

NOTICE OF MEETING

CABINET MEMBER SIGNING

Monday, 9th February, 2026, 3.00 pm - Alexandra House, 10 Station Road, London, N22 7TY, (watch the recording [here](#))

Councillors: Sarah Williams

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

To consider any requests received in accordance with Part 4, Section B, paragraph 29 of the Council's Constitution.

6. APPROVAL TO PROCURE CONTRACTOR FOR HENRIETTA HOUSE AND CARLTON LODGE (PAGES 1 - 6)

7. AWARD OF HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS (PAGES 7 - 18)

8. EXCLUSION OF THE PRESS AND PUBLIC

Item 9 is 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).

9. EXEMPT - AWARD OF HOUSING ASSET MANAGEMENT PARTNERING CONTRACTS (PAGES 19 - 26)

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

Friday, 30 January 2026

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

Item number: CP-00418

Title: Approval to Procure – Carlton Lodge and Henrietta House Structural Works

Report Authorised by: Sara Sutton – Corporate Director of Adults, Housing & Health

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

Ward(s) affected: Stroud Green and Seven Sisters

Report for Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 In line with Contract Standing Order (CSO) 2.01.b and CSO 0.08 this report seeks 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 will be funded from the existing budget for Asset Management's Capital Works Programme.
- 1.2 Carlton Lodge and Henrietta House have suffered major structural deterioration, causing concrete to fall from balconies, windowsills, and communal walkways.
- 1.3 Temporary scaffolding and debris netting have been installed to both blocks to mitigate the immediate risk of the falling concrete. These protective measures have been implemented to safeguard residents, visitors, and the public from potential hazards while permanent structural repairs are planned and undertaken.

2. Cabinet Member Introduction

N/A

3. Recommendations

It is recommended that:

- 3.1. 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.
- 3.2. Delegate the appropriate procurement route to the Chief Procurement Officer in compliance with Contract Standing Order 12.

4. Reasons for decisions

- 4.1 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 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.

4.2 As the pre-tender estimate for the remedial works are above £500k, approval is 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

5.1. The option of taking no action has 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.

6. Background information

6.1 **Carlton Lodge and Henrietta House sites** Following reports of falling concrete at Carlton Lodge and Henrietta House, Haringey's Repairs Service (HRS) erected scaffolding and safety netting in July and October 2024 respectively. These works were introduced as protective measures to safeguard residents, visitors, and the public from potential hazards while permanent structural repairs are planned and undertaken.

6.2 Ridge and Partners were appointed in October 2024 to carry out an investigation into the reasons why the masonry was deteriorating and to produce a comprehensive specification and tender package for the procurement of a contractor to undertake the necessary urgent remedial works.

6.3 The investigations undertaken by Ridge and Partners identified concrete carbonation as the cause of deterioration, leading to corrosion of the embedded steel reinforcement. This has resulted in cracking, weakening of the surrounding concrete, and significant spalling across various areas of Carlton Lodge and Henrietta House. Considering these findings, essential repairs to the brickwork, weatherproofing of the walkways at Henrietta House, roofing works, and general external fabric repairs are considered necessary for both blocks.

6.4 Following discussions with Strategic Procurement, the recommended approach for procuring these works is to invite tenders via an appropriate Lot on the LCP (London Construction Programme) Framework, ensuring compliance with approved procurement routes and enabling timely appointment of a contractor.

7. Engagement and Consultation

7.1 In relation to leasehold consultation requirements, the Notice of Intention (Stage 1) is not applicable because the procurement route is through an approved Lot on the London Construction Programme (LCP) Framework. Written notification of the proposed works has been issued to all leaseholders at Carlton Lodge and Henrietta House, and the Major Works and Home Ownership Teams have responded to all enquiries received.

7.2 Resident for Carlton Lodge and Henrietta House have been informed of the proposed works and have received several written updates which will continue until the works are completed.

7.3 Two letters have been issued to all residents at Carlton Lodge and Henrietta House in June and

October 2025. The letters provided residents with a detailed update on the Council's proposals for essential external works following the completion of structural and building surveys and specialist concrete testing.

