

## NOTICE OF MEETING

# CABINET MEMBER SIGNING

**Monday, 16th March, 2026, 12.30 pm - Alexandra House, 10 Station Road, London, N22 (watch the live meeting [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**

**6. HARINGEY CITIZENS ADVICE BUREAUX - CONTRACT FOR THE PROVISION OF INFORMATION, ADVICE AND GUIDANCE SERVICE EXTENSION (PAGES 1 - 10)**

**7. HAMILTON CLOSE MAJOR WORKS PROGRAMME (PAGES 11 - 20)**

**8. LIFT MAINTENANCE CONTRACT - APPROVAL FOR ONE-YEAR EXTENSION (PAGES 21 - 30)**

**9. EXCLUSION OF THE PRESS AND PUBLIC**

Items 10 and 11 are likely to be subject to a motion to exclude the press and public be from the meeting as they 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.

**10. EXEMPT - HAMILTON CLOSE MAJOR WORKS PROGRAMME (PAGES 31 - 36)**

**11. EXEMPT - LIFT MAINTENANCE CONTRACT - APPROVAL FOR ONE-YEAR EXTENSION (PAGES 37 - 38)**

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

Thursday, 05 March 2026

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**Report for:** Cabinet Member Signing: Councillor Sarah Williams

**Item number:** 6

**Title:** Haringey Citizens Advice Bureaux – Contract for the provision of Information, Advice and Guidance Service Extension

**Report authorised by :** Sara Sutton - Corporate Director for Adult, Housing and Health

**Lead Officer:** Zahra Maye – Head of Housing Related Support.

**Ward(s) affected:** All

**Report for Key/  
Non Key Decision:** Key Decision

**1. Describe the issue under consideration**

- 1.1 This report seeks approval to vary and extend the contract with Haringey Citizens Advice Bureaux for the provision of Information Advice and Guidance Service, as permitted under Contract Standing Orders (CSO)s 18.03, 0.08 and 2.01(d).
- 1.2 Subject to approval being granted, the variation will be for a period of two years, starting from 1<sup>st</sup> April 2026 at an annual cost of £726,536. The aggregated value of the contract including the proposed variation and extension is £4,473,933.

**2. Recommendations**

- 2.1. For the Cabinet Member for Housing and Planning to:
- 2.2. Approve in accordance with CSOs 18.03 variation of contract and 2.01(d) (variation of contract by Cabinet) as permitted under CSO 0.08 (Cabinet Member decision) for the provision of Information Advice and Guidance Service for a period of two years from 1 April 2026 to 31 March 2028, at an annual value of £726,536 subject to funding.
- 2.3. In addition, delegated authority will be granted to the Corporate Director for Adult, Housing and Health to approve a further one-year extension from 1 April 2028 to 31 March 2029. This approach provides essential operational flexibility to accommodate any slippage in timelines while the Council undertakes a full competitive tender, ensuring uninterrupted support for residents throughout the transition.
- 2.4. The aggregated value of the contract is therefore, £4,473,933.

**3. Reasons for decision**

- 3.1. Haringey continues to face high levels of deprivation, homelessness risk, debt, and health inequalities, particularly among vulnerable groups such as disabled residents, migrants, and those with mental health needs.
- 3.2. The service provides early intervention to prevent crises such as eviction, unemployment, and hospitalisation, reducing reliance on statutory services and supporting residents to maximise income and sustain tenancies.
- 3.3. The Information, Advice and Guidance service contributes to key outcomes in the Council's Corporate Delivery Plan 2024 –2026, including preventing homelessness, improving health and wellbeing, and connecting residents with timely support. It also supports compliance with the Homelessness Reduction Act 2017.
- 3.4. By offering free, accessible advice on welfare benefits, debt management, and housing, the service helps reduce financial hardship, promote social inclusion, and improve life chances which support anti-poverty objectives.
- 3.5. The extension ensures continuity of a well-established partnership model co-funded by the Council and North Central London Integrated Care Board (NCL ICB), avoiding disruption to residents and cost-effectiveness.

#### **4. Alternative options considered**

##### **4.1. Do Nothing:**

- 4.2. The Council could elect not to extend the Information Advice and Guidance service as it is not statutorily required to do so. However, this would leave Haringey residents without access to timely, local and specialist information and advice on key areas of need and inequality in the borough. This would be highly likely to increase the human and financial pressure on key Council and statutory services, i.e. without access to advice and guidance there would be an increase in number of residents at risk of eviction, which would place further burden on statutory services such as Temporary Accommodation and would have a further detrimental impact on the residents affected. Therefore, the option of doing nothing was considered and rejected.

##### **4.3. Insourcing:**

- 4.4. Consideration was given to delivering the service in-house. This was deemed unsuitable because a core element of the service is the provision of independent advice, including support for residents seeking to review or appeal decisions made by the Council or its partners. Citizens Advice are also Financial Conduct Authority (FCA) regulated to deliver Debt Advice. Insourcing would compromise this independence and reduce trust in the service. This option was therefore rejected.

#### **5. Background information**

- 5.1. Haringey is experiencing a growing demand for services, driven by rising homelessness, increasing mental health challenges, and an aging population. According to the *Older Peoples Needs Assessment – Joint Strategic Needs Assessment (JSNA)*, the proportion of residents aged 65 and over is projected to rise by 40% by 2031, while approximately 10% of adults currently live with depression. Additional vulnerabilities such as fuel poverty, debt, and housing insecurity, disproportionately impact disabled residents, migrants, and individuals with mental health needs.
- 5.2. According to the latest Indices of Deprivation 2025 (IMD25) Haringey ranks third as the most deprived borough in London, with concentrated deprivation in the Northeast of Haringey, these factors highlight the urgent need for accessible, community-based advice and support services.
- 5.3. The Haringey Advice Partnership is made up of two organisations, Citizens Advice Haringey and Public Voice. Together the partnership delivers the Council's Information, Advice and Guidance Service with Citizens Advice Haringey being the lead organisation.
- 5.4. The service plays an important role in supporting health outcomes by offering:
  - Welfare, debt and financial advice
  - Housing and homelessness-prevention support
  - Benefits and income maximisation
  - Support for vulnerable groups (such as carers and people with long-term conditions) This provision enables early intervention and prevention of escalation around common issues which lead to the eviction, unemployment and hospitalisation of our residents, by providing targeted information, advice and guidance at key points in people's lives to prevent crises.
- 5.5. The service provides residents with access to high-quality advice on welfare benefits, debt management, housing, and employment opportunities, helping to reduce financial hardship and improve economic resilience. By supporting individuals to maximise income, manage debt effectively, and access training and employment pathways, the Information Advice and Guidance (IAG) contract directly contributes to tackling poverty and promoting social inclusion. This extension ensures continuity of support for vulnerable residents and aligns with the Council's commitment to reducing inequalities and improving life chances.
- 5.6. The original contract was awarded for 4 years from 1st April 2022 and is ending on 31st March 2026 with an option to further extend for further periods of up to three years.
- 5.7. In November 2024 the contract was renegotiated to deliver savings of 5% which is a saving of £38,239 per annum to the Council the renegotiated annual value is £726,536 per annum.

