

NOTICE OF MEETING

CABINET MEMBER SIGNING

Monday, 9th February, 2026, 3.00 pm - Alexandra House, 10 Station Road, London, N22 7TY (watch the live meeting)

Cabinet Member: Councillor 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

6. DAWLISH & SCALES ROAD (PAGES 1 - 18)

7. EXCLUSION OF THE PRESS AND PUBLIC

Item 7 is likely to be subject to a motion to exclude the press and public be from the meeting as *it* contains 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.

8. EXEMPT DAWLISH & SCALES ROAD (PAGES 19 - 26)

Richard Plummer Committees Manager
Tel – 020 8489 4319
Email: richard.plummer@haringey.gov.uk

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

Friday, 30 January 2025

Report for: December 2025 Cabinet Member signing

Item number: 1

Title: Dawlish & Scales Road, N17 9HP – Approval to Enter into Build Contract

Report authorised by: Jonathan Kirby, Director of Capital Projects & Property

Lead Officer: Robbie Erbmman, Delivery Director

Ward(s) affected: Tottenham Central

Report for Key Decision: As set out in the Council's Constitution (Part 4, Section D, Rule 12 Access to Information Rules)

1. Describe the issue under consideration

- 1.1. The Cabinet Member for Housing and Planning is asked to approve the appointment of the recommended contractor to construct two detached Council homes comprising 1 no. 3- bed 5-person house and 1 no. 2-bed 3-person house on the corner of Dawlish and Scales Roads, N17 9HP.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

It is recommended that the Cabinet Member for Housing and Planning:

- 3.1. Approve pursuant to Council's Standing Orders (CSO) 2.01.1C in line with CSO Statement of Principles 0.08 the appointment of Contractor A, identified in the exempt part of the report to enter into a JCT Design and Build 2016 Contract with Haringey's amendments. (See Appendix 1)
- 3.2. Approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests infringed upon by the Dawlish and Scales Roads development.
- 3.3. Delegate to the Delivery Director, after consultation with the Director of Finance & Resources and the Cabinet Member for Housing & Planning, authority to make payments of compensation of genuine claims of third-party rights affected by the Dawlish and Scales Roads development and payable under the approval in section 3.2, within the existing scheme of delegation.
- 3.4. Approve entering the contract at the contract sum set out in the Dawlish and

Scales Roads Exempt Report (Appendix 1).

3.5. Approve pursuant to CSO 16.04 the issuance of a letter of intent as set out in the Dawlish and Scales Roads Exempt Report.

3.6. Approve the contingencies and on costs associated with the delivery of the scheme

4. Reasons for the decision

4.1. The site known as Dawlish and Scales Roads was approved by Cabinet on 21st January 2020 to be included in the Council's Housing Delivery programme.

4.2. Planning permission was granted in March 2023 for 2 new houses under planning reference HGY/2022/2000.

4.3. These Council homes will contribute to the Council's commitment to have built 3,000 new high-quality council homes by 2031.

5. Alternative options considered

5.1. Not to develop this site for housing purposes however this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes.

5.2. This build contract was procured via the approved London Construction Programme (LCP) Dynamic Purchasing System as recommended by the Strategic Procurement team. The alternative option would have been to procure a contractor via a restricted tender, a competitive tender on the open market, or an alternative procurement route. These options were not recommended by the Strategic Procurement Team as providing the best value.

6. Site information

The two sites are located to the east of High Road, Tottenham on the corner of Scales Road and Dawlish Road.

6.1. The site on the corner of Scales Road is vacant and adjacent to an electricity sub-station.

6.2. The site on the corner of Dawlish Road has three single storey council-owned garages. Two garages are leased, and one is vacant. If approved, the leases will be terminated and returned to the Council for development.

6.3. The transport and connectivity of the site is rated as 'Good' with a Public Transport Accessibility Rating (PTAL) of 5.

6.4. The land is Council-owned and held in the Housing Revenue Account (HRA).

7. Engagement and Consultation

The consultation period was 21/03/22 – 18/03/22. (See Appendix 3 – Community Engagement information)

8. Proposed Build Contract

8.1. In April 2025 the Council published an invitation to tender. Contractors were invited to submit their price, programme and quality information in response to questions and criteria set out in the Tender. Submissions were assessed on 60% quality, 30% price and 10% social value. The project team's Employers Agent was assigned to independently evaluate the cost to assess value for money in line with current market trends.

