by JRP to develop a major works project and procure a suitable contractor to deliver the scheme in accordance with the outline budget and programme.

22. NEW ITEMS OF URGENT BUSINESS

None.

23. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

To exclude the press and public from the meeting as items 10 - 11 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.

24. EXEMPT AWARD OF A CONTRACT FOR THE DELIVERY OF VOIDS WORKS FOR PROPERTIES RECENTLY ACQUIRED BY THE COUNCIL THROUGH ITS ACQUISITION PROGRAMME

The Cabinet Member for Housing and Planning (Deputy Leader) considered the exempt information and agreed the exempt recommendations.

25. EXEMPT KENNETH ROBBINS HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME

The Cabinet Member for Housing and Planning (Deputy Leader considered the exempt information and agreed the exempt recommendations.

26. EXEMPT STELLAR HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader considered the exempt information and agreed the exempt recommendations.

27. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

CHAIR:

Signed by Chair

Date

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MINUTES OF THE MEETING Cabinet Member Signing HELD ON Monday, 6th October, 2025, 10:00 - 10:15am

PRESENT:

Councillors: Sarah Williams

ALSO ATTENDING: Kodi Sprott, Principal Committee Coordinator, Christian Carlisle, AD Asset Management Housing, Peter De Bique, Head of Major Works

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 none.

3. DECLARATIONS OF INTEREST

There were none.

4. URGENT BUSINESS

There were none.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

This report sought approval for the contract award of four long-term Partnering Contracts following previous Cabinet approval in June 2025. The contract award was for four contracts, across four geographical Lots, to four separate providers to develop investment and maintenance works for Housing Asset Management. The contract award would be conditional pending leaseholder consultation. This contract award followed a review of the evaluation completed prior to seeking Cabinet approval for contract award in June 2025. The review led to changes in the evaluation scoring for each lot and a change to the award for one of the four Lots.

RESOLVED

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

3.2 Approved the award of the four partnering contracts across four geographical Lots, to four separate successful bidders stated in the Part B Exempt report for a period five years with an option to extend a further five years, in accordance with CSO2.01 (C), conditional on leaseholder consultation.

3.3 Pursuant to Cabinet approval in June 2025 to delegated authority for the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue works orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme.

7. KENNETH ROBBINS HOUSE - CONTRACT VARIATION

In line with Contract Standing Order (CSO) 8.01 and 18.03.3, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to vary the contract sum and programme for the major refurbishment programme at Kenneth Robbins House.

RESOLVED

That the Cabinet Member for Housing and Planning (Deputy Leader):

3.1. In line with Contract Standing Orders (CSO) 8.01, and 18.03.3, approval is sought for a variation to the existing contract in the sum of £1,751,359.36, revising the total contract value to £10,164,213.00. Additionally, approval is requested to amend the programme duration from 78 weeks to 150 weeks. This extended timeframe will accommodate the process of obtaining Gateway 2 approval for the works from the Building Safety Regulator (BSR), as well as provide sufficient allowance for final sign-off at Gateway 3.

3.2. It should be noted that any variation in the contract sum or programme will not affect the total amount rechargeable to leaseholders, as outlined in the Notice of Estimates issued on 23 August 2024.

3.3. Issue a Letter of Intent to the contractor in line with CSO 16.04 for the sum of £900k which is no more than 10% of the revised contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the revised programme to be met.

Alternative options considered.

Do nothing was considered and ruled out. This is because the works to Kenneth Robbins House is essential to ensure the building meets current fire safety regulations. Therefore, the Council has no option but to appoint a competent contractor to deliver the works.

Retendering was also considered; however, the appointed contractor was awarded the contract having submitted the most economical and advantageous tender. There is no guarantee that retendering the project will result in a better outcome in terms of cost and programme. It should also be noted that the extended period for securing Building Safety Regulator approval will still apply, therefore any alternatives bids will include a significant risk profile and cost for a delayed start to the works.