7.4 The letters issued in October 2025, outlined the proposals to select and appoint a specialist contractor to undertake the works. Resident queries following these letters have been dealt with individually by the Major Works and Home Ownership Teams.

8 Proposed Tender process

8.1 This opportunity will be competitively tendered in line with the Council's Contract Standing Order (CSO) 7.02. The timeframe for procurement is February/March 2026, with the works starting on-site after April 2026.

8.2 The procurement process will adopt a single stage JCT Intermediate Building Contract 2024 with contractor design.

8.3 Bidders will be asked to respond to a price and quality assessment which is weighted 60/40 in favour of price.

8.4 The quality assessment will be conducted by Haringey's project team supported by Ridge and Partners, with the moderation led by the Council's Procurement Team to ensure a high level of quality across both the submissions and scoring. The quality assessment will be conducted via a pre-agreed list of questions that are to be included as part of the delivery proposals in the tender. Each question will be scored between 0 (question not answered) and 5 (excellent) and then weighted as set out in the tender.

8.5 Ridge and Partners will be appointed and the multi-disciplinary consultants and will be assigned to independently evaluate the cost to ensure value for money in line with current market trends. Any requests for clarification that are issued will have responses analysed to establish robust costing for the Council. Ridge and Partners will also draft and issue a tender report which will include the detailed outcome of the quality and cost evaluation.

8.6 Assuming a successful tender process - the scheme will return for cabinet approval.

9 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

The recommendations in this report will contribute and support the delivery of key themes within the Corporate Deliver Plan (CDP) 2024-2026.

9.1 **Homes for the future:** The repair of these existing homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Ensuring that existing homes are kept in a good standard of repair and are free from health and safety hazards.

9.2 **Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. Sustainable materials and building practices will be used to carry out the essential repairs to the blocks in accordance with the current Building Regulations.

9.3 **Place and economy:** A key part of the procurement exercise is achieving social value. This project will ensure that the objectives set out in this theme are met by providing jobs and training through construction. This will help contribute to 'a thriving economy and a pleasant place' where 'everyone can find access to rewarding work that pays a living wage', as set out in the CDP.

10 Carbon and Climate Change

- 10.1 The external repair works at Carlton Lodge and Henrietta House will be delivered in accordance with the Council's Policy for reducing Carbon and addressing climate change.
- 10.2 Sustainable building materials will be selected, waste will be recycled, and sustainable working practices will be employed by the contractor. This will form part of the tender selection process.

11 Statutory Officer Comments

11.1 Legal

- 11.1.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 11.1.2 Under CSO2.01 (b) Cabinet is required to approve a procurement exercise where the value of the procurement is valued at £500,000 or above.
- 11.1.3 The recommendation includes provision for the final procurement route to be approved by the Chief Procurement Officer as allowed under CSO 12.
- 11.1.4 Where a decision is required to be made by Cabinet, this may also be taken by a Cabinet Member with the Leader's agreement (CSO 0.08).
- 11.1.5 The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning from approving the recommendations in this report.

11.2 Procurement

- 11.2.1 Strategic procurement notes the contents of this report, and the recommendations as set out.
- 11.2.2 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.
- 11.2.3 Strategic procurement (SP) will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 11.2.4 Pursuant to the provisions of the Council's Contract Standing Orders (CSO) 2.01(b) Cabinet are required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above, and as such the recommendation in paragraph 3.1 above which include approval by a Cabinet Member (CSO 0.08) is in line with the provisions of the Council's CSO.

11.3 Finance – draft comments to be obtained from Finance

- 11.3.1 The proposed procurement for essential structural works at Carlton Lodge and Henrietta House has a pre-tender estimated value of £1.2m, with works expected to commence on site after April 2026.

- 11.3.2 This project will be met from the Asset Management Capital Works Programme, where budget provision is already in place. The contract is capital funded. No additional funding is required outside the approved capital budget envelope.
- 11.3.3 Any applicable uplifts or indexation clauses will be reviewed as part of the tender evaluation and incorporated into the final cost assessment.
- 11.3.4 The annualised cost is approximately £1.2m in 2026/27, and this has been reflected within the service's MTFS forecasts.
- 11.3.5 Ongoing costs will be monitored through regular capital budget monitoring processes. Based on the information provided.