8.2. Three bids were received. Their scores were as follows:

Contractor	Quality (50%)	Price (40%)	Social Value (10%)	Total
A	43	40	9.2	92.2
B	39	33	3.27	75.5
C	32	40	7.5	79.5

8.3. Contractor A's contract sum is listed in the exempt part of the report. The Employers Agent has concluded that the tender submitted by Contractor A is the Most Economically Advantageous Tender. The outcome of the tender scoring has been provided in the exempt part of the report.

9. Contribution to Strategic outcomes

9.1. The recommendations in this report will support the delivery of the Housing Priority in the Corporate Delivery Plan 2024-36 This sets out as its first outcome "building high-quality, sustainable homesby focusing on increasing the number of safe, stable, sustainable and affordable homes in the Borough and improving the quality of its social housing".

10. Carbon and Climate Change

10.1. The proposal for the development is committed to ensuring that the new homes will be environmentally sustainable and is designed to achieve low

energy consumption and zero carbon emissions where possible, in support of Haringey's Climate Change Action Plan's (HCCAP) 2041 target.

- 10.2. The approved scheme demonstrates that a 101% reduction in emissions from the Building Regulations Part L (2013) is possible, achieving the 'zero carbon' policy requirement in regulated operational energy.
- 10.3. The Energy Strategy of the Proposed Development has been developed in accordance with the GLA Energy Hierarchy, "Be Lean, Be Clean, Be Green and Be Seen". The 'Be lean' measures associated with reducing energy demand will reduce carbon dioxide emissions of the entire Development by 58% through high levels of insulation, waste-water heat recovery system, and natural ventilation.
- 10.4. The homes will utilise renewable energy sources for the 'Be Green' part of the hierarchy namely: an air source heat pump solution to provide hot water and space heating; and photovoltaic panels to generate electricity. Overheating risk has also been considered in the Cooling Hierarchy, and will be evaluated under the Building Regulations Part O (Overheating) that has been introduced since planning approval.
- 10.5. The Proposed Development will deliver a highly sustainable development to meet the UK government's net zero carbon emissions target for 2030.
- 10.6. The proposed housing scheme is car-free, adopts a progressive approach to sustainability and incorporates high quality landscaping design.

11. Statutory Comments

11.1. Finance

This scheme will deliver two new council homes including 1 wheelchair adaptable home.

Recent cost projection in the new build capital programme suggest that this scheme can be accommodated within the existing budget/MTFS.

Further finance comments are contained in the Exempt Report (Appendix 1).

11.2. Procurement

Strategic Procurement (SP) note that this report relates to the approval to award a contract to Contractor A.

SP note that a competitive tender was launched via the LCP's General Construction Multi Trade DPS. The adopted route to market is in line with Contract Standing Orders (CSO) 8.01

The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. Contractor A bid submission also represents value for money.

SP support the recommendation to approve the award in accordance with CSO 2.0.1.1C in line with CSO Statement of Principles 0.08.

11.3Equality

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

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socio-economic status as a local protected characteristic.

The proposed decision relates to the award of contract for the delivery of 2 no. high-quality new Council homes at Social Rents with amenities including bike and bin stores. Building these new Council homes will benefit Haringey's Council tenants and residents who are currently in temporary accommodation or need to move to a new home.

Data held by the Council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. Individuals with these protected characteristics as well as those who identify as LGBT+ and individuals with disabilities are also known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the Council's Draft Homelessness Strategy. As such, it is reasonable to anticipate that residents with these protected characteristics will be positively impacted by the building of new Council homes.

This decision is likely to positively impact women, older people (over 65), households with young children, individuals who identify as trans and LGBT+ who are overrepresented in Council tenants and homeless households. The building of new Council homes is likely to have a positive impact these groups.

The consultation process included efforts to accommodate diverse needs, such as providing materials in alternative formats and languages if requested as well as holding in person and online engagement.

As an organisation carrying out a public function on behalf of a public body, Contractor A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty. Appropriate contract management arrangements will be established to ensure that the delivery of the works does not result in any preventable or disproportionate inequality.

11.4 Legal

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

The report indicates, and Strategic Procurement has confirmed that the contract in the report was procured via the LCP's General Construction Multi Trade DPS which is in line with the Council's Contract Standing Order (CSO) 8.01

Pursuant to the provisions of the Council's (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 and more and as such the recommendation in paragraph 3.2 of the report is in line with the Council's CSO.

The recommendation in paragraph 3.4 of the report to delegate authority to the Delivery Director, after consultation with the Director of Finance & Resources and the Cabinet Member for Housing & Planning, authority to make payments of compensation as a result of genuine claims of third-party rights affected by the Dawlish and Scales Road development 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)).