The only option available to the Council is to accept the uplifted costs submitted by the appointed contractor. This will ensure the works commence as soon as possible thus ensuring the building meets current fire safety regulations.

8. STELLAR HOUSE - CONTRACT VARIATION

In line with Contract Standing Order (CSO) CSO 8.01, and 18.03.3, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to vary the contract sum and programme for the major refurbishment programme at Stellar House.

RESOLVED

That the Cabinet Member for Housing and Planning (Deputy Leader):

3.1. In line with Contract Standing Orders (CSO) CSO 8.01, and 18.03.3, approval is sought for a variation to the existing contract in the sum of £1,398,776.55, revising the total contract value to £8,011,626.90. Additionally, approval is requested to amend the programme duration from 78 weeks to 150 weeks. This extended timeframe will accommodate the process of obtaining Gateway 2 approval for the works from the Building Safety Regulator (BSR), as well as provide sufficient allowance for final sign-off at Gateway 3.

3.2. It should be noted that any variation in the contract sum or programme will not affect the total amount rechargeable to leaseholders, as outlined in the Notice of Estimates issued on 23 August 2024.

3.3. Issue a Letter of Intent to the contractor in line with CSO 16.04 for the sum of £700,000.00 which is no more than 10% of the revised contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the revised programme to be met.

Alternative options considered.

Do nothing was considered and ruled out. This is because the works to Stellar House is essential to ensure the building meets current fire safety regulations. Therefore, the Council has no option but to appoint a competent contractor to deliver the works.

Retendering was also considered; however, the appointed contractor was awarded the contract having submitted the most economical and advantageous tender. There is no guarantee that retendering the project will result in a better outcome in terms of cost and programme. It should also be noted that the extended period for securing

Building Safety Regulator approval will still apply, therefore any alternatives bids will include a significant risk profile and cost for a delayed start to the works.

The only option available to the Council is to accept the uplifted costs submitted by the appointed contractor. This will ensure the works commence as soon as possible, thus ensuring the building meets current fire safety regulations.

9. EXCLUSION OF THE PRESS AND PUBLIC

10. EXEMPT HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

The exempt information was considered.

11. EXEMPT STELLAR HOUSE - CONTRACT VARIATION

The exempt information was considered.

12. EXEMPT KENNETH ROBBINS HOUSE - CONTRACT VARIATION

The exempt information was considered.

CHAIR:

Signed by Chair

Date

Report for: Cabinet Member for Housing & Planning and Deputy Leader.

Title: To award a new asbestos contract and appoint a UKAS accredited asbestos contractor.

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

Lead Officer: Scott Kay Assistant Director of Repairs and Compliance

Ward(s) affected: All borough Wards

Report for Key/Non Key Decision: Key decision

1. Describe the issue under consideration

- 1.1 For the Cabinet Member for Housing & Planning and Deputy Leader to approve the award of a contract to Tenderer A, for Asbestos Surveying including surveying services, bulk sampling and air monitoring and project specific services for up to 4 years.
- 1.2 The works will ensure compliance with the Control of Asbestos Regulations 2012 and The Control of Substances Hazardous to Health Regulations and associated guidance, and for communal areas and dwellings within properties owned and managed by Haringey Council to improve and maintain the safety of residents and users of such premises.

2 Cabinet Member introduction

Not Applicable

3 Recommendations

- 3.1 That the Cabinet Member for Housing & Planning and Deputy Leader, Pursuant to Council's Contract Standing order (CSO) 8.01 (use of Council Dynamic Purchasing system), CSO 2.01(C) (Cabinet approve awards of Contract valued at £500,000 or more), approves the award of a contract to Tenderer A (identified in the Exempt portion of the report – Appendix [insert]) for Asbestos Services including asbestos surveying, bulk sampling and air monitoring for the sum of £1,815,540.00, plus additional costs in relation to project specific services in relation to surveying, sampling and air monitoring services, for a duration of up to four years from the commencement of the contract.
- 3.2 That the Cabinet Member for Housing & Planning and Deputy Leader is also asked to approve the delegation of expenditure of the additional sums in relation to project specific work under the contract, identified through

surveys, to the Assistant Director of Repairs & Compliance in consultation with the Head of Finance as set out in the exempt part of the report.