- 5.8.** Funding for this service is through a partnership between the Council's Adults, Housing and Health Directorate and North Central London, Integrated Care Board (NCL - ICB). NCL ICB contribute £133,000 to the annual funding for the service, of which £55,000 is from the Better Care Fund (BCF). This funding is offered on an annual basis and if it were no longer available, the successful provider is aware that the associated activities would cease.
- 5.9. Over the duration of the contract, the provider has absorbed cost pressures without passing these increases on to the Council. These include rising national insurance contributions, general inflationary pressures, and increases in operational overheads. Despite the absence of an inflationary uplift within the contract, the provider has continued to maintain service delivery at the agreed standard, effectively absorbing these additional financial burdens. This represents a meaningful contribution to cost containment and demonstrates Citizens Advice Haringey's commitment to sustaining stability and continuity for service users.
- 5.10. Discussions are also underway between Citizens Advice Haringey and the NCL ICB regarding the potential reintroduction of outreach support within GP surgeries. If agreed, this would represent a significant step forward in accessibility, enabling service users to receive advice and early support in settings they already engage with. Embedding homelessness prevention support within primary care aligns with best practice around early identification of risk, integrated care pathways, and reducing the need for crisis driven interventions.
- 5.11.** An evaluation of the service was conducted in October 2024 for the Information Advice & Guidance services to evaluate the effectiveness, efficiency, and impact of the Floating Support, Information, Advice & Guidance services provided to vulnerable individuals within Haringey. There was evidence for continued service delivery, and the evaluation highlighted the essential role these services play in meeting the complex needs of vulnerable residents. This was demonstrated through some of the case studies received in the evaluation.
- 5.12.** In addition to the structural and financial efficiencies above, the provider has set out a number of anticipated improvements to service delivery over the next year. These include strengthening links with partner agencies, expanding proactive outreach activities, and enhancing the quality of advice and advocacy delivered to residents. These developments demonstrate a commitment to continuous service improvement and ensure that the contract extension will bring added value for both the council and service users.
- 5.13. For the period 1 April 2024 to 31 December 2025, the service supported a total of 12,601 residents, an increase from the 11,003 residents supported in 2023/2024. Residents were assisted with a range of issues, including:
- 32.4% supported due to threatened eviction
  - 23.1% supported due to homelessness
  - 54.2% supported with tenancy related issues
- Additionally, residents received support with other challenges, such as disrepair, rent increases, and deposit related matters.

- 5.14. The service delivered at least £555,159 in measurable financial outcomes for Haringey residents. This total reflects Discretionary Housing Payments, cleared rent arrears, sustained tenancies, and successful benefit claims.
- 5.15. Half of all residents disclosed a disability or long-term health condition. Debt issues were addressed through Debt Relief Orders and other insolvency processes, with case studies demonstrating £17,454 and £12,657 written off in individual cases. The total debt written off during the 2024/2025 period amounted to £133,732.
- 5.16. Total income gained for residents over the 2024/2025 period was £2,254,078.
- 5.17. This provision enables early intervention and prevention of escalation around common issues which lead to the eviction, unemployment and hospitalisation of our residents, by providing targeted information, advice and guidance at key points in people's lives to prevent crises. This service plays an important role in maximising our resident's independence and helps prevent reliance and dependency on more intensive care and support, as well as on other statutory services.

## **6. Contribution to Strategic outcomes**

- 6.1. The provision of floating support and information, advice and guidance services contribute significantly to the Council's strategic outcomes under the Corporate Delivery Plan 2024 – 2026, in particular:
- 6.2. Homes for the Future: outcome 5: Preventing and reducing homelessness and rough sleeping.
- 6.3. The services significantly contribute to the delivery of this outcome by providing support which enables individuals to manage their housing and manage finances, to support their housing. The service also provides advice and tenancy sustainment, supporting clients to respond to issues which may threaten the stability of their housing situation.
- 6.4. Adults, health and welfare: *outcome 1: A healthy and active population*
- 6.5. The services contribute to delivery of this outcome by supporting clients to stay healthy including by supporting access to healthcare, engagement in physical activity and access to good nutrition.
- 6.6. Adults, health and welfare: *outcome 3: Residents connected with the right support at the right time in their neighbourhoods.* The services contribute to delivery of this outcome by focusing on developing peer support and user-led social initiatives, with clients supported to build positive relationships and engage with their communities.
- 6.7. Adults, health and welfare: *outcome 5: Vulnerable adults are supported and thriving*

The services contribute to delivery of this outcome by providing support which enables individuals to manage their housing and relationship with their landlord, driving improvements in the quality of their housing.

- 6.8. The service supports the Council to meet its duties under the Homelessness Reduction Act 2017 to prevent homelessness and provide services giving information and advice on preventing homelessness.
- 6.9. The proposed extension of the Information, Advice and Guidance (IAG) contract is integral to delivering the Council's Anti-Poverty Strategy. The contract supports the strategy by:
  - 6.9.1. Providing free, accessible advice on welfare benefits, debt management, and housing to reduce financial hardship.
  - 6.9.2. Helps residents maximise income and access entitlements, improving economic stability.
  - 6.9.3. Supports employment and skills pathways, reducing barriers to work and increasing life chances.
  - 6.9.4. Targets vulnerable and low-income households, promoting social inclusion and resilience.
  - 6.9.5. Contributes to the Council's commitment to reducing inequalities and tackling poverty.