11.5 **Equality**

- 11.5.1 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.
- 11.5.2 The three parts of the duty applies 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.
- 11.5.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 11.5.4 The proposed decision relates to essential external works to be completed at Carlton Lodge and Henrietta House which are required to address health and safety issues arising from falling masonry from the external façade of the property. The decision will ensure existing homes are kept in good repair and are improved. This will have a positive impact on leaseholders and tenants living at Carlton Lodge and Henrietta House. As such, it is reasonable to anticipate a positive impact on residents with protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.
- 11.5.5 With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

12 **Use of appendices**

N/A

Report for: Cabinet Member Signing

Item number: CP-00205

Title: Award - Housing Asset Management Partnering Contracts

Report authorised by: Rachel Sharpe, Director of Housing

Lead Officer: Christian Carlisle – Assistant Director of Asset Management

Ward(s) affected: All

Report for Key/Non-Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 This report seeks approval the contract award of four long-term Partnering Contracts following previous Cabinet approval in June 2025. The contract award is for four contracts, across four geographical Lots, to four separate providers to develop investment and maintenance works for Housing Asset Management. This contract award follows the conditional award and the completion of leaseholder consultation.
- 1.2 This contract award follows 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.
- 1.3 The procurement and contract award follows a mini competition via the recently procured London Construction Programme MW24-H Housing Framework (Lot2.3) for the delivery of Housing Major Works to properties owned and managed by the Council. The successful service providers will provide a range of investment and refurbishment works to the Council's housing stock. The provider will also carry out several initiatives through the Social Value portal. The contracts will be awarded for a period of 10.5 years (5.5 years, with an optional 5-year extension).

2. Cabinet Member Introduction:

N/A

3 Recommendations

- 3.1 It is recommended that the Cabinet Member for Housing and Planning (Deputy Leader):
- 3.2 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.

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.

4. Reasons for decision

4.1 The award of the four contracts supports the strategy approved by Cabinet in July 2022 'Partnering Contracts Strategy for Housing Major Works' and establishes 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 will include:

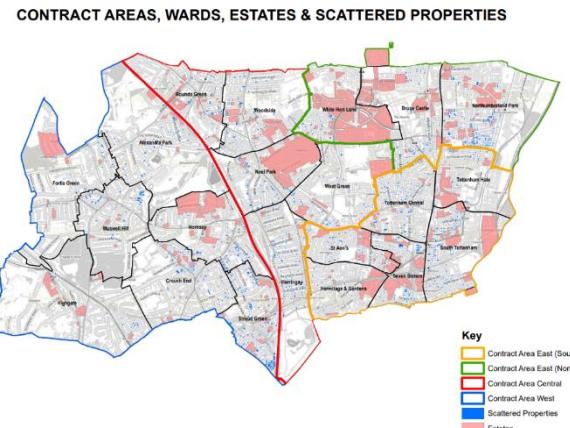
- Ensuring that all stock meets the Decent Homes Standard, and this is maintained going forward.
- Ensuring that all Council owned homes have a minimum of an EPC B by 2035.
- Ensuring that statutory safety standards are maintained in all blocks.
- Providing employment and training opportunities; supporting 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.

4.3 The Partnering Contracts will 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

4.5 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.

4.6



Following a review of the completed evaluation of the submitted bids the evaluation scores for all the four lots changed from those originally submitted to Cabinet. Three of the contract awards scores changed but the bidder remained as previously proposed but the recommended bidder for Lot 1, the West of the borough, has changed. As a result, approval is sought for the award of all four geographically based contracts.

4.7 15 bids were received for the three of the Partnering Procurement Lots, (West; East North and East South) and 14 bids were received for the Central region Lot.

4.8 Through the procurement process bidders were able to submit bids for all the 4 lots however to minimise risk and maximise competition, bidders were only able to win one of the four geographical lots. During the tender process, those bidders who submitted bids for more than one lot, were required to express their lot preferences in priority order. These preferences formed part of the evaluation process.