- 3.3 Pursuant to Council's CSO 16.04, the report also requests Cabinet Member's approval for the issue of a letter of intent to the preferred contractor. This will be for an amount up to, but not exceeding, £181,554.00. This represents 10% of the surveying contract sum. This will enable mobilisation of the contract to be completed, whilst the contract particulars are finalised.

4 Reasons for decision

- 4.1 Haringey Council has an obligation to comply with the Health and Safety at Work Act 1974, and all regulations that sit beneath it, such as The Control of Asbestos Regulation 2012. Due to these obligations, it is not possible to accommodate a break in the service provision for asbestos surveying and associated services. This is to ensure residents and other building users or visitors remain safe in relation to the existence and risks regarding asbestos.
- 4.2 It is therefore crucial this contract is awarded to facilitate a seamless changeover between the old and new contracts by the end of December 2025.

5 Alternative options considered

- 5.1 **Do-nothing** – This is not an option as it would mean the Council is not able to deliver statutory services in accordance with current Health and Safety legislation.
- 5.2 **Carry out the work through in-house resources** - We are unable to deliver these works in-house due to a lack of suitably trained and certified operatives. We do not have enough operatives, and the timescales required to recruit and train them would result in the same outcome as set out in 5.1 above. Haringey council do not carry out asbestos works in-house due to the insurance premiums included with carrying out such works. Given the resourcing, necessary accreditations, training, consumables and general overheads involved in such a division, we do not see this as a viable option.
- 5.3 **Use our existing contracts or contractors** - Current contracts have expired or reached extension limits. A new contract ensures compliance and up-to-date pricing.

6 Background information

- 6.1 The Council is dedicated to ensuring the safety of its residents, staff, visitors and contractors and in relation to asbestos materials present within Council

managed properties, that they are in a safe condition and do not pose a risk to those residents, staff, visitors, and contractors. The aim is to protect all users of properties that we manage in accordance with the Control of Asbestos Regulations and associated guidance.

- 6.2 All works relating to the management, surveying and maintenance of asbestos materials requires specialist qualifications and experience to work safely and reduce potential for asbestos fibre exposure. The Council has procured a new Asbestos contractor who fulfils the required criteria and are considered competent in line with asbestos industry-wide requirements and the requirements of the Council's Health & Safety policy.
- 6.3 The new contract will deliver various asbestos services to Council properties, including bulk sampling and air testing for void and occupied properties and communal re-inspection surveys.
- 6.4 With the support of Strategic Procurement and Legal Services, tender documentation was issued to the suppliers registered on the 'Asbestos services Category' category of the DPS.
- 6.5 The tender opportunity closed with 2 submissions. The submissions were reviewed by Strategic Procurement who then distributed the documentation for review by officers for Price and Quality.
- 6.6 The Price evaluation was completed separately to the Quality evaluation. Upon completion of the evaluations, Strategic Procurement confirmed that the Price submission valid, and in line with current market rates.
- 6.7 The Quality evaluation was completed by three Officers from the Asbestos Compliance Team, separately to the price evaluation. Each Officer scored the tenderers Method Statement responses independently and sent their evaluations to the Procurement Officer to collate for the Moderation. The Moderation was hosted by the Procurement Officer who confirmed the final scores for each tenderer.
- 6.8 The final scores for tenderers are outlined in the table below. The submissions were evaluated on a 50% Quality / 40% Price basis / 10% Social Value

	Quality	Quality	Price	SV	Total
Tenderer	100%	50%	40%	10%	100%
A	96	48.00	40	7.5	95.50
B	63	31.50	32.85	2.05	66.40

- 6.9 Tenderer A has demonstrated excellent knowledge and experience in their Method Statement response. Providing confidence that they have the technical experience and capability to carry out the Contract. In addition, the Price evaluation compares favourably to the rates in the current contract and market trends.