## **7. Carbon and Climate Change**

7.1. Haringey Climate Change Action Plan March 2021 outlines the council's route for net zero carbon in Haringey. All HRS services and provision contribute to the Community Actions Objective Com1 – To increase education and awareness raising across the borough to residents and businesses.

**7.1.1.** Raising awareness of the impacts of climate change, and steps to mitigate, can encourage residents and businesses to engage with the issue and to enable behavioural change.

- 7.2. Housing Related Support team commission a wide variety of services which support vulnerable Haringey residents who have experience homelessness or are at risk of homelessness.
- 7.3. As a team we are committed to embedding educational awareness into the fabric of commissioning from the tender process to contract monitoring. We seek to deliver carbon literacy awareness training to our providers and stakeholder relating to carbon footprint within their own organisations i.e.:
  - 7.3.1. Ensuring providers have a carbon change policy
  - 7.3.2. Including drafting a provider's self-assessment.
- 7.4. We also seek to consult with our stakeholders in relation to benchmarking best practice. This in-turn will be fed into our annual audit procedure where HRS Commissioning would be able to monitor and evaluate year on year whether organisations are reducing their carbon footprint.

HRS would also seek to co-produce our own carbon plan with service users by consulting with them on how climate change is affecting them i.e. Summer SWEF, Climate anxiety etc.

7.5. Finally, we seek to embed climate change into our service specification ensuring that providers we have, commit to addressing climate change on a wider strategic level with the Commissioning Team.

## **8. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)**

### **8.1. Finance**

8.1.1. This report seeks the approval to extend the Haringey Citizens Advice Bureaux – Contract for the provision of Information, Advice and Guidance Service for an additional two years; commencing from 1<sup>st</sup> April 2026.

8.1.2. The annual cost for this extension will be £726,536 and will be funded by various streams. Firstly, the NCL ICB has agreed to contribute £133,000 annually for the provision of this service. Additionally, there will be a further £55,000 contribution per year by the BCF. The remaining £538,536 will be funded by the Public Health Grant.

8.1.3. As the contract value falls within the budget of the agreed funding streams there is little financial implication to the council.

### **8.2. Strategic Procurement**

8.2.1. The contract with Haringey Citizens Advice Bureau for the provision of Information, Advice and Guidance services was originally awarded following an open tender process, in full accordance with the requirements of the Public Contracts Regulations 2015.

8.2.2. Under the Regulations, any modification to an existing contract would typically require a new tender process unless the change meets the criteria set out under Regulation 72. In this case, the original tender documentation expressly included provision for extensions of up to three years, meaning the proposed extension is permissible within Regulation 72 parameters.

8.2.3. Furthermore, commissioning successfully negotiated a 5% reduction to the contract's annual value, now set at £726,536. As this variation represents less than 10% of the original contract value, it is not considered substantial and is therefore compliant with Regulation 72(5)

8.2.4. In line with Contract Standing Orders (CSOs) 18.03 (contract variation), 0.08 (Cabinet Member decision), and 2.01(d) (variation of contracts valued at £500k or

above by Cabinet), the request to extend and vary the contract may be duly approved.

### **8.3. Legal**

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

8.3.2. Pursuant to provisions of the Council's CSOs 18.02.2 and 2.01(d), Cabinet has power to approve the extension of a contract where the value of the extension is £500,000 or more and as such Cabinet has power to approve the recommendation sought in paragraph 3.2 of the report.

8.3.3. The extension sought is provided for in the contract to be extended and as such it is compliance with the provisions of the Public Contracts Regulations 2015.

8.3.4. Further to paragraph 9.3.3 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 seeking approval from Cabinet Member for Housing and Planning in paragraph 3 of the report is in line with the Council's CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.

8.3.5. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendation in the report.

### **8.4. Equality**

8.4.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

8.4.1.1. 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.

8.4.1.2. Advance equality of opportunity between people who share protected characteristics and people who do not.

8.4.1.3. Foster good relations between people who share those characteristics and people who do not.

**8.4.2.** 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.

**8.4.3.** The proposed decision is for Cabinet to extend the current contract for the Provision of Information Advice and Guidance Services. The service will impact all residents experiencing difficulties in relation to housing, economic security, health and other issues who seek access to information and advice services in Haringey. The service is aimed to people of all backgrounds and ages, among whom disabled households, those from BAME groups, and lower

socioeconomic backgrounds are likely to be overrepresented. It also affects those at risk of homelessness, among whom women-headed households from BAME groups, lower socioeconomic backgrounds, and those with long-term health issues are overrepresented.

- 8.4.4.** The extension aims to provide support through the provision of information, advice and guidance in pursuit of a key strategic agenda of preventing homelessness and the escalation of health and care needs, recognising its prevalence in the borough and the devastating impact it has on individual residents, communities and society at large. It is anticipated that the decision will lead to improved outcomes for households at risk of homelessness, experiencing debt and unemployment or facing barriers to accessing health and other statutory services. Households from BAME or certain faith groups, single parent households, those experiencing poverty, and people with long-term health issues are most affected by these issues and over-represented in current services. The decision to extend therefore represents a measure to address a known inequality that disproportionately affects these groups.
- 8.4.5.** The organisation for this contract will be carrying out a public function on behalf of a public body and will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the Single Homeless Pathway services does not result in any preventable or disproportionate inequality. The Council will take steps to collect demographic data on service users to identify any inequalities in service provision that may arise and to inform future equalities analysis.
- 8.4.6.** The Council and the service provider shall take steps to collect demographic data about service users in order to identify any inequalities in service provision that may arise and to inform future equalities analysis.