4.9 A leaseholder consultation process has been undertaken in line with Landlords and Tenants Act 1985 Section 20 process. The results of the leaseholder consultation are contained in Appendix A – Summary of Leaseholder Observations. Following legal advice, in addition to the completed Section 20 consultation, a separate dispensation will be requested related to the use of the LCP framework. This does not impact on the completed Section 20 consultation.

Evaluation

4.11 Selection of the contractors was based on 65% quality and 35% cost. Of the quality evaluation element, 25% of the 65% quality marks were based on the response to social value. This 25% equated to a weighting of 16% of the total marks.

4.12 The price element of 35% were based on the tables below. The method of scoring each criterion will be that the Tenderer with the lowest price will receive the maximum points available for that criterion.

Ref	Description	Element weighting
a	Target Cost – Internal and External Components	14.00
b	NHF Schedule of Rates	7.00
c	Site Overheads, Central Overheads and Profit	14.00
	Total:	35.00

- 4.13 Tenderers were required to submit Social Value Proposal for each Lots they were applying for via the Social Value Portal, in accordance with CSO 6.01, 6.02 and 6.03. The social value element of 16% was apportioned as 4.8% Quantitative, 5.6% Qualitative and 5.6% Delivery Plan and was evaluated by the Social Value Portal.
- 4.14 The quality element of 49% and the assessment of the quality element will be a combination of the evaluation of the written tender submissions (the Qualitative Delivery Proposal). The quality elements have a maximum of 100 points available, which will then be weighted to the 49%.
- 4.15 The written responses to the Qualitative Delivery Proposal were evaluated by a panel of officers, residents, and representatives of Haringey. Each question was scored by each individual evaluator and then a moderation exercise was undertaken, to determine a single overall score for each question to be agreed by consensus. All pricing information will be excluded from the team evaluating the quality submission.

Outcome

4.16 Lot 1 – West

- From the results of the tender evaluation, Bidder 2 achieved the highest combined scores since they submitted the most economically advantageous tender.
- As Bidder 2 were the top placed tenderer on all four of the Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 2's preference was to be awarded the East North Lot (3). Lot 1 would then pass to the second placed Contractor, who was Bidder 14, however, as Bidder 14 were second placed on Lot 4 and their preference was to be awarded Lot 4, Lot 1 would be awarded to the third placed tenderer, who is Bidder 9, however, as Bidder 9 were third placed on Lot 2 and their preference was to be awarded Lot 2, Lot 1 would be awarded to the fourth placed tenderer, who is Bidder 3. Bidder 3's preference within their tender submission was Lot 1 should they be top placed tenderer on more than one Lot.
- With consideration of the information provided in this report, we recommend that the Council appoint Bidder 3 to Lot 1 (West).

4.17 Lot 2 – Central

- From the results of the tender evaluation, Bidder 9 achieved the highest combined scores since they submitted the most economically advantageous tender. Bidder 9's preference within their tender submission was Lot 2 should they be top placed tenderer on more than one Lot.
- With consideration of the information provided in this report, we recommend that the Council appoint Bidder 9 to Lot 2 (Central).

4.18 Lot 3 – East North:

- From the results of the tender evaluation, Bidder 14 achieved the highest combined scores since they submitted the most economically advantageous tender. As Bidder 14 were the top placed tenderer on three of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 14's preference was to be awarded the East South Lot (4). Lot 3 would then pass to the second placed Contractor, who was Bidder 2.
- With consideration of the information provided in this report, it is recommended that the Council appoint Bidder 2 to Lot 3 (East North).

4.19 Lot 4 – East South:

- From the results of the tender evaluation, Bidder 14 achieved the highest combined scores since they submitted the most economically advantageous tender. Bidder 14's preference within their tender submission was Lot 4 should they be top placed tenderer on more than one Lot.
- With consideration of the information provided in this report, it is recommended that Bidder 14 be appointed to Lot 4 (East South).

4.20 Overall Cost

- The cost of providing the service is funded through the Housing Revenue Account (HRA) capital budget, which is approved annually by Cabinet as part of the business planning process.