The recommendation in paragraph 3.6 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.

The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet from approving the recommendations in the report.

12 Use of Appendices

- APPENDIX 1 - Exempt Report
- APPENDIX 2 – Exempt Tender Report
- APPENDIX 3 - Community Engagement Information

13 Local Government (Access to Information) Act 1985

- 13.1 Appendices 1 and 2 are NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).

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Have Your Say

Haringey
LONDON

Dawlish Road - Community Engagement

“Delivering a new generation of Council Homes for local people”



Aerial View of the Site

Delivering a new generation of council homes for local people

Housing is one of Haringey Council's top priorities. We want Haringey to be a place that is fair and offers opportunities for all. For many of those in greatest need, a council home offers the only real chance of putting down roots here. Haringey Council is committed to delivering new council homes for our residents.

We are delivering a new generation of council homes at council rents. The council is acquiring and building a range of high quality and sustainable homes. We are asking for your views on the proposed scheme to ensure it meets the needs of the local community and reflects the local environment.



Project Team:

Haringey Council
Campbell & Co Architects
Pellings

- Site Owner
- Architect
- Employers Agent

Haringey
LONDON

Campbell & Co Architects

Pellings

Have Your Say

Dawlish Road - Community Engagement

“Delivering a new generation of Council Homes for local people”



Aerial sketch view



Aerial sketch view

The Proposals

We are proposing to redevelop the existing vacant corner plot and garages at the junction of Scales Road and Dawlish Road to provide two new, high quality homes.

The proposed houses will be two new family homes consisting of a two storey house and a three storey house on the corner plots. Each property will have front garden spaces for secure cycle, bin storage and a private rear garden.

The proposed homes are designed to respect the scale of neighbouring properties and complete the corners of the streetscape. They are positioned and designed to enhance the surroundings whilst providing much needed family housing in the area. The houses will have a contemporary appearance with brick and blackened cladding being the main materials used.

These homes will have high levels of insulation and utilise low energy technology for heating and hot water as part of the councils drive towards creating more environmentally friendly homes.



Street view sketch looking east along Scales Road

Summary of Proposals:

One, three bedroom home and one, two bedroom home across the two sites. The proposed homes include private front and rear gardens, a first floor terrace for the two bedroom home and space for cycle and bin storage.

Have Your Say

Dawlish Road - Community Engagement

“Delivering a new generation of Council Homes for local people”

