

# **MINUTES OF THE Cabinet Member Signing HELD ON Monday, 9th February, 2026, 3:00 - 3:30pm**

## **PRESENT:**

**Councillors: Sarah Williams**

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

### **1. FILMING AT MEETINGS**

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

### **2. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **3. DECLARATIONS OF INTEREST**

There were none.

### **4. URGENT BUSINESS**

There were no items of urgent business.

### **5. DEPUTATIONS / PETITIONS / QUESTIONS**

There were none.

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

In line with Contract Standing Order (CSO) 2.01.b and CSO 0.08 this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to commence procurement for essential structural works at Carlton Lodge and Henrietta House. The project would be funded from the existing budget for Asset Management's Capital Works Programme. Carlton Lodge and Henrietta House had suffered major structural deterioration, causing concrete to fall from balconies, windowsills, and communal walkways.

## **RESOLVED**

It was recommended that:

In accordance with Contract Standing Order 2.01. b) and 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) grants 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.

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

### **Reasons for decision**

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 balconies and communal walkway and landing areas. The defects had resulted in spalling concrete, which had exposed the reinforcement bars and led to progressive corrosion. Urgent remedial works were 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.

### **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**

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. This contract award followed the conditional award and the completion of 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 is recommended that the Cabinet Member for Housing and Planning (Deputy Leader):

Approve 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 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.

### **Reasons for decision**

The award of the four contracts supported 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 adopts 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 would include:

- Ensuring that all stock met the Decent Homes Standard, and this was 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 includes 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

A procurement process was undertaken, via a mini competition through Lot 2.3 of the LCP Housing framework, to find four suitable-qualified contractors, a separate contractor for each of four geographical lots, to provide capital repairs and maintenance services to the Council's housing stock. In June 2025 Cabinet approved the award of four contracts, one to each of four separate recommended bidders identified through the tender evaluation process.

### **Alternative options considered**

There were none.

## **8. EXCLUSION OF THE PRESS AND PUBLIC**

Item 7 was subject to a motion to exclude the press and public be from the meeting as it contained exempt information as defined in Section 100a of the Local Government

Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

**9. EXEMPT - AWARD OF HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS**

The exempt information was considered.

CHAIR:

Signed by Chair .....

Date .....