5. Contribution to the Corporate Delivery Plan 2024-2026 strategic outcomes

5.1 It is aligned with the **Asset Management Strategy (2021)**, the **Housing Asset Management Strategy (2023–2028)**, and the **Corporate Delivery Plan (2023/24)**. It is designed to:

- Support the Housing Strategy (2022) and ensure all council homes meet the Decent Homes Standard by 2028.
- Respond to the climate emergency by delivering energy efficiency upgrades and decarbonisation measures, aligned with the borough's net zero target by 2041.
- Ensure building safety and compliance, in line with the Building Safety Act (2022) and Social Housing Regulation Act (2023).
- Embed active asset management, reviewing long-term viability and demand before investing in housing stock.
- Align with the Corporate Delivery Plan Theme 2: "Responding to the climate emergency," by prioritising sustainability in all property decisions

5.2 There are estimated to be over 15,000 households experiencing fuel poverty in the borough. Improving the energy efficiency of our housing stock to reduce fuel bills is the most effective means of achieving a key objective of the Council's Affordable Energy Strategy 2020-2025. Improving the energy efficiency of homes remains the most

sustainable, long-term solution to fuel poverty. With many homes requiring an extensive package of energy efficiency measures.

5.3 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: -

- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028.
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes.

6. Carbon and Climate Change

6.1 A key objective of the four partnering contracts is to ensure all Council owned homes have a minimum of an EPC B by 2035 in support of the council climate emergency action plan. The scope of works included within the new contracts includes the delivery of decarbonisation related works to the Councils housing stock.

7. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

7.1 Strategic Procurement

7.1.1. The Chief Procurement Officer has been consulted in the preparation of this report and confirms that a compliant mini competition was undertaken via the London Construction Program (LCP) Housing Framework – Lot 2.3 in accordance with CSO 7.02 and regulations 33 (8) (b) (ii) of the Public Contracts Regulations (2015). The Tenderer submissions have been evaluated in accordance with the scoring methodology contained within the published Invitation to Tender document. Additional comments are contained in Part B Exempt report.

7.1.2. ~~@@~~Strategic Procurement confirms CSO 2.01(C) requires Cabinet to approve contracts valued at £500,000 and above and that there are no procurement related reasons preventing Cabinet member for Housing and Planning from approving the Recommendations stated in paragraph 3 above.

7.2 Financial Consideration

7.2.1. This report recommends approval to award four long-term major works partnering contracts, across four geographical Lots in the borough, to four separate providers. The value of works will be based on agreed rates, and the total value of works order cannot exceed the approved budget for this programme. The value of these works will be met from the approved major works capital programme budget/MTFS. There is a risk of cost escalation leading to a reduced benefit-cost ratio. Hence, the schemes under this programme must be strictly monitored and reporting enhanced.

7.3 Legal Considerations

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

7.3.2 The report indicates, and Strategic Procurement has confirmed that the contracts in the report were procured via a mini competition through the London Construction Program (LCP) Housing Framework – Lot 2.3 which is a compliant route to procure such services as per the Council's Contract Standing Order (CSO) 7.02 and Regulation 33 of the Public Contracts Regulation 2015 (PCR15) which was then applicable when the contract was procured.

7.3.3 Pursuant to 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.

7.3.4 Further to paragraph 7.3.3 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 3 of the report requesting Cabinet Member for Housing and Planning (Deputy Leader) to 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 is in line with the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.

7.3.5 The recommendation in paragraph 3.3 of the report to delegate authority to the Director of Housing, in consultation with the Director of Finance, to issue works orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme 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)).

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

7.4 Equality

7.4.1. [REDACTED] The Council has a Public Sector Equality Duty (PSED) 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.

7.4.2. [REDACTED] 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. The first part of the duty applies to marriage and civil partnership status only.

8. Use of Appendices

8.1 Cabinet Papers

9. Background papers

9.1 Exempt Report.

Appendix A

SUMMARY OF LEASEHOLDER OBSERVATIONS MADE IN RESPONSE TO THE LTPC [LONG-TERM PARTNERING CONTRACTS] NOTICE DATED 28 October 2025:

There was an observation received from the leaseholder in the building MUSWELL AVENUE 143/143A

They advised that they didn't understand what the LTPC notice related to.