Haringey

LONDON

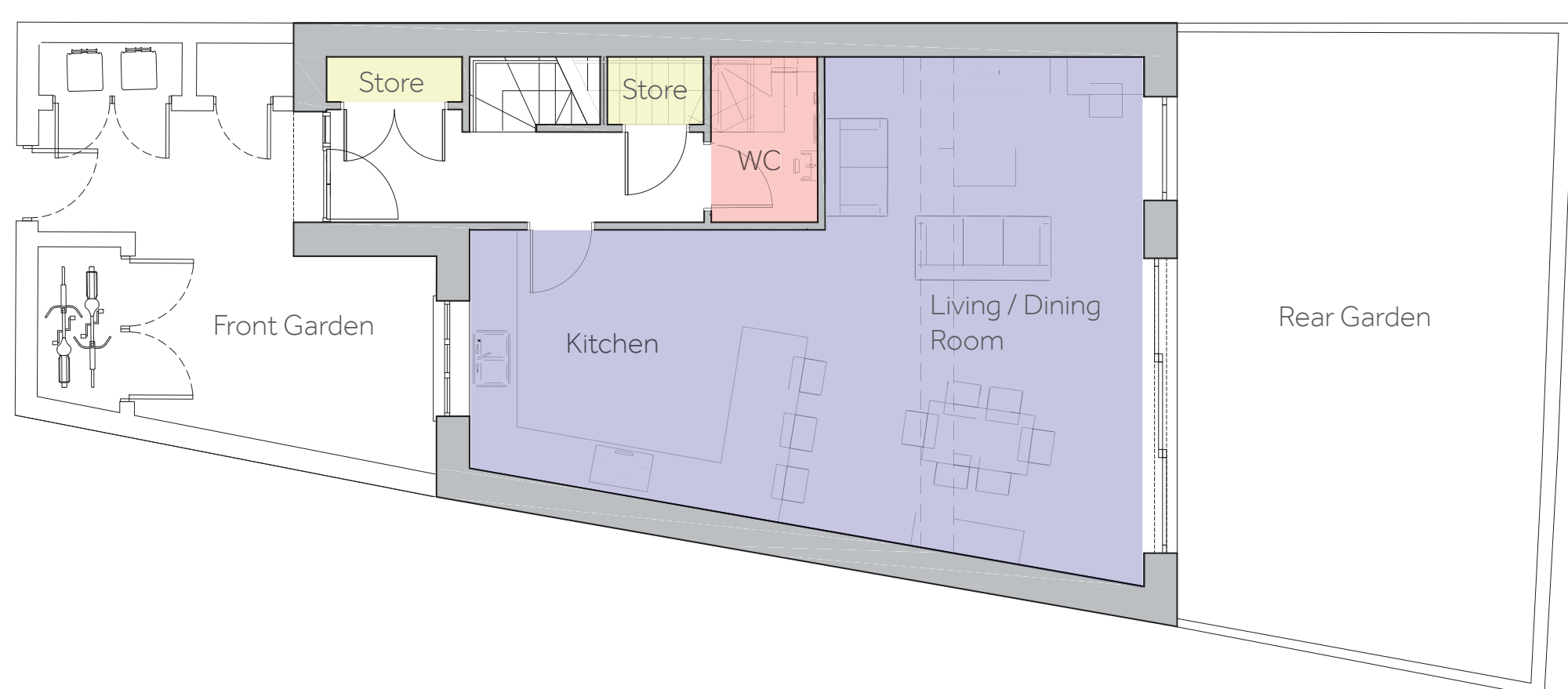
Proposed Plans



Site 1 Second Floor Plan



Site 1 First Floor Plan

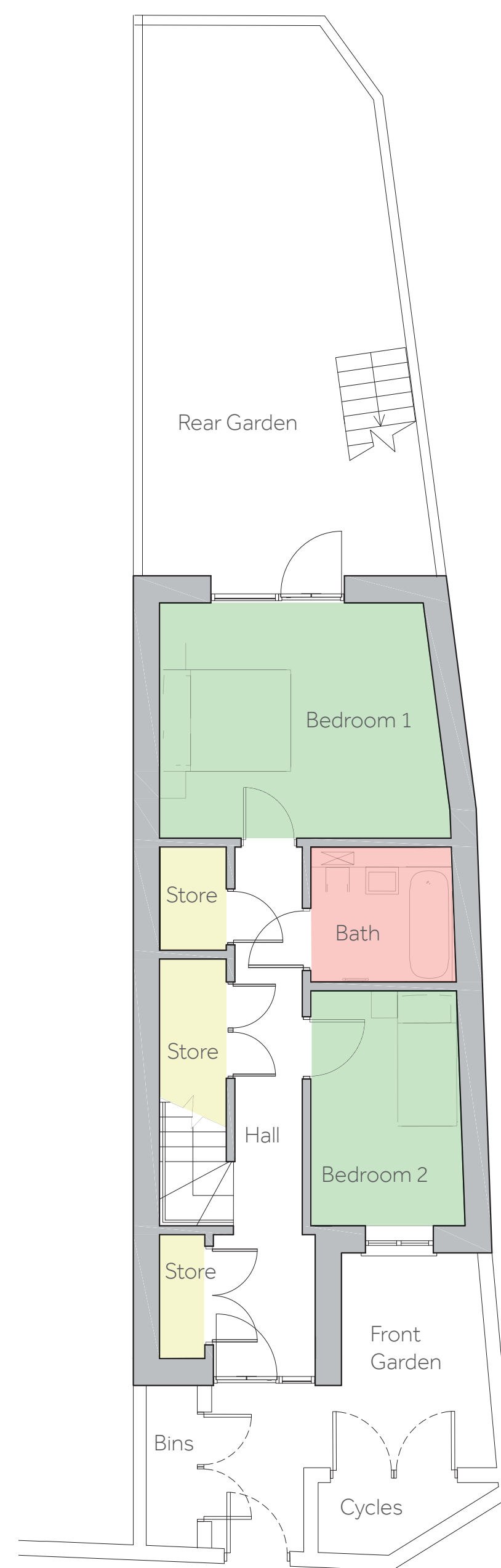


Site 1 Ground Floor Plan

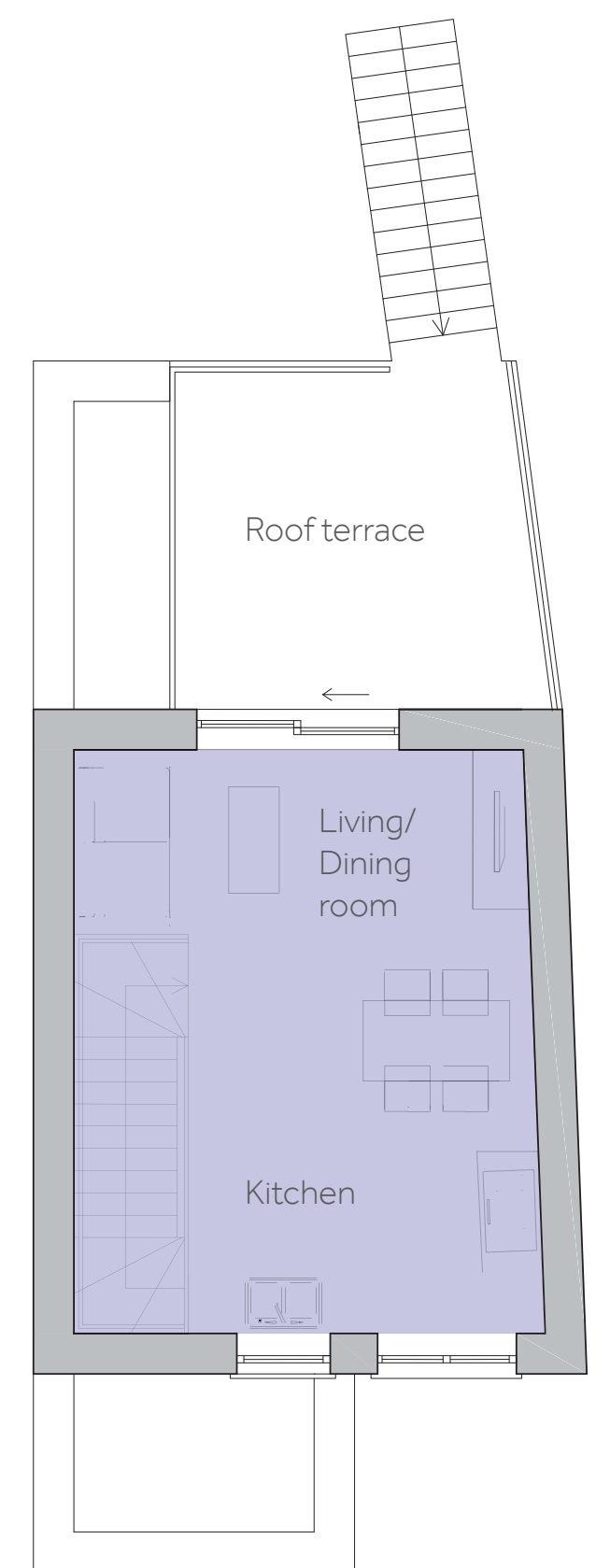
Site 1

A three-bedroom, five-person house with a private garden to the rear. The hallway leads to an open plan kitchen, living and dining room which leads out to the garden. Bedrooms and bathrooms are on the first floor and a dormered loft forms the master bedroom at second floor level.

- Storage
- Bedrooms
- Living Spaces
- Bathroom / WC



Site 2 Ground Floor Plan



Site 2 First Floor Plan

Site 2

A two bedroom, 3 person house with bedrooms, storage and a bathroom on the ground floor and a spacious open-plan living, kitchen and dining room on the first floor. This leads to a roof terrace and steps down to the rear garden.