**9. Use of Appendices N/A**

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

**Item number:** 7

**Title:** Hamilton Close Major Works Programme

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

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

**Ward(s) affected:** Tottenham Hale

**Report for Key/  
Non-Key Decision:** Key Decision

**1. Describe the issue under consideration.**

- 1.1 In line with Contract Standing Order (CSO) 2.01c and 0.08 this report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to award a contract to Tenderer A in the sum of £1,909,942.00 for the Hamilton Close Major Works Programme.
- 1.2 Hamilton Close consists of seven blocks of three-storey, purpose-built flats. As part of the ongoing Asset Management programme, a series of improvement works was planned to enhance the communal and external areas. The scope of these works included the replacement of the existing timber-framed communal entrances with an aluminium curtain walling system, the application of a fire-rated coating to the communal walls, ceilings, and woodwork, along with the renewal of the vinyl floor coverings to the stairs and landing areas.
- 1.3 The planned works were originally scheduled to begin in late 2024 or early 2025. However, commencement was delayed following receipt of updated Fire Risk Assessments (FRA and FRAEW) covering both the internal and external areas of the blocks. These assessments highlighted several significant fire safety deficiencies within the communal spaces and external areas requiring further consideration before the improvement works could proceed.
- 1.4 The fire safety deficiencies identified in the updated assessments required further consideration before the improvement works could progress. As a result, the original scope of works had to be reviewed to ensure that all proposed improvements were fully aligned with current fire safety standards and regulatory requirements.

**2. Cabinet Member Introduction:**

Not Applicable

**3 Recommendations**

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

- 3.1 Pursuant to Contract Standing Order (CSO) 2.01c and 0.08 approves the award of contract to Tenderer A for the sum of £1,909,942.00. Full details of Tenderer A, along with information on the other bidders, are provided in Appendix A – Exempt Report.

- 3.2 Approves the expenditure of sums as set out in Appendix A – Exempt Report.
- 3.3 In line with Contract Standing Orders (CSO 16.04), approves issuance of a letter of intent for the value of £190,994.00. The Letter of Intent will allow the contractor to commence the project by placing orders with their supply chain before agreeing a formal contract.

## 4. **Reasons for decision**

The decision to award this contract is based on several critical factors:

### **Feasibility and Condition Surveys**

- 4.1 The Council appointed a multi-disciplinary consultant in 2024 to undertake a feasibility study of the seven timber framed blocks on the Hamilton Close estate. The purpose of the study was to gather essential technical information to inform and develop a comprehensive major works programme.
- 4.2 In addition to the feasibility study, the consultant was commissioned to provide a suite of specialist services, as outlined below. The corresponding fees for these services are set out in the Exempt Report (Appendix A). These services include:
- Project and cost management
  - Architectural design and technical support
  - Building surveying
  - Mechanical, electrical, structural engineering
  - Principal Designer services in compliance with the Construction (Design and Management) Regulations and Building Safety Regulations
- 4.3 The feasibility study was carried out in two phases. The initial phase, undertaken in February 2024, focused on evaluating the condition of the communal areas, including the main entrances, with a view to determining the approach for replacement of the timber frame, glazing and cladding systems to the main entrances, together with associated redecoration works and renewal of floor finishes to the communal parts.
- 4.4 The second phase consisted of intrusive surveys carried out in May 2024. This required the removal of selected sections of the timber and u-PVC cladding on the main entrances and adjacent areas.
- 4.5 The surveys revealed that all blocks exhibit similar defects, with the main entrances showing notable deterioration to the glazing and structural timbers. The consultant recommended replacing the timber-glazed entrances with a specially designed aluminium curtain-wall system. It was also advised that the internal areas be upgraded. The upgrade would include redecoration with a high-performance fire-rated coating, along with renewal of the vinyl floor coverings to the stairs and landing areas.

### **Fire Safety Upgrades**

- 4.6 During the intrusive surveys, the consultant identified a potential fire-safety breach at the interface between the main entrances and the external cladding. They noted that in replacing the timber structure of the main entrance, the junction between the existing cladding would be disrupted, compromising the integrity of the fire-stopping measures at that point. To ensure the improvement works comply with current fire-safety regulations and protect the block against fire spread, it was therefore concluded that the u-PVC cladding must be fully replaced alongside the installation of the new aluminium curtain-wall system to the main entrances.

- 4.7 Although this increases the overall scope of works, the approach is essential to ensure that the timber frame structure and u-PVC cladding meets current fire safety standards.
- 4.8 In addition to replacing the cladding to the main walls and installing the upgraded curtain-walling system to the principal entrances, the following works were also identified within the external areas:
- Fabric repairs to masonry and brickwork to restore external surfaces and prevent deterioration.
  - Minor roof repairs to ensure weatherproofing and structural integrity.
  - Renewal of rainwater goods to improve drainage and prevent water damage.
  - Levelling of pathways to eliminate trip hazards and improve accessibility
- 4.9 The above works will ensure that the 7 blocks within the Hamilton Close Estate are structurally sound, weather tight, and compliant with current fire safety regulations.
- 4.10 The works will also prevent further deterioration, reduce repair costs, and enhance the overall condition of the Council's housing stock.

### **Energy Efficiency Improvements**

- 4.11 This project supports the Council's commitment to achieving a net-zero-carbon borough by 2041. Planned energy-efficiency measures include upgraded external wall insulation and high-performance glazing to the new curtain-walling at the main entrances. These improvements will help reduce carbon emissions, lower residents' energy bills, and contribute directly to the Council's Climate Change Action Plan and Affordable Energy Strategy.

### **Minimising Future Costs**

- 4.12 Through targeted refurbishment under this programme, the Council will proactively safeguard the seven blocks on the Hamilton Close estate from further deterioration. Deferring these works would compound repair needs to the main entrances, external areas, and communal spaces, resulting in higher long-term costs and a gradual reduction in asset value. Undertaking the improvements now will therefore deliver tangible cost savings over the life of the blocks.

### **Resident Engagement and Communication**

- 4.13 Although the works are external in nature, the Council has engaged with residents and stakeholders across the Hamilton Close Estate. Communications have been issued to affected households, and Resident Liaison Officers have been appointed to support engagement, respond to queries, and ensure that disruption is minimised. This proactive approach reflects the Council's commitment to transparency and resident wellbeing. As part of the engagement – residents will be invited to choose colours for communal decorations and flooring.