The **response** was that it is still a general notice at this stage and served to all leaseholders for the sake of completeness & that a more specific S20 notice will be served if works will take place to their building in the lifetime of the agreement

The Leaseholder further came back asking to know when works to their building will be carried out

The **response** to this was that it was too early to determine if their building will have any works, as the landlord is still in a consultation process

There was an observation received from the leaseholder in the building SUMMERSBY ROAD 26-32 (INC 30A & 32A)

According to your letter Equans Regeneration Ltd. has been chosen for Summersby Road. I, herewith, want to express my concern. They believe the choice of this company is not a good decision.

The **response** was: The procurement process was conducted via the London Construction Programme (LCP) Major Works Housing Framework, MW24-H Lot 2.3 Multi-use £1m+, in accordance with the Public Contract Regulations 2015 (PCR 2015). All Contractors under this Lot were invited to submit a bid. The procurement documentations were made available to all Contractors at the same time via the LCP procurement portal. The procurement documents contained information on how bids would be evaluated and the number of awards that would be made under the procurement process.

The Council applied a robust and transparent evaluation process, assessing tender submissions across 3 key areas: financial stability & commercial (price), quality, and social value, in line with the evaluation criteria published in the Invitation to Tender (ITT). Tenderers were required to respond to quality questions aligned with the contract specification

and delivery requirements. These responses detailed proposed delivery methodologies and demonstrated how each contractor intended to meet the Council's needs.

Quality submissions were independently assessed by a panel comprising Council Officers and Representatives. Each response was scored against the published quality criteria. The Council's procurement team facilitated moderation sessions to review individual scores and comments, ensuring a fair and consistent consensus score was agreed for each question.

The price submissions were also independently reviewed by both the Council's procurement team and its external consultancy firm. Each bid was assessed against the published price criteria to make sure the scoring was accurate and impartial. In addition, Social Value was evaluated separately by Social Value Portal who specialise in evaluating and measuring Social Value in accordance with the Social Value TOMS system (Themes, Measures and Outcomes).

After all submissions were scored, the Council's procurement team carried out a final review to check the results and calculate the combined scores for price, quality, and social value. This helped identify which bids offered the most economically advantageous tender (the best overall value, not just the lowest price.) The four contractors with the highest combined scores were awarded contracts.

Equans Regeneration Limited as one of the successful bidders, went through this full and robust evaluation process. Their appointment reflects a fair and transparent assessment based on published criteria, expert input, and independent reviews. This ensures confidence that the contract was awarded on merit and in line with Public Contracts Regulations 2015 (PCR 2015).

There was an observation received from the leaseholder in the building RUSSELL ROAD 24-32 (EVEN)

1. Do you know the likely cost that I (as a leaseholder of 30 Russell Road) am likely to have to pay? (a rough estimate is fine)
2. Do you know when I am likely to incur these charges? (rough estimate is fine)

The **response** was that there is no financial information from the current consultation process to determine if works will be carried out in this block and therefore unable to confirm if any charges will apply.

**There was an observation received from the leaseholder in the building
RUSSELL ROAD 24-32 (EVEN)**

They were writing due to concern if their property and block is involved in this notice

The **response** was that the notice received is a Long-Term Agreement and this has been issued borough-wide, it is all so very general at this stage and so I cannot provide any specific details of any works that may happen

At this moment in time, no specific works have been identified, so I cannot advice if any works will affect your block/building. It is also worthy to note that the agreement has a 10-year life span and if works may happen these may happen at any time during this period

Appendix A_2

SUMMARY OF NOMINATIONS MADE IN RESPONSE TO THE LTPC [LONG-TERM PARTNERING CONTRACTS] NOTICE DATED 28 October 2025:

There was a request to inspect the documents from the Leaseholder at 151 The Sandlings

Partial Response provided in an email with links to documents provided by the Project Team.

The leaseholder did not show up as arranged on 24 November 2025 & there was no update email from them on the day to advise

Further to contact they advised they were busy and stated that they may attend 2 or 3 December. They have been advised that the landlord will not be able to honour any of the suggested dates.

The response from the leaseholder was they were unable to attend to view for personal reasons and requested the pricing information to be sent via email. The final response to this is the documentation may contain sensitive information & therefore unable to provide these via email.

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

Document is exempt

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