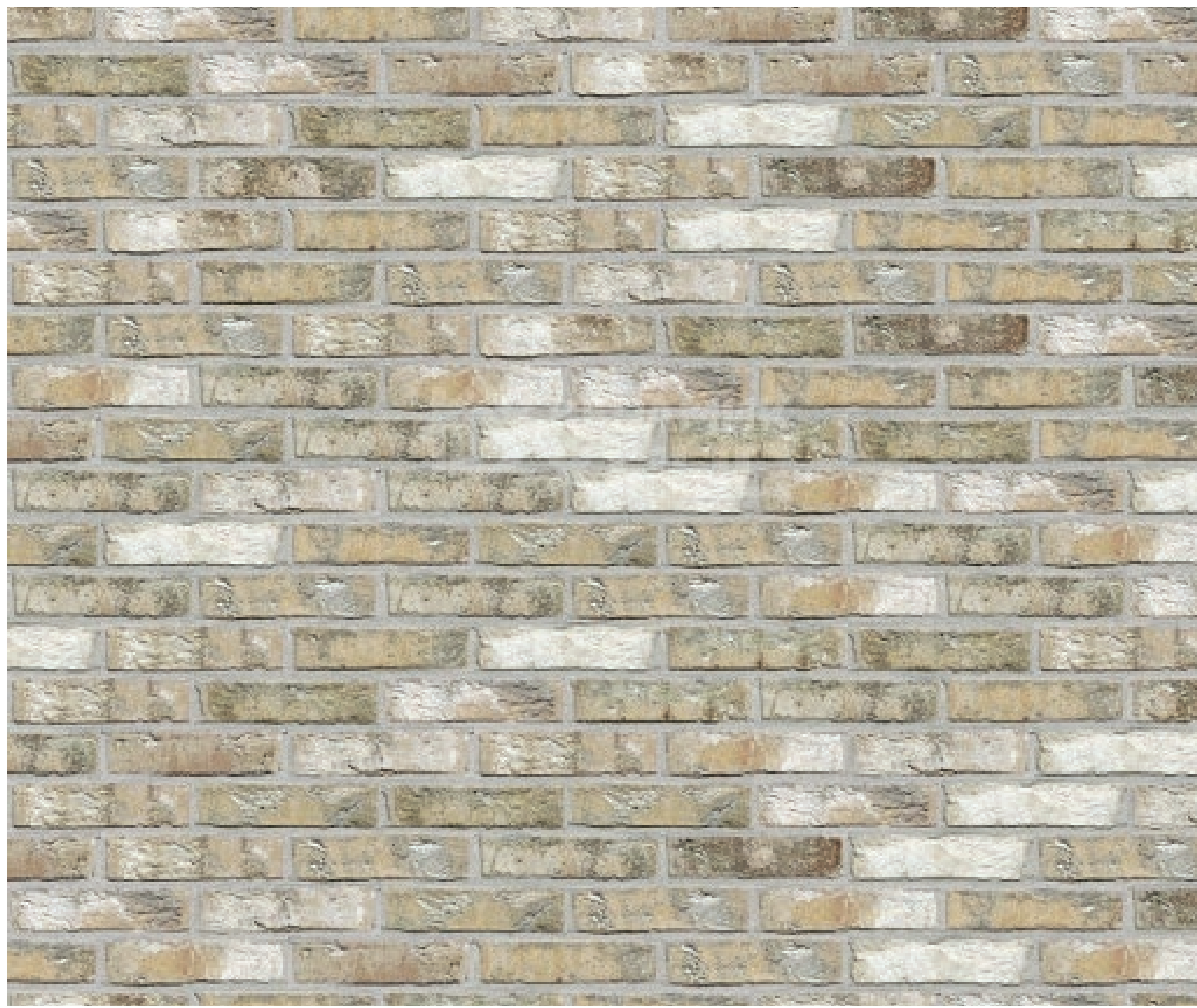
Have Your Say

Dawlish Road - Community Engagement

“Delivering a new generation of Council Homes for local people”



Materials



Brick facade for both houses



Dark coloured cladding to the upper levels of both houses

Feedback and Next Steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey.

The approximate project timeline is shown opposite.

Share your views

You can also find this information and provide your feedback at www.haringey.gov.uk/haringey-homes

If you require more information or need to access these materials and/or respond in a different format, please contact us using the following details:

020 8480 1443 | engagement@haringey.gov.uk

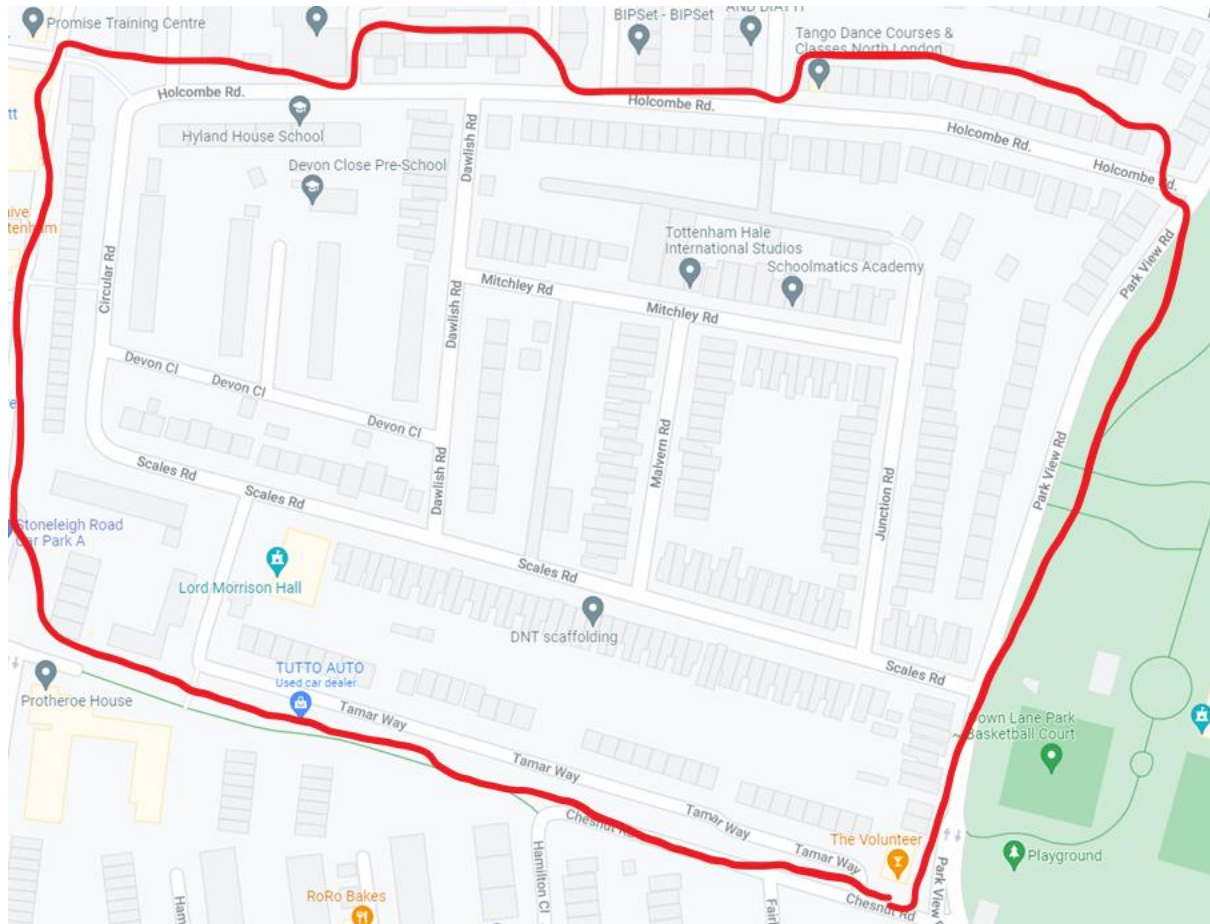
Please ensure we receive your feedback by XXX February 2022.

Indicative Timeline



Dawlish & Scales Road Engagement and Consultation

Community engagement area:



Roads:

Chestnut Grove, Circular Road, Dawlish Road, Devon Close, Holcombe Road, Junction Road, Malvern Road, Mitchley Road, Park View Road: 1a-42, Scales Road and Tamar Way.

The community engagement period ran from Monday 21 February 2022 to Friday 18 March 2022.

Stakeholders were invited to leave their views online by visiting: www.DawlishRoad.commonplace.is

In addition, two engagement events were held on:

1. Online engagement event on Tuesday 8th March, from 6pm, via MS Teams:
2. In-person, drop-in engagement event onsite at Dawlish Road and Scales Road on Tuesday 1st March, from 11am to 1pm.

Further engagement material was available at... [Have Your Say Today - A summary of our proposals - Dawlish Road](#)

A1 visual boards were used in the drop-in session to further demonstrate the new development:

Dawlish Road

Community Engagement





Aerial view of the site

Delivering a new generation of council homes for local people

Housing is one of Haringey Council's top priorities.

We want Haringey to be a place that is fair and offers opportunities for all. For many of those in greatest need, a council home offers the only real chance of putting down roots here.

Haringey Council is committed to delivering a new generation of council homes for our residents by acquiring and building a range of high quality and sustainable homes.

We are asking for your views on the proposed Dawlish Road scheme to ensure it meets the needs of the local community and reflects the local environment.



View of the sites, looking east to west along Scales Road

Project Team:

Haringey Council Campbell & Co Architects Pellings	- Site Owner - Architect - Employers Agent
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Aerial sketch, looking east to west along Scales Road



Aerial sketch, looking west to east along Scales Road

The Proposals

We are proposing to redevelop the existing vacant corner plot and garages at the junction of Scales Road and Dawlish Road to provide two new, high quality council homes. The proposed houses will be two new family homes consisting of a two-storey house and a three-storey house on the corner plots. Each property will have front garden spaces for secure cycle and bin storage, and a private rear garden.

The proposed homes are designed to respect the scale of neighbouring properties and will complete the corners of the streetscape. They are positioned and designed to enhance the surroundings whilst providing much needed family housing in the area. The houses will have a contemporary appearance with brick and dark coloured vertical cladding being the main materials used.