### **Alignment with Strategic Goals**

- 4.14 This project aligns with the Council's wider strategic objectives, including the Housing Delivery Programme, the Housing Asset Management Strategy, and the Council Housing Energy Action Plan (HEAP). It supports the Council's ambition to provide high-quality, sustainable housing and to make best use of its existing stock.

### **Leasehold implications**

- 4.15 There are 45 leasehold properties affected by the works to the 7 blocks on the Hamilton Close estate.
- 4.16 Under the terms of their lease, lessees are required to contribute towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account.
- 4.17 The Council adheres to standard statutory Section 20 processes, as detailed in the Leasehold Advisory Service guide for public sector landlords using the 2003 regulations under the Landlord & Tenant Act 1985/2002.

30-day Section 20 consultation notices were issued under Schedule 4 Part 2 of the Service Charges Regulations 2003,

- Notice of Intention was issued 23 April 2024 and expired 26 May 2024.
- Notice of Estimate was issued 24 November 2025 and expired on 27 December 2025.
- The total amount estimated to be recovered from Leaseholders for the proposed works outlined in this report is £310,780.00. With an average leaseholder charge of £6,906.00

- 4.18 The above figures reflect the restrictions placed upon the Council under Part 5 of the Building Safety Act 2022 ("the Act"). Part 5 of the Act contains a number of complex provisions which prevent or limit the Council's ability to recover service charges from its leaseholders ("tenants") where it undertakes works to remedy "relevant defects" in "relevant buildings".

## **5 Alternative options considered.**

### **Do Nothing**

- 5.1 The option of taking no action was considered but quickly discounted. The Council has a duty to maintain its housing stock in a good state of repair, and choosing not to proceed with the major refurbishment works would be a breach of that duty. In addition, a "do nothing" approach could expose the Council to disrepair claims, leading to avoidable legal costs.

### **Partnering Contract**

- 5.2 Haringey Council has procured four long-term partnering contractors to deliver major works to its housing stock over a 10-year period. While it was initially considered to

include the Hamilton Close Major Works Programme within the partnering contracts, several critical factors led to this option being ruled out.

- 5.3 Firstly, the Hamilton Close Major Works Programme is considered urgent, particularly as the works are intended to address fire-safety concerns and remedy significant deterioration to the timber-framed main entrances.
- 5.4 Delaying the works until the partnering contractors mobilise in April 2026 would risk further deterioration of the blocks, resulting in higher repair costs and potentially exposing the Council to disrepair claims.
- 5.5 It should also be noted that the decision to exclude the Hamilton Close Major Works Programme from the partnering contract reflects the fact that the project was first identified in 2022. The works are therefore already overdue, and any further delay would compromise the Council's ability to meet its Decent Homes targets for 2025/26 and 2026/27.

## 6. Background information

- 6.1 Hamilton Close is a residential estate located in the Tottenham Hale Ward of the Borough. The estate consists of seven timber-framed purpose-built residential blocks, originally constructed in the 1980s. The 7 blocks of three-storey purpose-built flats. To each block there are communal access to the individual flats, with two flats located on each floor.

Blocks: 1-18, 19-23, 34-48, 49-66, 79-96, 97-114, 115-132

- 6.2 A programme of work was identified to the above blocks in 2022. These works included the following:

**Curtain Walling:** Removal of existing timber framed front entrances to each block and replace with aluminium curtain walling.

**Roof Works:** Stripping and renewal of roof coverings and rainwater goods to selected areas.

**Internal Decoration Works:** Replacement of flooring to communal areas and redecoration of walls, ceilings, handrails, and painted timbers with an approved fire-rated coating.

**Timber Repairs:** Structural timber repairs to main timber framed structure and associated components.

**Additional External Works:** Repairs to concrete walkways and boundary walls where required.

The above improvements are intended to extend the remaining life of key building components while also enhancing energy efficiency. Together, these measures will improve overall living conditions for residents and help preserve the architectural integrity of the blocks.

- 6.3 A Multi-Disciplinary Consultant was commissioned to develop the above scope of works and prepare tender documents to reflect the essential improvements to the 7 blocks on the Hamilton Close estate.

- 6.4 The Consultant was also commissioned to provide services to include project and cost management, architectural design and support, building surveying, mechanical and electrical, structural, and principal designer services for compliance with the CDM Regulations and the Building Safety Legislation. The costs for these services are shown in Appendix A – Exempt Report and have been calculated based on the Consultant’s agreed framework rates.
- 6.5 Following completion of the design process and the final scope of works being agreed, a specification of works and tender documents were drafted and approved by Haringey’s deliver team. The tender was submitted via Haringey tender portal and invited the framework contractors to submit their tender bids in accordance with the specification and Invitation to Tender.
- 6.6 Tenders were invited on 25th June 2025 via Lot 2.3 of the London Construction Programme (LCP), and the process was managed by Haringey’s Strategic Procurement team. The Council received 8 compliant bids by the closing date of 13<sup>th</sup> August 2025.
- 6.7 Following a comprehensive evaluation and moderation process, Tenderer A demonstrated a strong capability to deliver the refurbishment works to a high standard and in accordance with the Council’s priorities around social value.
- 6.8 The tender results are shown in the table below, with further detail in Appendix A – Exempt Report.

Tenderer	Contract Sum	Total Quality Score (40%)	Total Price Score (50%)	Social Value (10%)	Total % Score (100%)	Overall Ranking
A	£1,909,942.00	32.00%	39.76%	5.43%	77.19%	1st
B	£1,519,134.00	23.20%	50.00%	3.18%	76.38%	2nd
C	£2,869,105.00	25.60%	39.76%	6.57%	71.93%	3rd
D	£2,159,294.00	32.00%	35.17%	3.75%	70.92%	4th
E	£2,656,447.00	33.60%	28.59%	8.50%	70.69%	5th
F	£2,569,175.00	32.80%	29.56%	5.46%	67.82%	6th
G	£2,890,207.00	35.20%	26.28%	6.05%	67.53%	7th
H	£2,783,455.00	28.00%	27.28%	5.77%	61.05%	8th

- 6.9 In view of the above tender results - it is recommended that the Cabinet Member for Housing and Planning (Deputy Leader) approves the award of contract to Tenderer A in the sum of £1,909,942.00.
- 6.10 The projected spend profile for the project is shown in the following table. The project will be funded from Asset Management’s HRA Capital Budget.
- 6.11 The allocated funding will accommodate all works executed on the project and will be delivered in the 25/26, 26/27 and 27/28 financial years as shown in the table below.

