

DECISION NOTICE OF THE Cabinet Member Signing HELD ON Monday, 9th February, 2026

Set out below is a summary of the decisions taken at the Cabinet Member Signing held on Monday, 9 February 2026.

If you have any queries about any matters referred to in this decision sheet please contact Richard Plummer Committees Manager.

6. APPROVAL TO PROCURE CONTRACTOR FOR HENRIETTA HOUSE AND CARLTON LODGE

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

RESOLVED

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

In accordance with Contract Standing Order 2.01. b) and 0.08 granted approval to commence the procurement of essential external structural repairs at Carlton Lodge and Henrietta House. The pre-tender estimate for these works is set at £1.2m.

Delegated the appropriate procurement route to the Chief Procurement Officer in compliance with Contract Standing Order 12.

Reasons for decisions

In July and October 2024 - Carlton Lodge and Henrietta House experienced significant structural deterioration affecting the concrete windowsills and the reinforced concrete beams supporting the Item 6 balconies and communal walkway and landing areas. The defects have resulted in spalling concrete, which has exposed the reinforcement bars and led to progressive corrosion. Urgent remedial works are required to both blocks to stabilise these elements to prevent further degradation and mitigate the risk of collapse and/or falling debris.

As the pre-tender estimate for the remedial works were above £500k, approval was required from the Cabinet Member for Housing and Planning (Deputy Leader) to invite tenders via the LCP (London Construction Programme) Framework. 5.

Alternative options considered

The option of taking no action had been reviewed and formally discounted. Given the urgent nature of the structural defects and the risk of falling masonry, inaction would pose an unacceptable risk to the health and safety of residents and visitors. Furthermore, failure to address the issues promptly would accelerate the deterioration

of critical concrete components within the blocks, leading to more extensive damage and significantly higher repair costs in the future.

7. AWARD OF HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

RESOLVED

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

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.

Pursuant to Cabinet approval in June 2025 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.

Reasons for decision

The award of the four contracts supports the strategy approved by Cabinet in July 2022 'Partnering Contracts Strategy for Housing Major Works' and established four long-term partnering contracts which were identified as the best way to address decency issues which adopted a holistic approach to refurbishing properties and blocks (both tenanted properties and leasehold) and maximizes the social value benefits of the Council's investment. Key objectives of these contracts will include:

- Ensuring that all stock met the Decent Homes Standard, and this would be maintained going forward.
- Ensuring that all Council owned homes had a minimum of an EPC B by 2035.
- Ensuring that statutory safety standards were maintained in all blocks.
- Providing employment and training opportunities; supporting and enabling SME supply chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.

The Partnering Contracts would deliver Housing capital investments works to properties owned and managed by the Council and included but not restricted to:

- Decent Homes Related Works
- Building Safety & Fire Safety Related Works
- Block Refurbishment Works
- Mechanical & Electrical Works
- Decarbonisation Related Works
- Neighbourhood & Estate Improvement Works
- Internal and External Cyclical Works

Alternative options considered

None.