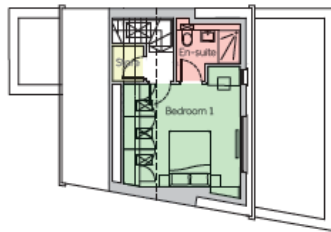
Sustainability and keeping energy bills down:

Haringey Council is committed to ensuring that the new homes will be environmentally sustainable, with a target of achieving net zero-carbon where possible. These two new homes will have high levels of insulation and utilise low energy technology for heating and hot water as part of the council's drive towards creating more sustainable homes, helping keep residents' energy bills down. The new homes will be constructed with responsibly-sourced and environmentally-friendly materials.



Street view sketch looking east along Scales Road

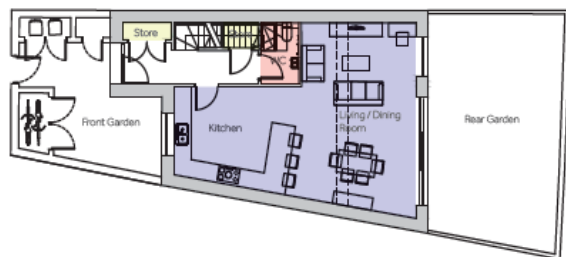
Proposed Plans



Site 1 Second Floor Plan



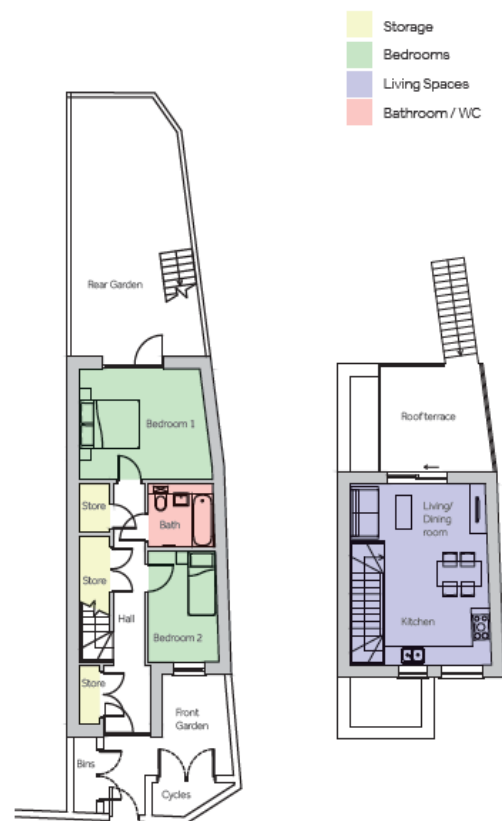
Site 1 First Floor Plan



Site 1 Ground Floor Plan

Site 1

A three-bedroom, five-person house with a private garden to the rear. The hallway leads to an open plan kitchen, living and dining room which leads out to the garden. Bedrooms and bathrooms are on the first floor and a dormered loft forms the master bedroom at second floor level.



Site 2 Ground Floor Plan

Site 2 First Floor Plan

Site 2

A two-bedroom, three-person house with bedrooms, storage and a bathroom on the ground floor and a spacious open-plan living, kitchen and dining room on the first floor. This leads to a roof terrace and steps down to the rear garden.

Materials



Dark coloured vertical cladding to the upper levels of both houses



Brick facade for both houses at ground floor level

Feedback and Next Steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey.

The approximate project timeline is shown opposite.

Share your views:

You can also find this information and provide your feedback at www.dawlishroad.commonplace.is

If you require more information on this project or support to share your feedback, please contact our team using the details below:

020 8489 2228 | engagement@haringey.gov.uk

Please ensure we receive your feedback by 18th March 2022.

Parking

The development will involve the removal of the four existing garages on site 2. The new homes will not have private parking given the size of the two sites and the availability of public transport in the area. Each house will have secure cycle storage. A parking survey is being undertaken to ensure the impact of the proposals on parking in the local area is fully considered.

Summary

One, three bedroom home and one, two bedroom home across the two sites. The proposed homes include private front and rear gardens, a first floor terrace for the two bedroom home and space for cycle and bin storage.

Indicative Timeline

Community Engagement
February to March 2022



Refine Proposals and Finalise Design
Spring 2022



Submit Planning Application
Summer 2022



Planning Permission
Autumn 2022



Deliver New Homes
Summer 2023

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By virtue of paragraph(s) 1, 2, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

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