Financial year	Works	Description
25/26	£100,000.00	Main Works
26/27	£1,762,194.00	Main Works
27/28	£47,748.00	End of Defects
Total	£1,909,942.00	

**7. Key Milestones**

- 7.1 The following key milestones are noted for the delivery of the Hamilton Close Major Works Project.

<b>Work Stages</b>	<b>Indicative Delivery Period</b>
Initial Engagement	December 2024
Feasibility and Options Appraisal	February 2025
Design Proposals	March – April 2025
Procurement	May - September 2025
Governance and Approval to Award	March 2026
Appointment of Contractor and Mobilisation	April/May 2026
Handover	April 2027
End of Defects and Final Sign-Off	March 2028

## 8. Risk Management

- 8.1 The Hamilton Close Major Works project presents several key risks that require careful management to ensure successful delivery:

### **Contractor Capacity and Commitment**

- 8.2 A critical risk is securing a contractor with the capacity, experience, and commitment to deliver the refurbishment works to the required standard and within the agreed timeframe. This risk has been mitigated through procurement via the London Construction Programme (LCP) Framework, which ensures all appointed contractors are pre-vetted and have a proven track record in delivering complex estate refurbishment projects.

### **Cost Management and Budget Control**

- 8.3 Maintaining control over project costs is essential, particularly given the scale and technical complexity of the works. To support this, an experienced design consultant and lead architect have been appointed to oversee cost planning, value engineering, and design efficiency throughout the project.

### **Quality Assurance and Resident Satisfaction**

- 8.4 Delivering high-quality workmanship is vital to ensure long-term asset performance and resident satisfaction. A dedicated team will conduct regular site inspections to monitor construction standards, ensure compliance with specifications, and report on health and safety performance. Resident liaison procedures will also be implemented to address concerns and minimise disruption.

### **Unforeseen Works and Structural Complexity**

- 8.5 There is a risk of encountering unforeseen issues once the works commence. Issues such as hidden structural defects, drainage problems, or fire safety matters. The project team, led by the appointed consultant, is prepared to respond swiftly with appropriate design and engineering solutions to minimise delays and cost impacts.

### **Programme Delays**

- 8.6 Delays in material supply, labour availability, or adverse weather conditions could impact the project timeline. To mitigate this, the contractor will be required to submit a detailed

programme of works with built-in contingencies and regular progress reporting. The project manager will monitor milestones closely to ensure timely delivery.

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

9.1 The Hamilton Close Major Works Project is aligned with the **Housing Asset Management Strategy (2023–2028)**, and the **Corporate Delivery Plan (2023/24)**. It is designed to:

- Support the Housing Strategy 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.

9.2 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.

9.3 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.

## 10. Carbon and Climate Change

10.1. This project derives from the strategy within the Housing Energy Action Plan. The properties included in scope will go through a 'fabric first' retrofit design process aimed primarily to reduce their carbon emissions, reduce energy usage, and be more resilient to fluctuating temperatures.

## 11. Statutory Officers comments (Chief Finance Officer (including procurement), Director of Legal and Governance (Monitoring Officer), Equalities

### 11.1 Strategic Procurement

11.1.1 Strategic Procurement (SP) notes that this report relates to the approval to award a contract to Tenderer A

11.1.2 SP note that a competitive tender was launched via the LCP's Housing Framework for Lot 2.3 The adopted procurement is in line with Contract Standing Order (CSO) 7.02 and Regulation 33 of the Public Contracts Regulations.

11.1.3 The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.

11.1.4 Bid evaluation was based on price and quality and the preferred bidder submitted the most economically advantageous tender.

11.1.5 SP supports the recommendation to approve the award in accordance with CSO's 2.01c, 0.08 and the approval of a letter of intent in accordance with CSO 16.04

## 11.2 Financial Consideration

11.2.1 The proposal has been reviewed from a financial perspective and is considered deliverable within the current capital programme and financial planning framework.

11.2.2 Appropriate provisions have been made for potential unforeseen works, and professional fees have been accounted for.

11.2.3 While the financial position appears manageable, ongoing monitoring will be required to ensure expenditure remains within approved parameters and continues to represent value for money.

## 11.3 Legal Considerations

11.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

11.3.2 The works are above the threshold where the tendering requirements set out in the Public Contracts Regulations 2015, the procurement legislation applicable to this tender, apply. The Council invited tenders under Lot 2.3 of the London Construction Programme Framework Agreement. Use of a Framework Agreement is a permitted procurement route and allowed for under Reg 33 of the Public Contracts Regulations 2015 and also provided for in the Council's Contract Standing Orders (CSO 7).

11.3.3 As the value of this contract is above £500,000, the decision to award would normally be taken by Cabinet in line with CSO 2.01 c. A Cabinet decision may also be taken by the Leader or by a Cabinet Member with the Leader's agreement (CSO 0.08).

11.3.4 Approval for a letter of intent is also required under CSO 16.04. The maximum cover allowed for a letter of intent is either £100,000 or 10% of the contract price, whichever is the greater.

11.3.5 The terms of the Council's standard right to buy lease permit recovery of a proportion of the cost of these works from leaseholders, subject to compliance with the consultation requirements set out in the Landlord and Tenant Act 1985 and the Service Charges (Consultation Requirements) (England) Regulations 2003 ("the statutory provisions").

11.3.6 Further legal comment, in particular in relation to recovery of the costs of works covered by Part 5 of the Building Safety Act 2022 is set out in the body of the report.

11.3.7 The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning (Deputy Leader) from approving the recommendations in this report.

## 11.4 Equality

11.4.1 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 protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

11.4.2 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 socioeconomic status as a local protected characteristic.

11.4.3 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. It is notable that BAME people and disabled people are overrepresented in our council housing stock. It is noted that the scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.