- 6.10 The Social Value commitment from Tenderer A has a value of £297,063. This commitment has benefits to the project and wider community and covers job creation and training, development of local skills and support for local businesses. The Social Value commitment will be monitored by the Project manager, who will issue monthly reports showing progress towards meeting the targets and commitments set out by the contractor

7 Leasehold implications

- 7.1 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").
- 7.2 The liability of those leaseholders who purchased on the terms of the Council's older right to buy lease is limited with exceptions to contributions to the cost of those works broadly constitution repair. Those under the current form of lease are required also to pay a contribution towards improvements.
- 7.3 While this is a Qualifying Long-Term Agreement within the meaning of the provisions, since costs to individual leaseholders will not exceed £100 in any service charge year no formal consultation is required on entry into this agreement.

9 Contribution to strategic outcomes

- 9.1 This initiative will help to deliver the 'Homes for the future' theme of the Corporate Delivery Plan where everyone should have a safe, sustainable, stable, and affordable home and aims to improve the quality of our social housing and landlord services.

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

10.1 Finance

The proposed award is for a framework contract for Asbestos Services, covering surveying, bulk sampling, and air monitoring, to ensure ongoing compliance with asbestos regulations.

Funding will be met from both capital and revenue sources. The capital element will be funded through the HRA Major Works Capital Programme, where provision has been made, while the revenue element (£1,476,631 over 3.5 years) will be met from the Fire Risk and Asbestos revenue budget (J19720). For 2025/26, £411k was originally allocated, but due to the delayed start date, the spend is now estimated at £102k. Sufficient provision exists within current and future years' budgets to fully meet these commitments.

The contract is therefore contained within the approved budget envelope, with no requirement for additional funding. Uplifts and indexations have been built into the financial forecast. Costs will be phased across the duration of the framework and will be monitored and reported through established finance monitoring processes to ensure compliance with budgetary controls.

10.2 **Procurement**

Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) Dynamic Purchasing System (DPS) under the Asbestos category

This procurement is in line with Contract Standing Order (CSO) 2.01c, 16.04 and 8.01.

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 provision of Asbestos Services including asbestos surveying, bulk sampling and air monitoring

10.3 **Legal**

10.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.

10.3.2 The report indicate and Strategic Procurement has confirmed that the contract in the report was procured via London Construction Programme's (LCP's) Dynamic Purchasing System (DPS) under the Asbestos category and this is a complaint route to procure the contract under the Council's Contract Standing Order (CSO) 8.01 and Regulation 34 of the Public Contracts Regulations 2015.

10.3.3 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 or more.

10.3.4 Further to paragraph 10.3.3 above and to 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 3 of the report requesting Cabinet Member for Housing and Planning (Deputy Leader) 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.

10.3.5 The recommendation in paragraph 3.2 of the report to approve the delegation of expenditure of the additional sums in relation to project

specific work under the contract, identified through surveys, to the Assistant Director of Repairs & Compliance in consultation with the Head of Finance as set out in the exempt part of the report is in line with the provisions of Part 4 Section F paragraph 1.3(a) of the Council's Constitution and also in line with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions)).

10.3.6 The recommendation in paragraph 3.3 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.

10.3.7 The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

11 Equality

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

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

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

11.3 The decision will primarily impact residents living in properties managed by the Council, a significant number of whom share the protected characteristics. There is no indication that this decision will result in any foreseeable negative impacts on any individual or group that shares the protected characteristics. To the extent that the decision may enable properties to be managed in accordance with the Health and Safety at Work Act and associated regulations it can be expected to have a positive impact on all residents in Council managed properties within the scope of the works.

11.4 As an organisation 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. Appropriate contract management arrangements will be in place to

monitor the performance of the contractor and ensure that any reasonably possible 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.

15 Use of Appendices

Appendix A – Exempt Report

16. Local Government (Access to Information) Act 1985

NA

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

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