

MINUTES OF THE Cabinet Member Signing HELD ON Monday, 9th March, 2026, 3:00 - 3:15pm

PRESENT:

Councillors: Sarah Williams

1. FILMING AT MEETINGS

The Cabinet Member noted the notice of filming at meetings.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT BUSINESS

There were no items of urgent business.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. MTC -STRUCTURAL PROGRAMME (2026-2028)

In accordance with Contract Standing Order (CSO) 2.01(c) and CSO, this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to award a contract to Tenderer A for the sum of £2,000,000. The contract was for delivery of essential structural works to housing properties across the borough. The main contract would be procured as a two-year JCT Measured Term Contract (MTC) commencing May 2026.

RESOLVED:

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

1. Approved the award of a Measured Term Contract to Tenderer A in the sum of £2,000,000 for the delivery of essential structural works to properties across the borough. The contract would run for two years, commencing in May 2026 and concluding in May 2028. Financial completion of the scheme was expected by December 2029.

2. Approved the issuing a Letter of Intent to Tenderer A in the sum of £200,000. The value of the Letter of Intent was in line with CSO 16.04, which permitted a Letter of Intent up to £200,000 or 10% of the contract value, whichever was higher.
3. The Cabinet Member further approved professional fees of £301,555, representing 15.08% of the contract sum, bringing the total project cost to £2,301,555.

Reasons for decision

The Council had been experiencing a high and increasing volume of structural referrals across its housing stock. These referrals were driven by structural defects identified through inspections and resident reports.

Procuring these works as standalone projects had proven inefficient and costly, particularly for low- and medium-value schemes, due to repeated tendering exercises, extended lead times, and fragmented delivery programmes.

A Measured Term Contract (MTC) offered a more efficient and flexible approach, enabling the Council to respond quickly, minimise structural risks, and reduce the potential for disrepair claims. The MTC also enabled improved programme control and better cost certainty through an agreed schedule of rates.

The MTC model supported grouping multiple projects under a single contractual framework, reducing procurement overheads and ensuring specialist capability was retained throughout the contract term.

The £2,000,000 contract value represented an estimated cost rather than a guaranteed spend, as the actual volume of work would depend on ongoing structural assessments and prioritisation.

In addition to the cost of works, professional fees for structural engineering, building surveying, contract administration, CDM 2015 principal designer responsibilities, cost consultancy, and party wall surveying totalled £301,555, bringing the overall project cost to £2,301,555.

The properties included in the programme generally comprised single dwellings, converted houses, and low- to medium-rise blocks. The project would deliver extensive structural remediation works to restore and maintain the long-term integrity of these buildings. Addressing underlying structural issues would significantly reduce the need for reactive repairs and associated maintenance, easing pressure on the repairs budget and improving long-term cost efficiency.

A key objective of the Housing Asset Management Strategy was to ensure that Haringey's housing assets were safe and compliant with current Building Safety Regulations. Awarding the contract to Tenderer A supported this aim and ensured the Council met its legal and statutory obligations.

The programme also supported the Corporate Delivery Plan (2024–2026) objectives under the “Homes for the Future” and “Place and Economy” themes by safeguarding

residents, reducing reactive repairs demand, and delivering social value, including local employment and supply chain commitments.

The project was tendered via the London Construction Programme Housing Framework under Lot 2.2 (retrofit, refurbishment, and adaptations), and the Council received two compliant bids.

Tenders were received on 31 October 2025, and the evaluation was overseen by the Council's Strategic Procurement Team. Evaluation followed the Invitation to Tender and was based on 40% price, 50% quality, and 10% social value.

Pricing evaluation was conducted by external multi-disciplinary consultants and the Council's quantity surveyor, in line with the Instructions for Tendering.

Quality submissions accounted for 50% of the overall evaluation. Tenderers were required to achieve at least 50% of available quality points to remain eligible.

A moderation meeting was convened on 18 December 2025, chaired by Strategic Procurement, with a panel comprising asset management officers, structural engineers, and representatives from the multi-disciplinary consultancy team. Final scores were agreed through consensus following structured discussion.

Both tenderers met the minimum thresholds, and their bids were accepted and evaluated.

Tenderer A was ranked first, offering the most advantageous tender. Their pricing sat in the lower range and was considered acceptable given the variable volume and nature of the works.

Tenderers were also required to submit social value proposals, representing 10% of the total score. Using the National TOMs (Themes, Outcomes and Measures) System, bidders proposed targets relating to local employment, local supply chain spend, and equipment/resources donated to VCSEs. The financial value of these commitments was set out in Appendix A (Exempt).

Based on the total evaluation outcome, the contract was awarded to Tenderer A.

Alternative options considered

An alternative option was to procure individual projects on a case-by-case basis rather than adopting an MTC. This was discounted because repeated procurement activity would have increased cumulative costs (including officer time and consultant fees) and delayed delivery. A fragmented approach would also have undermined the Council's strategic objective of achieving Decent Homes Standard compliance across all homes by 2028.

Another option considered was delivering these works under the Council's existing partnering contracts. This was deemed unsuitable, as partnering arrangements were designed for planned maintenance and standard improvement programmes, not for specialist structural remediation

7. HOSTELS - MAJOR WORKS PROGRAMME

In accordance with Contract Standing Order (CSO) 2.01(c), this report sought approval from the Cabinet Member for Housing and Planning (Deputy Leader) to award a contract to Tenderer A for the sum of £3,600,817.13. 4. The contract related to the refurbishment of four council-owned hostels located in Muswell Hill, specifically: 9, 32, and 39 Queens Avenue, and 19 Princess Avenue. The project would be funded from the Asset Management's Capital Works Programme budget.

RESOLVED:

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

1. Approved the award of a contract to Tenderer A in the sum of £3,600,817.13. Details of Tenderer A were set out in Appendix A (Exempt Report). The contract was awarded for a period of 12 months, commencing in April 2026 and concluding in March 2027. Financial completion of the scheme was expected by August 2027.
2. Approved the expenditure of the sums set out in Appendix A (Exempt Report).
3. In line with Contract Standing Order 16.04, approved the issuance of a Letter of Intent for the value of £360,000. The Letter of Intent enabled the contractor to begin the project by placing orders with their supply chain prior to the execution of a formal contract.

Reasons for decision

Tenderer A submitted the most advantageous tender, offering the optimal balance of price and quality. The bidder achieved a score of 97.75% out of 100%, securing the highest overall ranking.

Alternative options considered

Asset Management considered postponing the works until the Partnering Contractors had been appointed. However, as most rooms within the hostels were vacant and awaiting refurbishment, and given the urgent need to upgrade the properties so the Council could maximise income generation, it was concluded that a standalone procurement route was required. This approach allowed the hostels to be brought back into use without further delay.

8. EXCLUSION OF THE PRESS AND PUBLIC

There was a notice to exclude the press and public from the meeting as the following items 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 MTC -STRUCTURAL PROGRAMME (2026-2028)

The exempt information was considered.

10. EXEMPT HOSTELS - MAJOR WORKS PROGRAMME

The exempt information was considered.

CHAIR:

Signed by Chair

Date