11.4.4 Overall, as far as this decision will support the Borough Plan objective to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.

11.4.5 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

## 12. Use of Appendices

12.1 Appendix A - Exempt Report.

## 13. Background papers

13.1 None

**Report for:** Cabinet Member for Housing and Planning and Deputy Leader

**Item number:** 8

**Title:** Lift Maintenance Contract – Approval for One-Year Extension

**Report authorised by:** Sara Sutton - Corporate Director Adults Housing Health

**Lead Officer:** Mena Rahim, Contract Support Manager

**Ward(s) affected:** All Wards

**Report for Key/  
Non-Key Decision:** Key Decision

**1. Describe the issue under consideration.**

- 1.1 To extend the Lift Service and Maintenance Contract with Jackson Lift Services Limited, by implementing the second of two one-year contract extension, from 01 April 2026 to 31 March 2027.
- 1.2 And to vary the contract by increasing the value by a further £358,324.49 from an original contract value of £2,804,585.00, to £3,261,254.49. This value includes a previous variation of £98,345.00 for the first-year extension in 2025 to 2026.

**2. Cabinet Member Introduction**

- 2.1 N/A

**3. Recommendations**

- 3.1 That the Cabinet Member for Housing and Planning and Deputy Leader, approves the extension and variation of the contract for Lift Service and Maintenance with Jackson Lift Services Limited from 1<sup>st</sup> April 2026 to 31 March 2027, for an additional £358,324.49. as permitted under CSO 18.03.3 pursuant to CSO 2.02 b).
- 3.2 The approval of this annual extension will result in an annual value of £600,000 which is the remaining contract value plus the requested variation value.

**4. Reasons for decision**

- 4.1 The reasons for seeking to extend this contract are to ensure continuation of a statutory service provision and enable the re-procurement of a new lift maintenance contract during the period.

4.2 Due to the number of contracts in procurement and the available resources, we are, where possible, utilising extensions to stagger the re-procurement of major contracts. This approval will enable time to procure the new long-term Lift Service & Maintenance contract by 01 April 2027 and allow future procurements to avoid co-termination and reduce future pressure on resources.

**5. Alternative options considered.**

5.1 Do Nothing - This is not an option, as we must provide this essential lift service to residents in the borough in line with the Council's statutory health and safety obligations.

5.2 Re-Tender Contract - This is not possible within the immediate timescales, but will be commenced and completed, during the period of this extension.

5.3 Undertake the maintenance in-house - This is not an option due to the specialist skills and equipment required and would not be a feasible and cost-effective solution.

**6. Background**

6.1 We have a statutory obligation under LOLER, fire safety and building regulations to ensure lifts are regularly serviced, maintained, and repaired. Under following UK current regulations:

- LOLER (Lifting Operations and Lifting Equipment Regulations 1998):
- PUWER (Provision and Use of Work Equipment Regulations 1998):
- Health and Safety at Work etc. Act 1974:
- Part M of the Building Regulations
- BS EN 81 series of standard

6.2 The Lift Service and Maintenance contract with Jackson Lift Services Limited was originally awarded by Homes for Haringey and commenced on 01 April 2020 for a total potential term of seven years. The contract comprises an initial five-year period, with the option to extend for a further two one-year periods for a total contract value of £2,804,585.00 for the seven-year period.

6.3 The contract was novated to Haringey in June 2022 due to Homes for Haringey insourcing back to the Council.

6.4 Haringey engaged the first of the two one-year extensions for current financial year 2025-26 and increased the value by £98,345.00 to revised £2,902,930.00.

6.5 This contract is essential Health & Safety related spend and ensures compliance with statutory obligations.

6.6 The budget for 2026-27 will cover the annual £600,000.00 value of this extension within the Housing Revenue Account's Lift Maintenance budget, which takes into account the increase in costs due to inflation, increased property numbers and additional works being identified that were not previously apparent.

- 6.7 There is an average annual trend that indicates approximately 83.33% will be revenue and that 16.67% can be capitalised and the expenditure profile in relation to the contract value is provided in the exempt part of this report, Appendix A.
- 6.8 Leaseholder contributions are already included for within the budgeted amounts and anticipated income as was set out under the original contract implementation.
- 6.9 Section 20 consultation is not required as this is extending an original contract as allowed for under the contract terms and conditions and it does not affect the leasehold contributions or recovery.
- 6.10 Performance and expenditure will be continuously monitored using monthly key performance indicators (KPIs) and financial tracking tools, with progress and any issues reviewed during the monthly contractor meetings.
- 6.11 This proposal relates to an extension of the existing contractual arrangement. There are no changes to the scope of services, delivery model, or contractual terms. As such, there will be no adverse impact on Social Value. The current terms and conditions will be carried forward and will remain in force, consistent with previous years.

**7. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes.**

- 7.1 This initiative will help to deliver the 'Homes for the future' theme of the Corporate Delivery Plan where everyone should have a safe, sustainable, stable, and affordable home and aims to improve the quality of our social housing and landlord services

**8. Carbon & Climate Change**

- 8.1 There will be no impact on Carbon & Climate Change from this extension.

**9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities**

**9.1 Finance**

- 9.1.1 The cost of £600,000 for the contract extension will be met from the existing revenue budget. The current allocation is approximately £30k short of the required amount given there is a small reduction against the overall annual budget due to recharge to other areas. However, all elements of the works will be reviewed to ensure compliance with accounting policies, which may reduce the impact on revenue. Additional funding is not required at this stage, and there is potential to cover the small shortfall from other M&E contracts, the extension is expected to be manageable within the financial plans for the coming year.

There remains a risk of cost escalation if the contract and associated works are not closely monitored.

## **9.2 Procurement**

- 9.2.1 Strategic Procurement (SP) notes that this report seeks approval to exercise the second of two optional one-year extensions to the current Lift Service and Maintenance contract for the provision of Lift Service and Maintenance with Jackson Lift Services Limited in accordance with CSO's 18.02.1, 18.02.2 and vary the approved spend in accordance with CSO's 18.03.3 and 2.01(d).
- 9.2.2 The variation is in accordance with Regulation 72(1) (a) of the public Contracts Regulations.
- 9.2.3 This is the final extension and as such the contract cannot be used following expiry. SP recommend that a new contract is in put in place before this current contract expires to maintain continuity of service and prevent disruption to service users.

## **9.3 Head of Legal & Governance [Derron Jarell]**

- 9.3.1 The Director of Legal and Governance has been consulted in the preparation of this report which is seeking approval for a contract variation and extension to increase the currently approved contract duration and value.
- 9.3.2 Under Contract Standing Order (CSO) 18.02.1, 18.02.2, 18.03.1, 18.02.2 and 2.02 (a) and (b), a contract variation valued at £500K or less may be approved by Cabinet provided that the Public Contracts Regulations 2015 ("the Regulations"), particularly Regulation 72, as well as the Council's Finance Regulations are complied with and subject to satisfactory contract outcomes. Under CSO 2.02, the decision to approve the variation and extension sought may be made by a Cabinet Member allocated by the Leader to do so instead of by Cabinet.
- 9.3.3 Regulation 72(1) expressly permits contract modifications once certain conditions are met. Under Regulation 72(1)(a) a variation is permissible if it is provided for in clear, precise and unequivocal price revision clauses in the contract to be varied as tendered. As body of the report indicates, the contract value variation proposed is attributable in part to an allowance for indexation, ad hoc works, and the addition of new build lifts in the contract.
- 9.3.2 Under Regulation 72(1)(b) a contract variation is permissible on condition that the need for the variation must have arisen from circumstances that a diligent contracting authority could not have foreseen, the variation must not alter the overall nature of the contract and any price increase involved must not exceed 50% of the original contract value.
- 9.3.3 As a result, the proposed variation and extension to the currently approved contract value appears to meet the requirements of CSO 18.02.1, 18.02.2, 18.03.1, 18.02.2 and 2.02 (a) and (b) permitting the variation and extension.

9.3.3 The Director for Legal and Governance is not aware of any legal reasons preventing the Cabinet Member from approving the recommendation in section 3 of the report.

## 9.4 Equality

9.4.1 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.

9.4.2 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.

9.4.3 The annual continuation of the passenger lift service and maintenance contract is expected to have a **positive impact** on residents, more specifically older people, families with young children, and those with mobility challenges within the borough. Reliable lift operation is particularly critical for these groups.

9.4.4 Extending the existing contract ensures continuity of essential lift servicing and maintenance across council residential blocks, minimising the risk of service disruption, breakdowns, and safety issues. Additionally, continued maintenance of disability lifting equipment within individual homes directly supports vulnerable residents to live safely and independently.

9.4.5 As this is a contract extension rather than a new procurement or change in service scope, there is no anticipated negative impact on residents. Instead, it maintains service stability, safety compliance, and operational reliability, thereby safeguarding resident wellbeing and access to housing services.

## 10. Use of Appendices

Appendix A – Exempt Part for Lift Maintenance Contract – Approval for One-Year Extension.

## 11. Background paper

[Jackson Lift Contract - One-Year Extension 2026-27-EQIA.docx](#)  
Equalities screening report showing no known equalities issues.

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Equality Impact Assessment Screening Tool

1	Lead officer contact details: Mena Rahim <a href="mailto:mena.rahim@haringey.gov.uk">mena.rahim@haringey.gov.uk</a>		
2	Date: 15-11-2025		
3	Summary of the proposal: To request approval to award one-year contract extension for Lift Service and Maintenance contract for 2026-27.		
<b>Response to Screening Questions</b>			
	<b>Yes</b>		
	<b>No</b>		
	<b>Please explain your answer.</b>		
<b>a) Type of proposal</b>			
4.	Is this a new proposal or a significant change to a policy or service, including commissioned service?	No	<b>No, it is to continue the current passenger lift and disability lifting equipment service provision for financial year 2026/27</b>
5.	Does the proposal remove, reduce or alter a service or policy?	No	<b>No, it is to continue with current lift service provision for financial year 2026/27</b>
6.	Will there be a restructure or significant changes in staffing arrangements? Please see the restructure pages for guidance for <a href="#">restructure EqlAs</a> .	No	<b>This proposal will not impact staffing arrangements as it is to continue with current lift service provision for financial year 2026/27</b>
7.	If the service or policy is not changing, have there been any known equality issues or concerns with current provision. For example, cases of discrimination or failure to tackle inequalities in outcomes in the past?	No	<b>There are no known equality issues or concerns regarding current lift service provision from our lift contractor.</b>
<b>b) Known inequalities</b>			

8.	Could the proposal disproportionately impact on any particular communities, disadvantaged or vulnerable residents?		No	<b>No, it is to continue with current lift service provision for passenger lifts and disability lifting equipment across the borough for financial year 2026/27</b>
9.	Is the service targeted towards particular disadvantaged or vulnerable residents?  <i>This can be a service specifically for a group, such as services for people with Learning Disabilities. It can also be a universal service but has specific measures to tackle inequalities, such as encouraging men to take up substance misuse services.</i>	Yes		<b>Yes, this service provision includes disability lifting equipment across the borough as well as passenger lifts.</b>
10.	Are there any known inequalities? For example, particular groups are not currently accessing services that they need or are more likely to suffer inequalities in outcomes, such as health outcomes.	Yes		<b>There are known inequalities associated with lift outages, as certain groups are more likely to be disproportionately affected. Disabled residents, older people, pregnant residents, and those with temporary injuries, chronic illnesses, or caring responsibilities may be unable to safely access or leave their homes during lift failures. This can impact independence, access to services, and health outcomes.</b>  <b>A one-year extension of the lift maintenance contract is expected to have a positive equalities impact. It will ensure continuity of service, reduce the risk and duration of lift outages and support safe, reliable access for residents. This approach helps mitigate potential inequalities and promotes fair and consistent access to housing and essential services.</b>

11	If you have answered yes to at least one question in both sections a) and b), Please complete an EqIA.			<b>If a decision is taken not to proceed with a full EqIA, please document carefully your reasons here:</b> <ul style="list-style-type: none"><li>• <b><i>Any changes will not have any impact on service users, residents or staff</i></b></li></ul>
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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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of the Local Government Act 1972.

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